

FOR LEASE

PALM SPRINGS CENTER

6196 SE FEDERAL HIGHWAY, STUART, FL 34997



PROPERTY HIGHLIGHTS

- Newly renovated!
- Centrally located on bustling SE Federal Highway, just south of SE Cove Road
- Second generation restaurant space available
- Prime visibility from main roadway

OFFERING SUMMARY

| | |
|----------------|------------------|
| Lease Rate: | Negotiable |
| Available SF: | 1,815 - 3,425 SF |
| Building Size: | 15,042 SF |

| DEMOGRAPHICS | 3 MILES | 5 MILES |
|-------------------------|---------|---------|
| Postal Count Population | 39,533 | 73,522 |
| Median Age | 55.5 | 54.9 |
| Average HH Income | 63,514 | 64,158 |

| SPACES | LEASE RATE | SPACE SIZE |
|--------|------------|------------|
| 6208 | Negotiable | 3,425 SF |
| 6196 | Negotiable | 1,815 SF |

BRYAN COHEN

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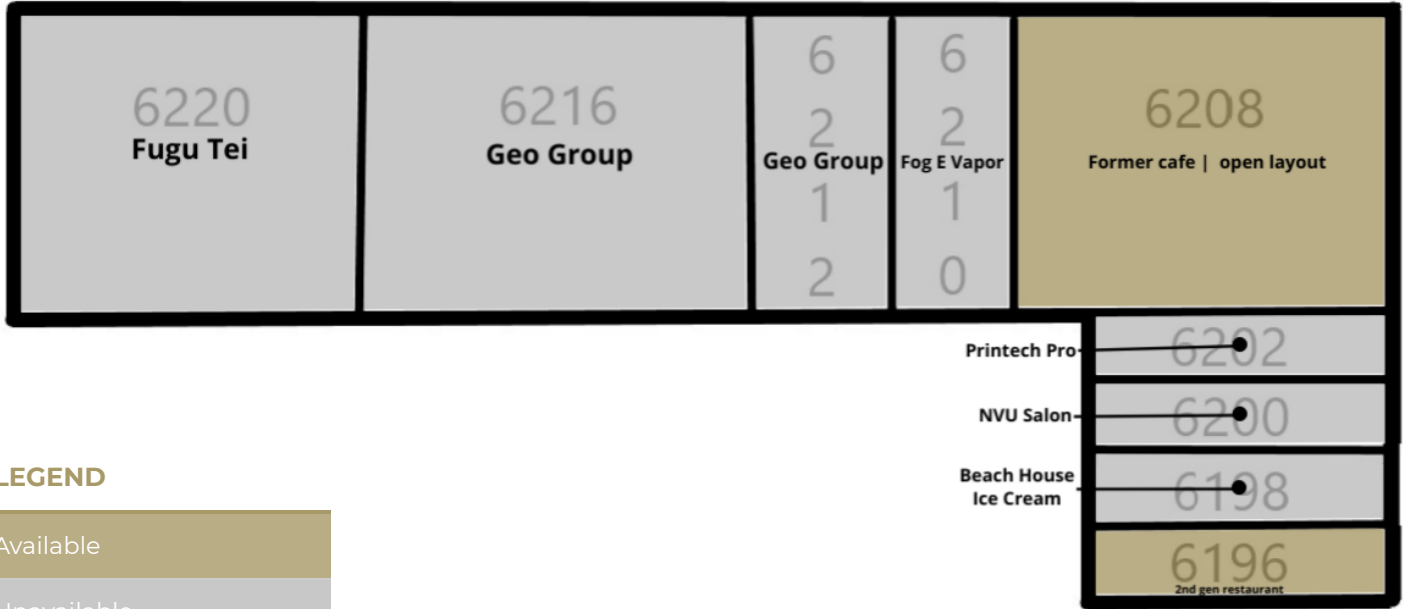
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LEGEND

| |
|-------------|
| Available |
| Unavailable |

LEASE INFORMATION

| | | | |
|--------------|------------------|-------------|------------|
| Lease Type: | NNN | Lease Term: | Negotiable |
| Total Space: | 1,815 - 3,425 SF | Lease Rate: | Negotiable |

AVAILABLE SPACES

| SUITE | TENANT | SIZE | TYPE | RATE | DESCRIPTION |
|-------|-----------|----------|------|------------|------------------------------------|
| 6208 | Available | 3,425 SF | NNN | Negotiable | Former cafe space with open layout |
| 6196 | Available | 1,815 SF | NNN | Negotiable | - |

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| TENANT NAME | UNIT NUMBER | UNIT SIZE (SF) |
|---|-------------|----------------|
| AVAILABLE | 6196 | 1,815 |
| Beach House Ice Cream | 6198 | 900 |
| NVU Salon | 6200 | 850 |
| Printech Pro | 6202 | 1,500 |
| AVAILABLE- FORMER CAFE/RESTAURANT SPACE | 6208 | 3,425 |
| Geo Group | 6212 | 975 |
| Geo Group | 6216 | 2,315 |
| FUGU Tei Sushi | 6220 | 2,362 |
| Fog E Vapor | 6210 | 900 |
| TOTALS/AVERAGES | | 15,042 |

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