

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

OFFICE/MEDICAL
RETAIL PLAZA



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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.



FC FLORIDA
REAL ESTATE COMPANY



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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



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UNIT 2179



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1,048 SF
Stuart, FL



UNIT 2221-4 Second Floor Suite



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5,313 SF
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UNIT 2221-4 Second Floor Suite



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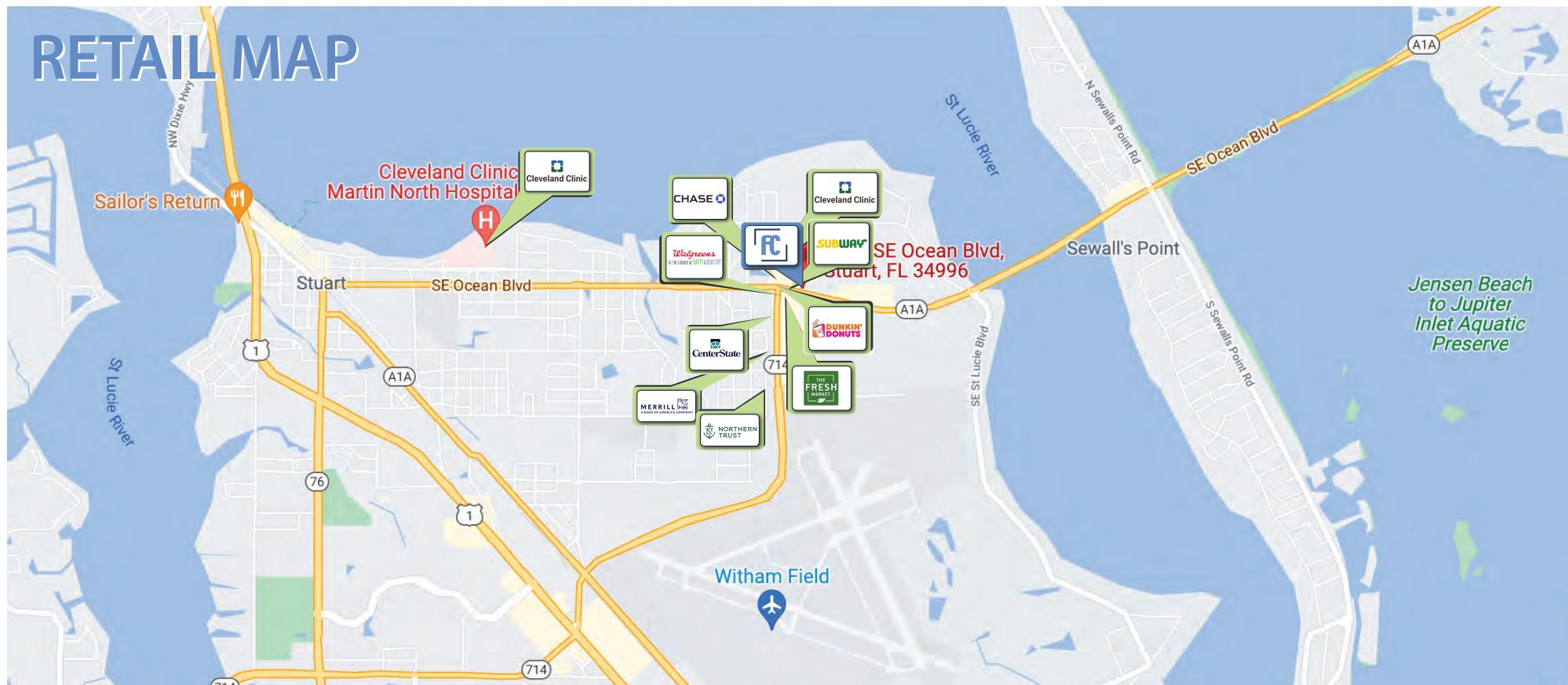
POPULATION

	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



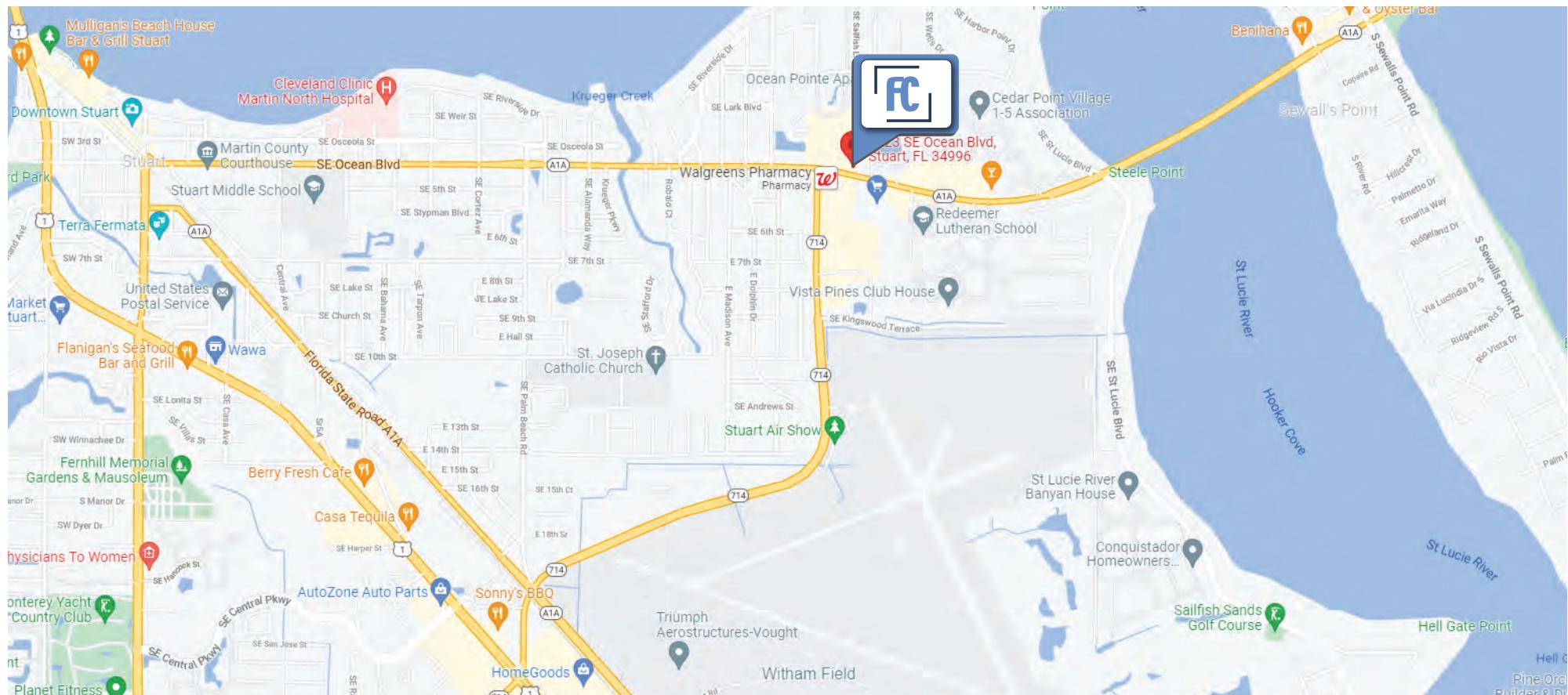
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LOCATION MAP

726 SW Federal Hwy - Stuart, FL 34994



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AERIAL VIEW

726 SW Federal Hwy - Stuart, FL 34994



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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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