

2101-2221 SE OCEAN BLVD, STUART, FL 34996  
Smithfield Plaza

OFFICE/MEDICAL  
RETAIL PLAZA



FOR LEASE

**FLORIDA  
COMMERCIAL**  
REAL ESTATE COMPANY



Alex Aydelotte  
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CoStar  
**POWERBROKER AWARD**  
THE BEST OF THE BEST

**800 - 5,313 SF**  
Stuart, FL

## SPECS

Available SF:	800 - 5,313 SF
Price:	\$5.00 - \$413.00 SF NNN + CAM \$5.50 SF
Lot Size:	9.11 Acres
Year Built:	1979
Building Size:	14,103
Zoning:	B-1
Renovated:	2007

## PROPERTY OVERVIEW

Smithfield Plaza is a premier Medical / Professional Office and Retail Center located at the lighted intersection of Ocean Blvd and Monterey Rd, in Stuart, Martin County, Florida.

Located South East of Martin Memorial North Hospital and Downtown Stuart are affluent communities such as Sewall's Point, Sung Harbor, Sailfish Point and Hutchinson Island. Smithfield Plaza provides 1st Floor Office / Retail space with ample parking, cameras, common area security and great exposure to well traveled East Ocean Blvd.

Join established tenants such as Treasure Coast Surgical Group, Martin Memorial Health Systems, Stuart Diagnostics, Dunkin Donuts and Chase Bank. Competitively priced with immediate occupancy available.



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## UNIT 2149/2151



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**1,950 SF**  
Stuart, FL



## UNIT 2175



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**800 SF**  
Stuart, FL



## UNIT 2179



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**1,048 SF**  
Stuart, FL



## UNIT 2221-4 Second Floor Suite



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**5,313 SF**  
Stuart, FL



## UNIT 2221-4 Second Floor Suite



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**5,313 SF**  
Stuart, FL

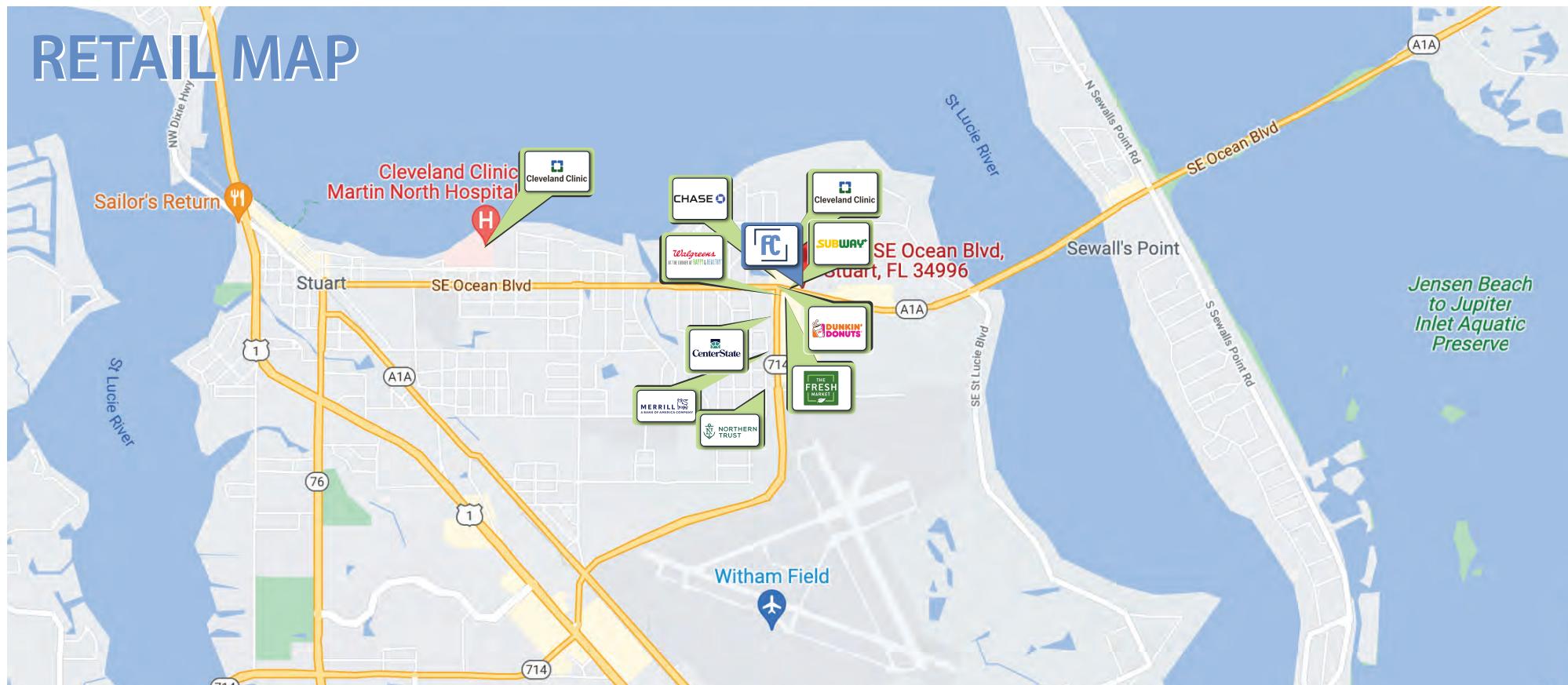
## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,280	35,671	86,521
Median age	57.2	48.7	48.4
Median age (Male)	45.7	44.7	45.8
Median age (Female)	61.4	50.3	50.0

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,586	15,900	37,290
# of persons per HH	2.0	2.2	2.3
Average HH income	\$66,465	\$69,619	\$78,520
Average house value	\$233,595	\$231,225	\$296,583

\* Demographic data derived from 2010 US Census



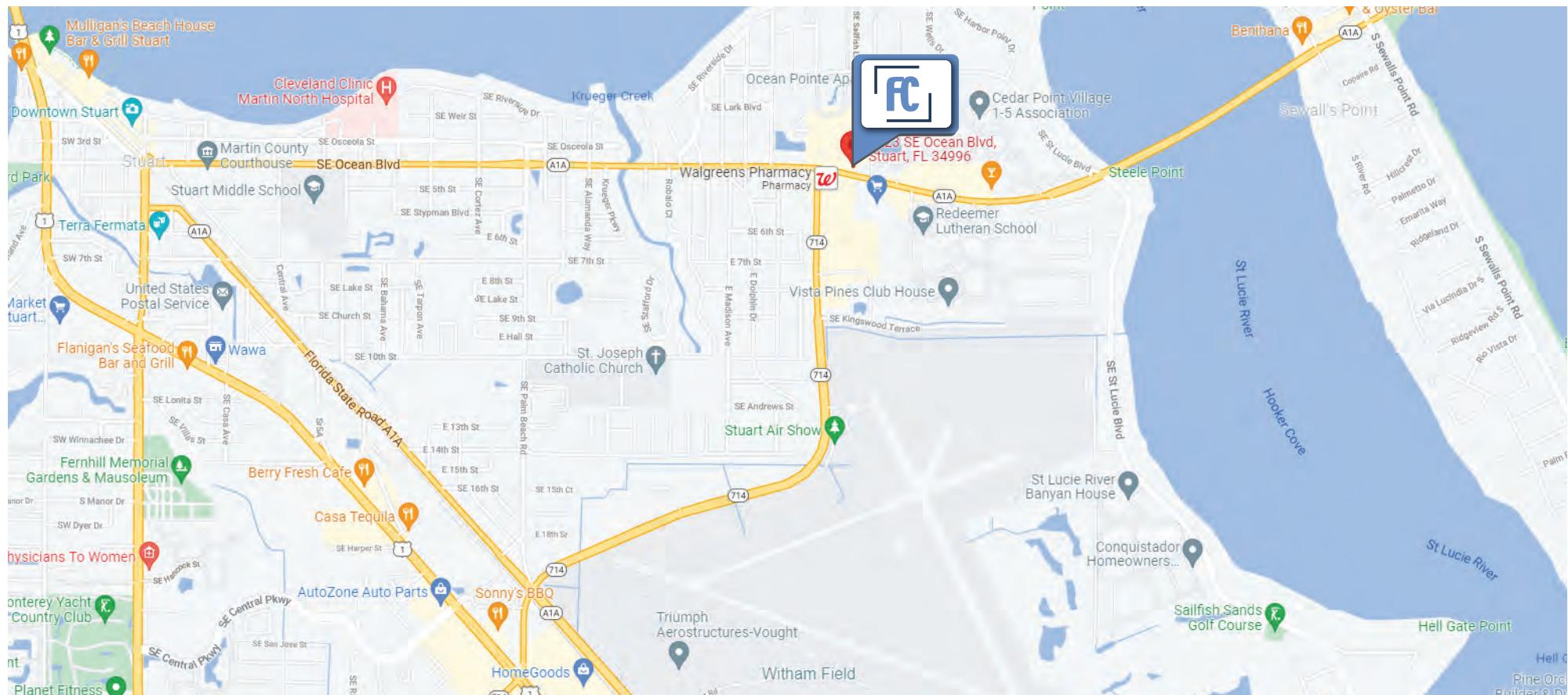
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# LOCATION MAP

726 SW Federal Hwy - Stuart, FL 34994



# FLORIDA COMMERCIAL

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# AERIAL VIEW

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# Available Spaces

SPACE	LEASE	RATE SIZE (SF)
2941-2951	\$13.00 SF/yr + \$5.50 CAM - NNN	1,950 SF
2175	\$13.00 SF/yr + \$5.50 CAM - NNN	800 SF
2179	\$13.00 SF/yr + \$5.50 CAM - NNN	1,048 SF
828	\$5.00 SF/yr + \$5.50 CAM - NNN	5,313 SF



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