

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

OFFICE/MEDICAL  
RETAIL PLAZA



FOR LEASE



Alex Aydelotte  
Partner  
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800 - 5,313 SF  
Stuart, FL

309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • florida-commercial.net

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## 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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**FLORIDA  
COMMERCIAL**  
REAL ESTATE COMPANY



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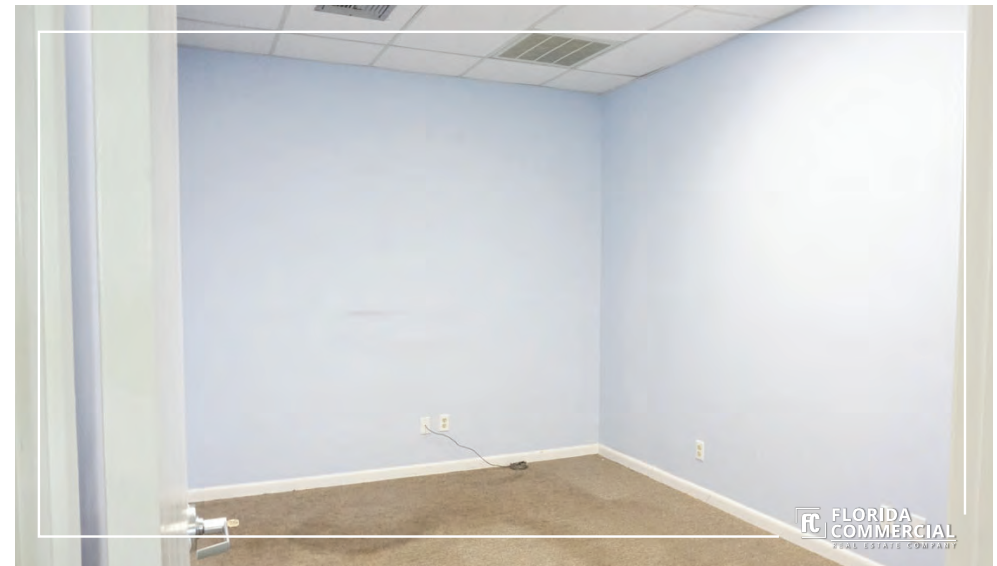
CoStar  
**POWERBROKER AWARD**  
THE BEST OF THE BEST

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**UNIT 2149/2151**



**Alex Aydelotte**  
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**1,950 SF**  
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**UNIT 2175**



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**800 SF**  
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**UNIT 2179**



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**1,048 SF**  
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## UNIT 2221-4 Second Floor Suite



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## UNIT 2221-4 Second Floor Suite



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## POPULATION

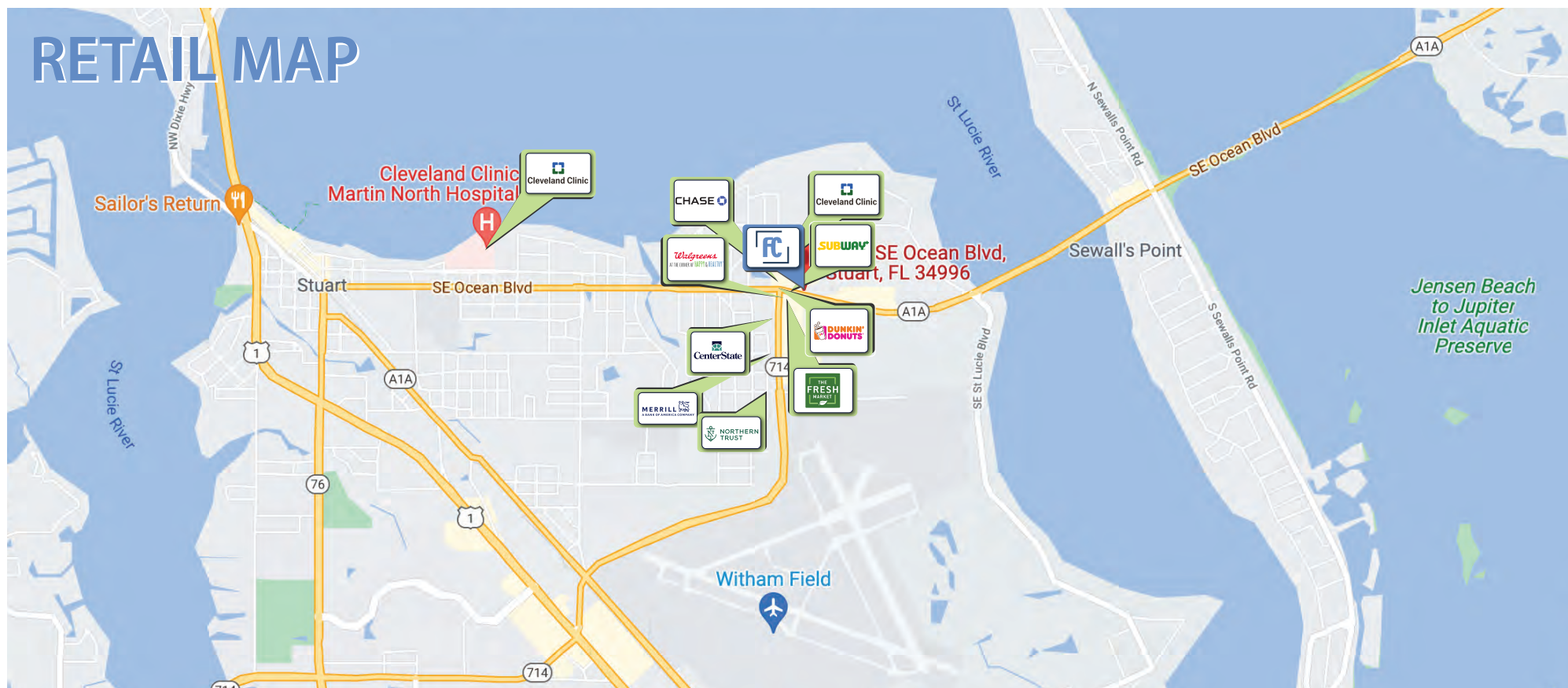
|                     | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total population    | 5,280  | 35,671  | 86,521  |
| Median age          | 57.2   | 48.7    | 48.4    |
| Median age (Male)   | 45.7   | 44.7    | 45.8    |
| Median age (Female) | 61.4   | 50.3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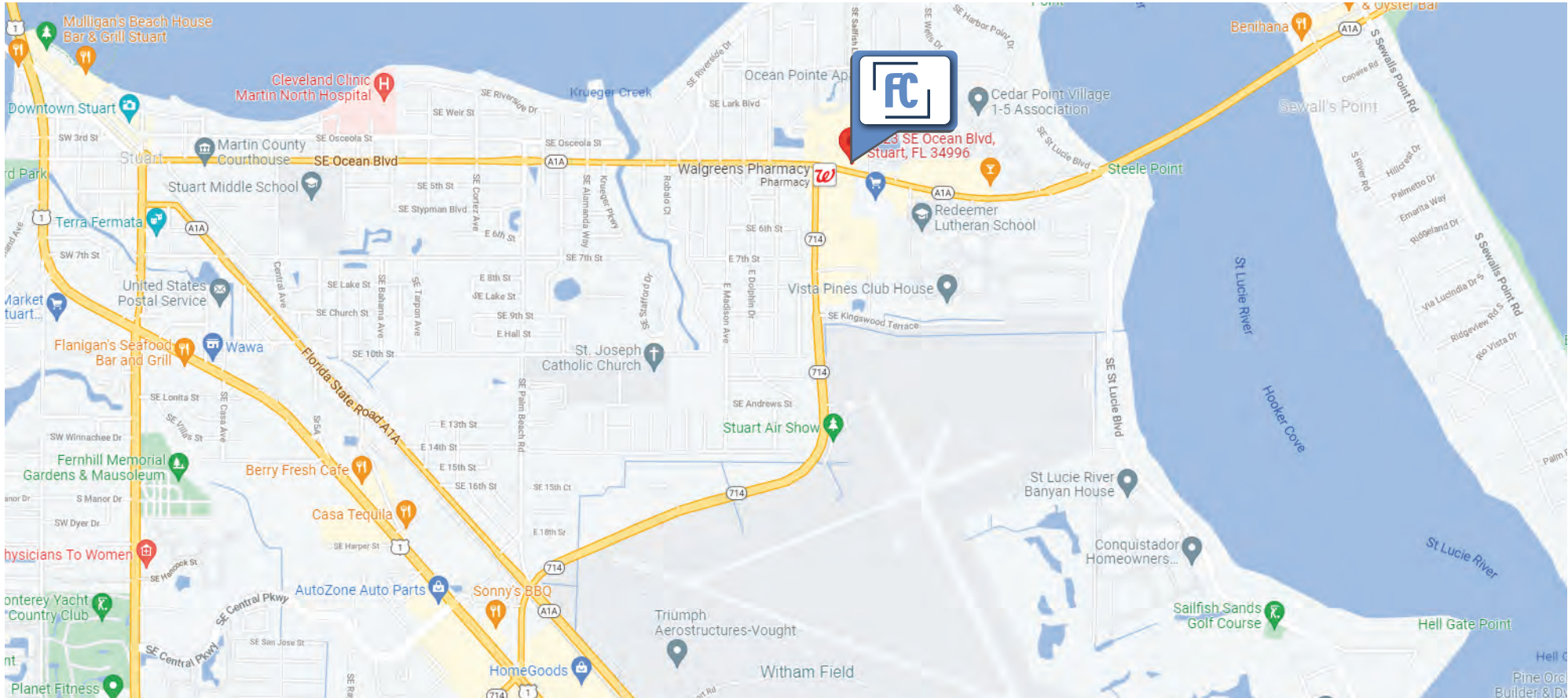


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# LOCATION MAP

726 SW Federal Hwy - Stuart, FL 34994



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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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