



Each office independently owned and operated

ROSI M. SHEPARD TEAM - RE/MAX COMMERCIAL

729 SW Federal Hwy | Suite 100

rosis.remax-stuart-fl.com

Stuart, FL 34994

FOR SALE

MEDICAL OFFICE AND RETAIL BUILDING

TREASURE COAST MEDICAL PLAZA

3405 NORTHWEST FEDERAL HIGHWAY | JENSEN BEACH, FL 34957



PRESENTED BY:

ROSI M. SHEPARD

REMAX OF STUART - COMMERCIAL

DIVISION

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FL #3320083

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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Rosi M. Shepard Team - RE/MAX Commercial and it should not be made available to any other person or entity without the written consent of Rosi M. Shepard Team - RE/MAX Commercial.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence.

The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Rosi M. Shepard Team - RE/MAX Commercial.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

Rosi M. Shepard Team - RE/MAX Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Rosi M. Shepard Team - RE/MAX Commercial has not verified, and will not verify, any of the information contained herein, nor has Rosi M. Shepard Team - RE/MAX Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

The Property's fully leased status with stable medical and community service tenants supports a strong ROI, underpinned by an updated rent roll reflecting approximately \$266,000 in annual base rental income. Several occupants currently on month-to-month terms are paying under-market rents, presenting near-term upside through renewals or repositioning at market rates. Durable concrete block construction with a metal roof helps reduce long-term maintenance exposure, while 113 on-site parking spaces provide exceptional parking capacity, enhancing tenant retention and future leasing flexibility across a variety of medical and community-oriented uses.

PROPERTY HIGHLIGHTS

- 100% leased medical mix: Five tenants including Stuart Urgent Care, Calvary Community Church, North Stuart Physical Therapy, Electrolysis Laser Center, and TCMA Care, all in-place with no vacancy.
- Healthcare tenancy: Majority of GLA occupied by medical and wellness users (urgent care, physical therapy, laser/electrolysis, and urgent care-style clinic), benefiting from Port St. Lucie's aging and healthcare-

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OFFERING SUMMARY

Sale Price:	\$3,000,000
Number of Units:	4
Lot Size:	2.94 Acres
Building Size:	14,265 SF
NOI:	\$196,871.00
Cap Rate:	6.56%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	10	417	1,814
Total Population	22	880	3,840
Average HH Income	\$114,134	\$115,442	\$114,581

PROPERTY DESCRIPTION



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The Property's fully leased status with stable medical and community service tenants supports a strong ROI, underpinned by an updated rent roll reflecting approximately \$266,000 in annual base rental income. Several occupants currently on month-to-month terms are paying under-market rents, presenting near-term upside through renewals or repositioning at market rates. Durable concrete block construction with a metal roof helps reduce long-term maintenance exposure, while 113 on-site parking spaces provide exceptional parking capacity, enhancing tenant retention and future leasing flexibility across a variety of medical and community-oriented uses.

LOCATION DESCRIPTION

The property is at a signalized hard corner on US-1 and Jack Williams Way in northern Martin County's primary commercial artery, offering strong visibility to high daily traffic serving Jensen Beach, Stuart, and the broader Treasure Coast trade area. Surrounded by regional retail anchors such as Treasure Coast Square and nearby power centers, as well as civic uses like the Hoke Library accessed via Jack Williams Way, the site benefits from a steady mix of destination and neighborhood traffic throughout the day.

SITE DESCRIPTION

3405 NW Federal Highway is a 14,265 SF, single-story strip center situated on approximately 2.94 acres in Jensen Beach, Florida, featuring about 288 feet of frontage and pylon signage along the high-traffic US-1 corridor within the Port St. Lucie retail submarket. The property is fully leased to five primarily medical and service-oriented tenants, including urgent care and physical therapy users, positioned in in-line suites that face the main parking field. The site offers approximately 113 Surface Parking Spaces, which strongly supports high-visit medical and service traffic. Surrounded by complementary neighborhood retail and established residential communities in a growing trade area with solid household incomes and retail spending, the center benefits from both strong visibility and durable local demand drivers.

PARKING DESCRIPTION

open

CONSTRUCTION DESCRIPTION

Concrete Block with Metal Roof

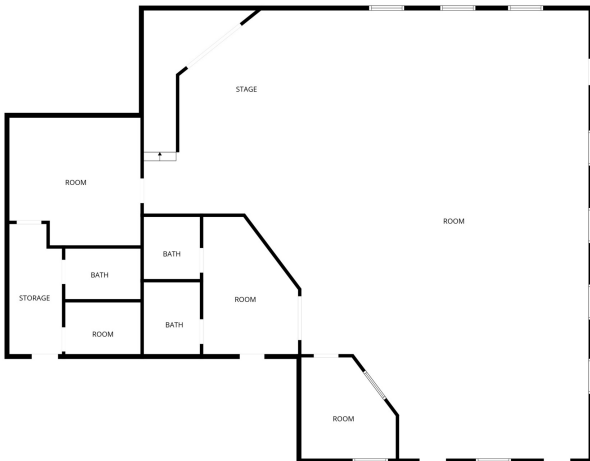
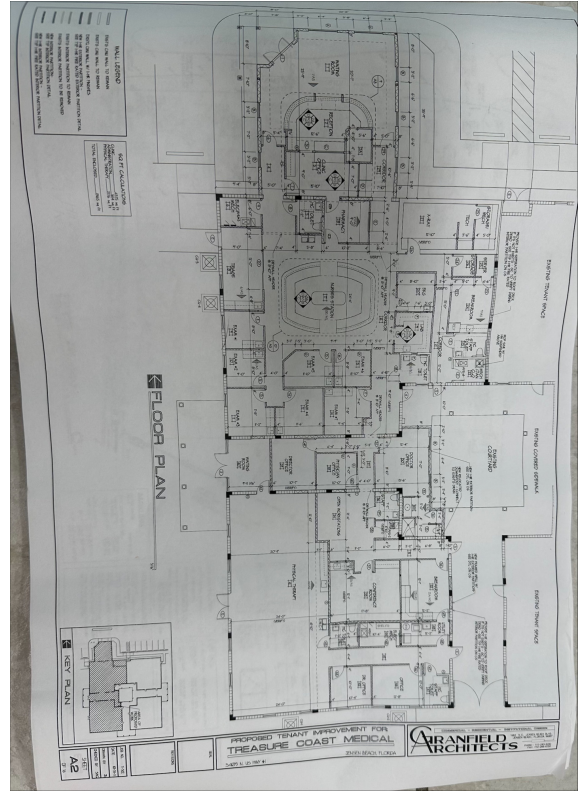
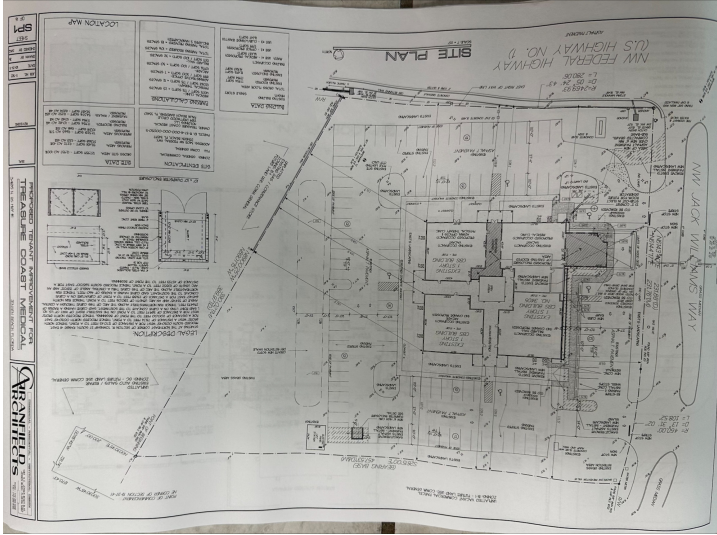
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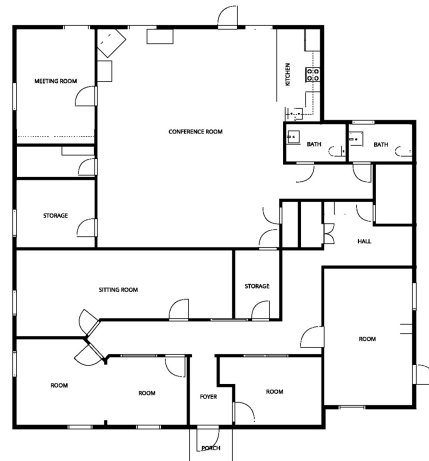
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SITE PLANS



FLOOR PLAN CREATED BY CUBICADA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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COMPLETE HIGHLIGHTS



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- - 100% leased medical mix: Five tenants including Stuart Urgent Care, Calvary Community Church, North Stuart Physical Therapy, Electrolysis Laser Center, and TCMA Care, all in-place with no vacancy.
- - Healthcare tenancy: Majority of GLA occupied by medical and wellness users (urgent care, physical therapy, laser/electrolysis, and urgent care-style clinic), benefiting from Port St. Lucie's aging and healthcare-oriented population base.
- - High-visibility US-1 frontage: Approx. 288 feet of frontage on NW Federal Highway with pylon signage in a "Somewhat Walkable" corridor (Walk Score mid-50s).
- - Ample surface parking: 113 surface parking spaces, 7.9 spaces per 1,000 SF ratio, ideal for medical and high-visit uses.
- - Dense, affluent trade area: 5-mile population of ~120,000 with median household income in the mid-\$60,000s and strong 5-year growth projections.
- - Strong traffic counts: US-1/Federal Highway traffic exceeding 50,000-70,000 vehicles per day within a half-mile of the site, driving daily visibility and tenant demand.
- - Tight retail market: Port St. Lucie retail vacancy around low-4% with strip centers near 3.8% vacancy and market rents around \$24/SF NNN, supporting rent growth and backfill strength.
- - Limited competing vacancy: Peer strip centers in the immediate trade area are effectively fully leased with availability rates near 0% and NNN rents generally in the high-teens to mid-\$20s per SF.
- - Pro-growth regional fundamentals: Port St. Lucie metro population ~550,000 with strong net migration, above-average homeownership, and growing healthcare employment base fueling long-term retail and medical demand.

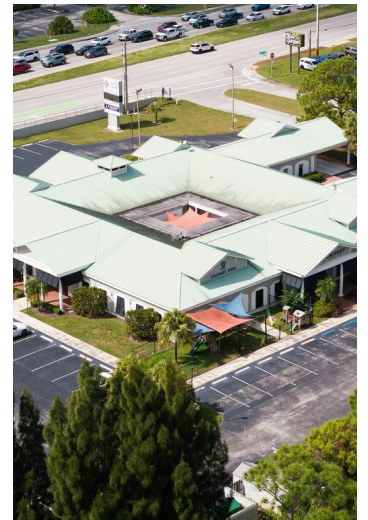
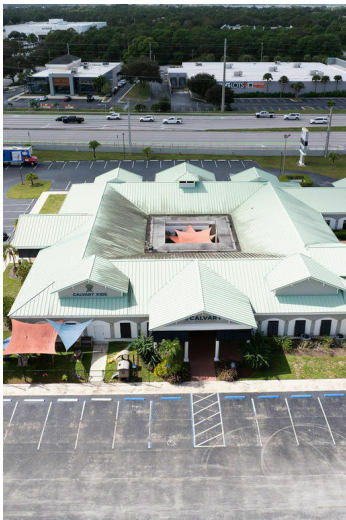
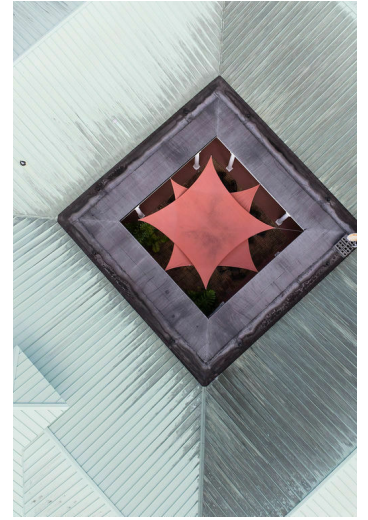
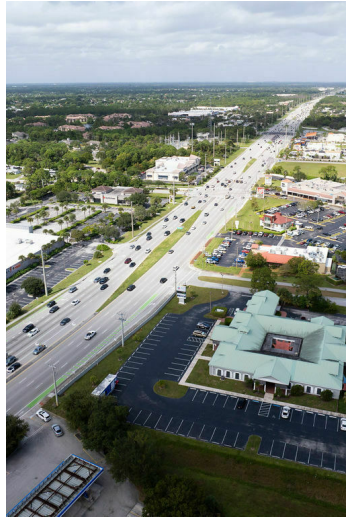
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ADDITIONAL PHOTOS



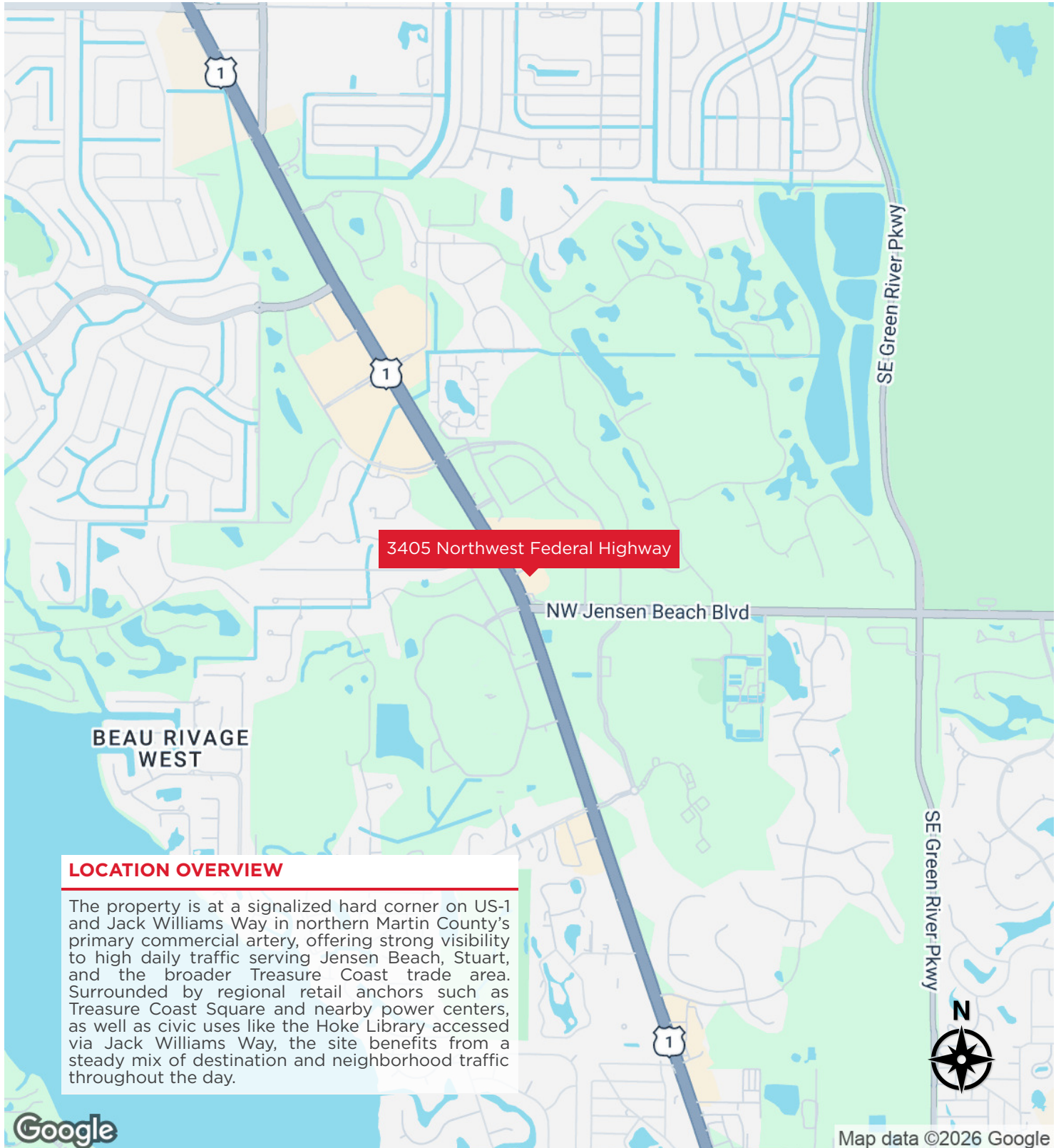
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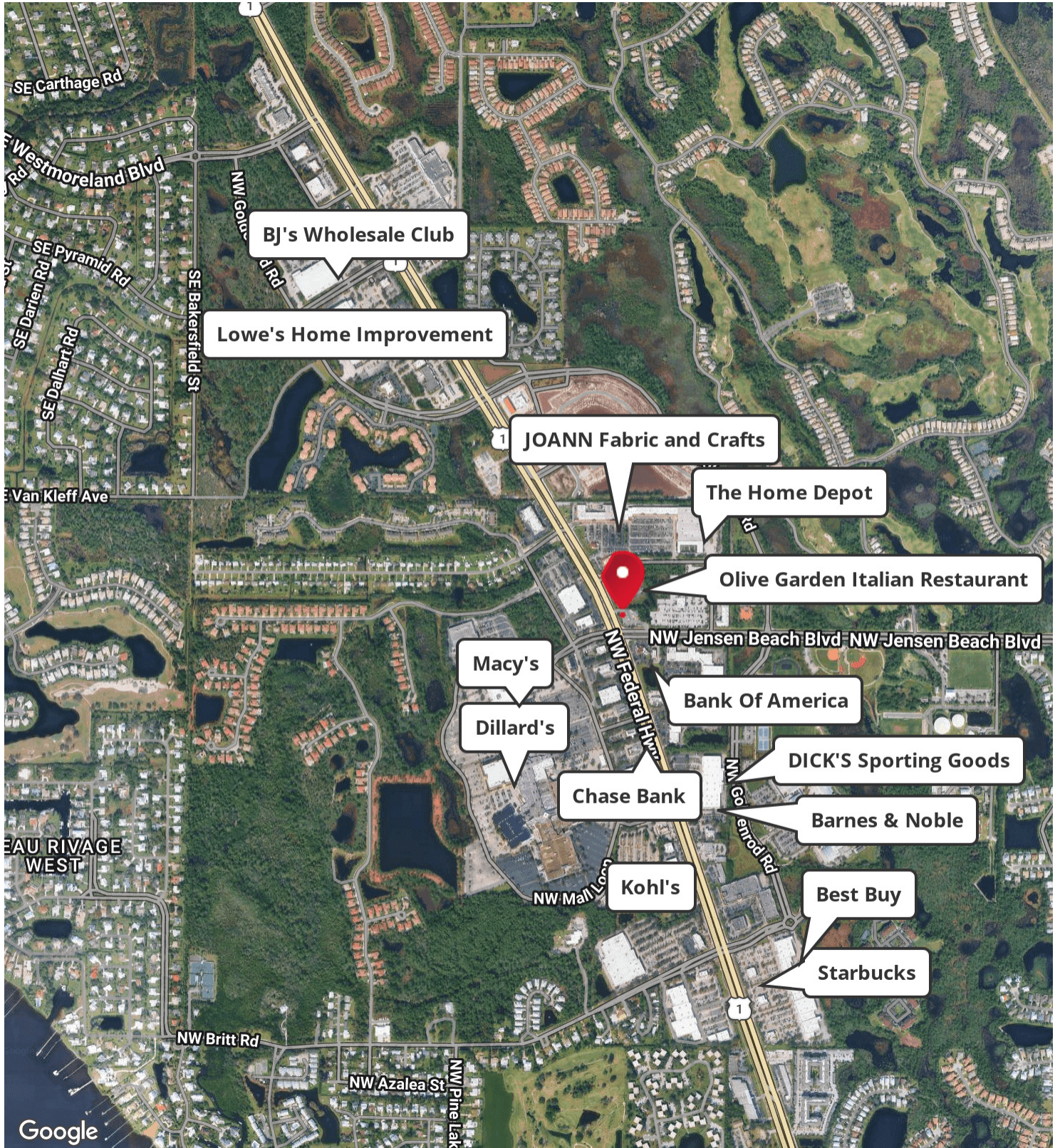
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REGIONAL MAP



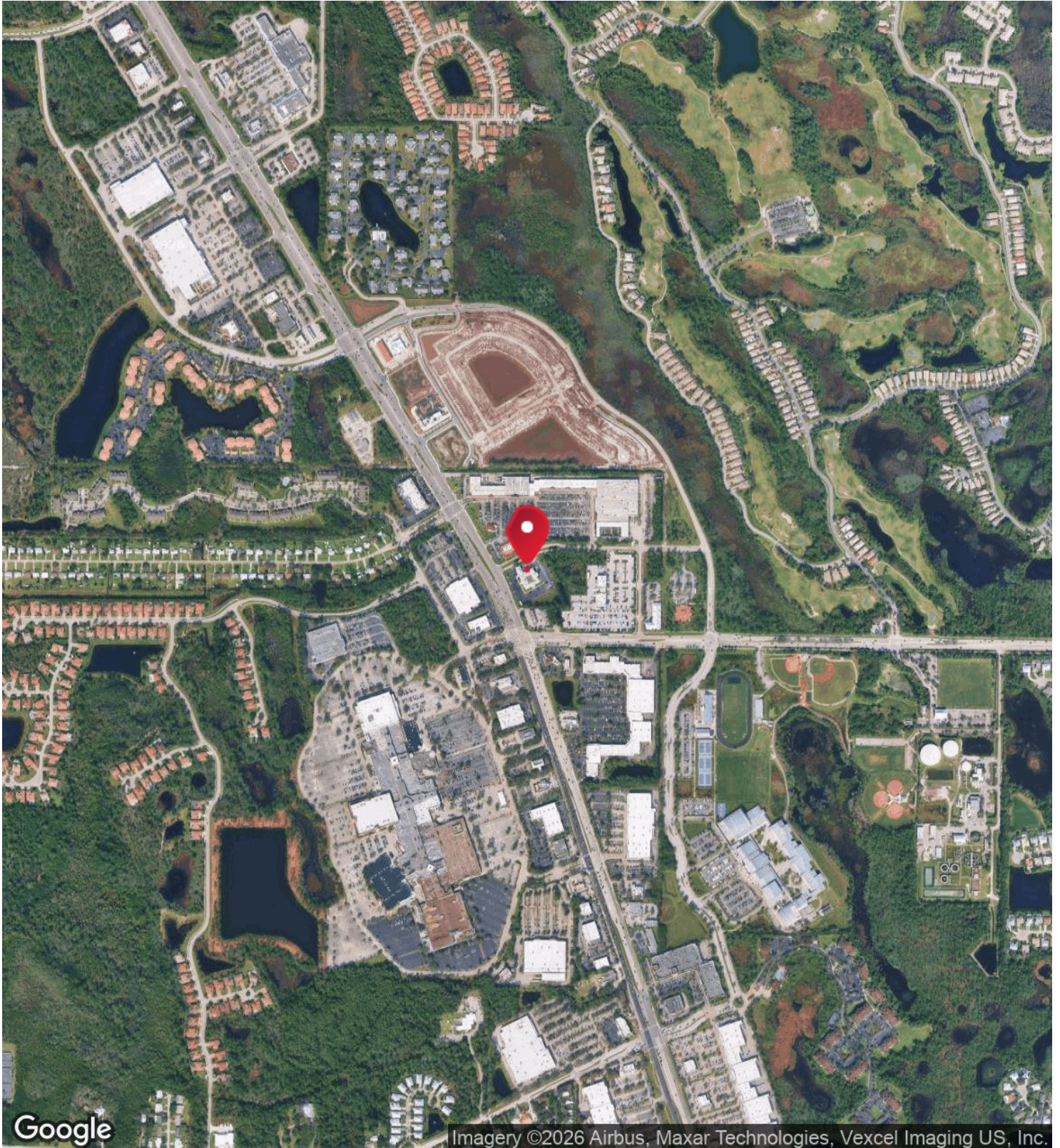
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LOCATION MAP



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AERIAL MAP



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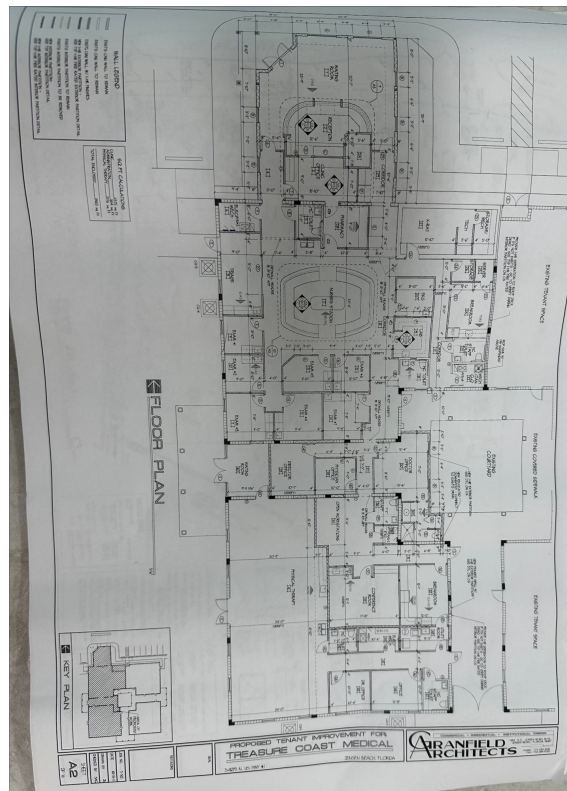
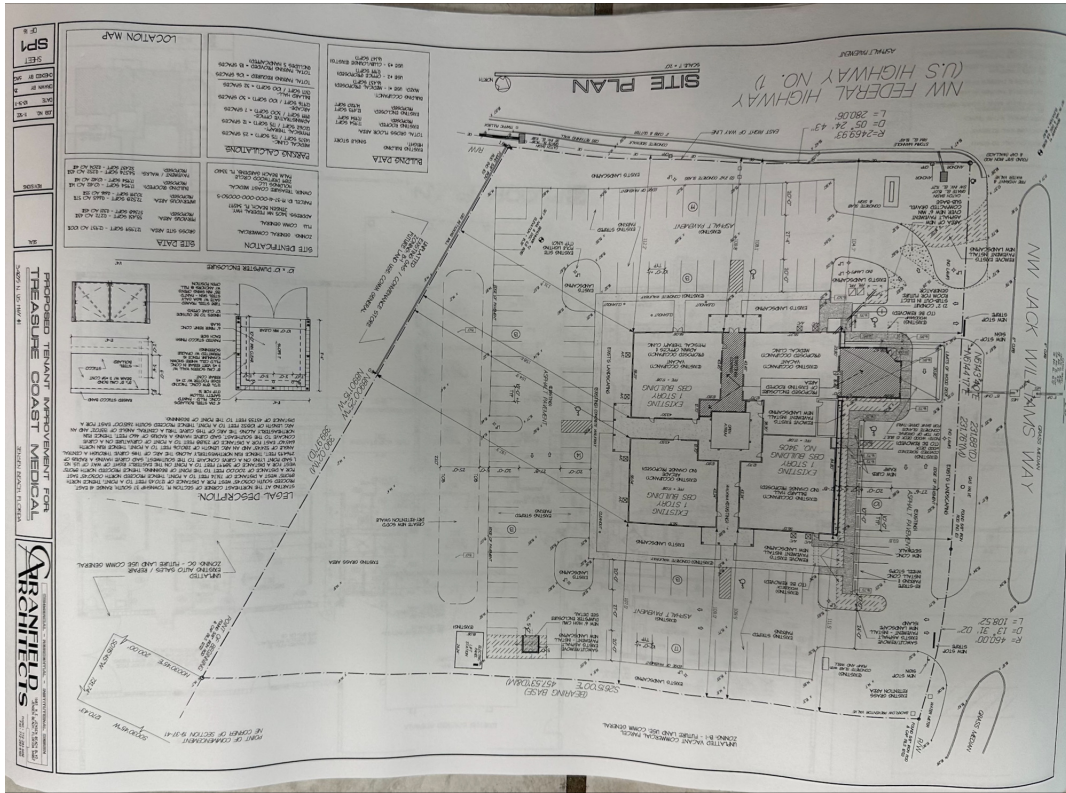
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SITE PLANS



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FINANCIAL SUMMARY

INVESTMENT OVERVIEW

Price	\$3,000,000
Price per SF	\$210
GRM	11.28
CAP Rate	6.56%
Cash-on-Cash Return (yr 1)	6.56%
Total Return (yr 1)	\$196,871

OPERATING DATA

Gross Scheduled Income	\$266,030
Total Scheduled Income	\$266,030
Gross Income	\$266,030
Operating Expenses	\$69,159
Net Operating Income	\$196,871
Pre-Tax Cash Flow	\$196,871

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INCOME & EXPENSES

INCOME SUMMARY

Vacancy Cost	\$0
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GROSS INCOME	\$266,030
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EXPENSES SUMMARY

Insurance	\$17,608
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Taxes	\$44,318
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Backflow Prevention Testing	\$2,100
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Landscaping	\$4,200
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OPERATING EXPENSES	\$69,159
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NET OPERATING INCOME	\$196,871
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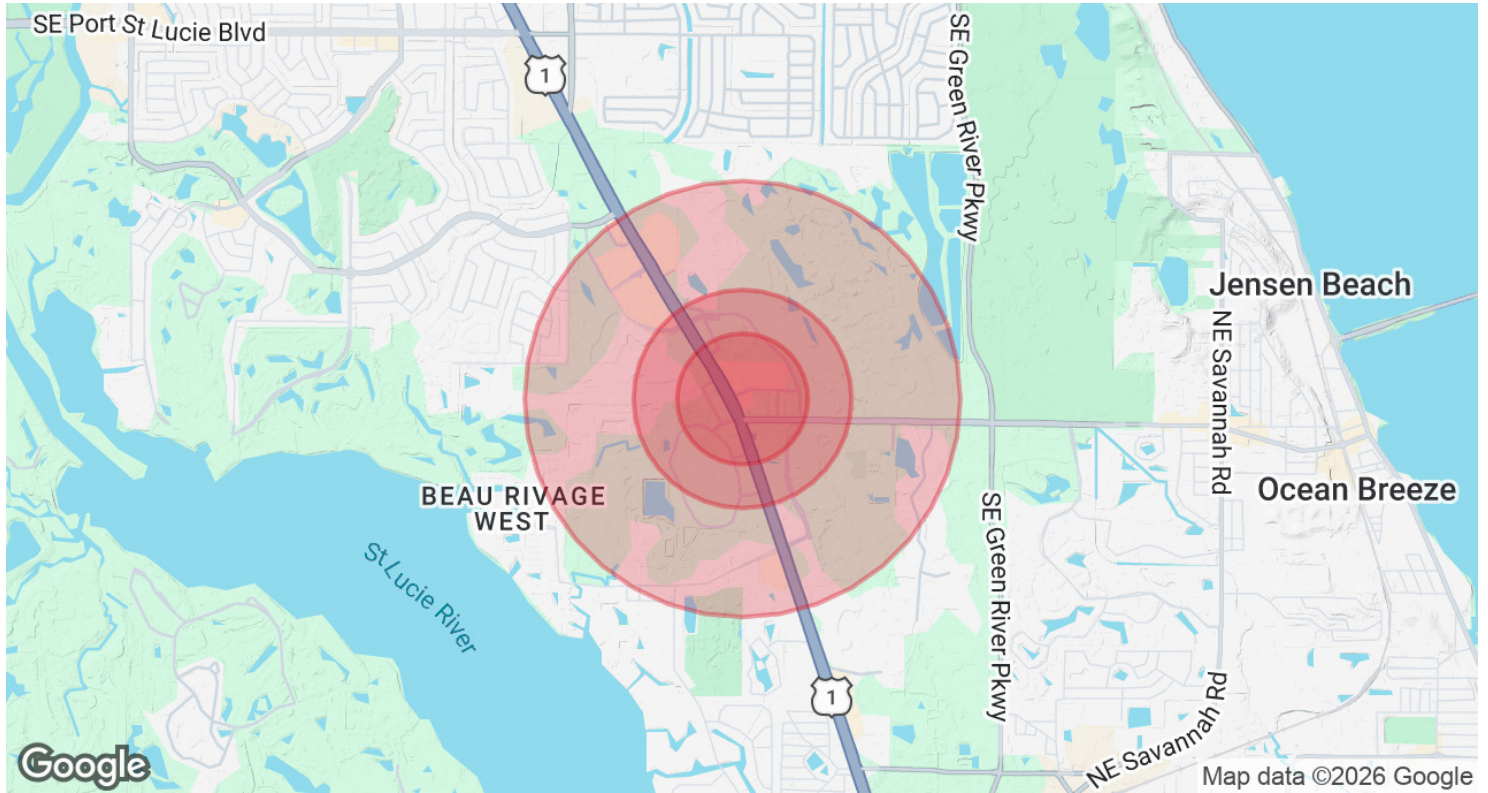
RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
-	TCMA Care	5,106 SF	35.79%	\$19.67	-	-	\$100,430	-	Dec 2027
-	Calvary Community Church	6,875 SF	48.19%	\$15.88	-	-	\$109,200	-	Oct 2027
-	North Stuart Physical Therapy	2,176 SF	15.25%	\$19.30	-	-	\$42,000	-	Aug 2025
-	Electrolysis & Laser Center	108 SF	0.76%	\$133.33	-	-	\$14,400	-	July 2025
TOTALS		14,265 SF	99.99%	\$188.19	\$0	\$0.00	\$266,030		
AVERAGES		3,566 SF	25%	\$47.05			\$66,508		

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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	22	880	3,840
Average Age	46	49	50
Average Age (Male)	45	48	49
Average Age (Female)	47	49	51

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	10	417	1,814
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$114,134	\$115,442	\$114,581
Average House Value	\$600,336	\$576,912	\$548,966

Demographics data derived from AlphaMap

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ADVISOR BIO 1



ROSI M. SHEPARD

REMAX OF STUART - COMMERCIAL DIVISION

rosis@remax.net

Direct: **772.288.0287** | Cell: **772.323.7037**

FL #3320083

PROFESSIONAL BACKGROUND

Rosi M. Shepard is a highly accomplished commercial real estate advisor, entrepreneur, and seasoned community leader serving Stuart, FL and surrounding markets. With over 10 years at RE/MAX, Rosi specializes in commercial, industrial, agricultural, and investment properties, consistently earning outstanding reviews for her expertise, professionalism, and integrity.

Her career began in the auto body repair industry, progressing from body repair technician to body shop manager in esteemed shops including Fort Lauderdale Lincoln Mercury Rolls Royce and Vic Koenig Chevrolet. Rosi later transitioned into land and environmental management, developing deep skills with The Florida Department of Environmental Protection as a Park Ranger and then the Division of Forestry as a wildland firefighter and certified burn manager, leading prescribed burns on over 60,000 acres and operating heavy equipment for firebreaks and land maintenance.

Rosi is the owner and Chief Financial Officer of Tough RoofScapes LLC, a roofing maintenance and repair company based in Martin County, where she leads commercial and residential teams. Her background exemplifies entrepreneurial spirit and adaptability.

Her leadership roles include Board Member at Large for the East Coast District CCIM, committee person for Government Affairs at MCRTC, past director for MCRTC, and past president of the Junior League of Martin County. She has also served as Director for Martin County Healthy Start, Inc. and currently is Secretary on the board, reflecting her dedication to community service.

Rosi's business philosophy is founded on integrity, expertise, and service, resulting in lasting client relationships and a thriving referral network. She leverages her technical background, land management experience, and hands-on operational skills to provide unparalleled value to her real estate and business clients.

MEMBERSHIPS

Martin County Realtors of the Treasure Coast
Florida CCIM East Coast District
Stuart- Martin Chamber of Commerce
ICSC

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//ADVISOR BIO 2



NIKKI MILLER

REMAX of Stuart- Commercial Advisor

nikkimiller@remax.net

Direct: 772.288.1111 | Cell: 954.594.3533

PROFESSIONAL BACKGROUND

Nikki Miller is a Florida-based real estate professional with a background in business development, client relations, and strategic growth initiatives. Throughout her career, she has built a reputation for developing strong relationships, identifying opportunities, and helping position assets in ways that highlight their long-term potential.

Raised on Florida’s East Coast, Nikki has spent much of her life around the region’s coastal communities and waterways, giving her a natural familiarity with the character and value of Florida’s waterfront environments. This local perspective provides meaningful insight into the markets she serves and the unique qualities that make Florida properties attractive to both investors and operators.

Nikki’s interest in real estate was shaped early on through exposure to experienced professionals in business and property investment. Growing up around individuals with deep knowledge of real estate operations and development helped cultivate her understanding of how properties evolve, how markets shift, and how thoughtful planning can unlock long-term value. Those early influences ultimately inspired her decision to pursue opportunities within the real estate sector.

To further develop her expertise, Nikki joined RE/MAX of Stuart-Commercial Division, the Rosie Shepherd Team, drawn by Rosie’s extensive industry knowledge, leadership, and respected reputation within the market. Working alongside a seasoned professional whose experience spans multiple aspects of commercial real estate has provided Nikki with valuable mentorship and insight, allowing her to continue expanding her understanding of the industry while contributing to the team’s work on complex and unique property opportunities.

With strong roots in Florida and a relationship-driven approach to business, Nikki brings professionalism, dedication, and local insight to every opportunity she is involved in.

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//ADVISOR BIO 3



PETER IANDOLI

Commercial Advisor

peteriandoli@remax.net

Direct: **772.631.6604** | Cell: **772.631.6604**

PROFESSIONAL BACKGROUND

Peter Iandoli is a Commercial Real Estate Advisor with RE/MAX Commercial based in Palm City, Florida. He focuses on commercial brokerage and advisory services throughout Martin, St. Lucie, and Northern Palm Beach counties, specializing in flex/industrial, medical office, service retail, and land development opportunities.

With nearly 25 years of experience in real estate and development, Peter offers a unique perspective shaped by both ownership and brokerage roles. Prior to entering brokerage, he spent more than a decade developing and constructing restaurant and commercial projects, providing him with a practical understanding of site selection, development feasibility, and business operations.

Peter is a veteran of the United States Air Force, where he served as a Navigator and Air Operations Officer.

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