



# FOR LEASE

■ 3501 SE Willoughby Blvd, Unit 3515

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Stuart, FL 34997

## PROPERTY OVERVIEW

Convenient, ready-to-occupy medical office space totaling 1,500 square feet. The suite features excellent walk-up access directly from the parking lot, with building and monument signage available for enhanced visibility. This turnkey medical suite offers a functional and efficient layout ideal for a variety of healthcare providers or professional office users.

## OFFERING SUMMARY

Unit Size:	1,500 SF
Land Use:	Commercial
Zoning:	CPUD - Commercial PUD
Traffic Count:	35,000 AADT - SE Indian St



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LEASE RATE

\$35.00 SF/yr (Gross)



**SLC Commercial**  
Realty & Development

The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.



# Property Details & Highlights

## WILLOUGHBY PLAZA

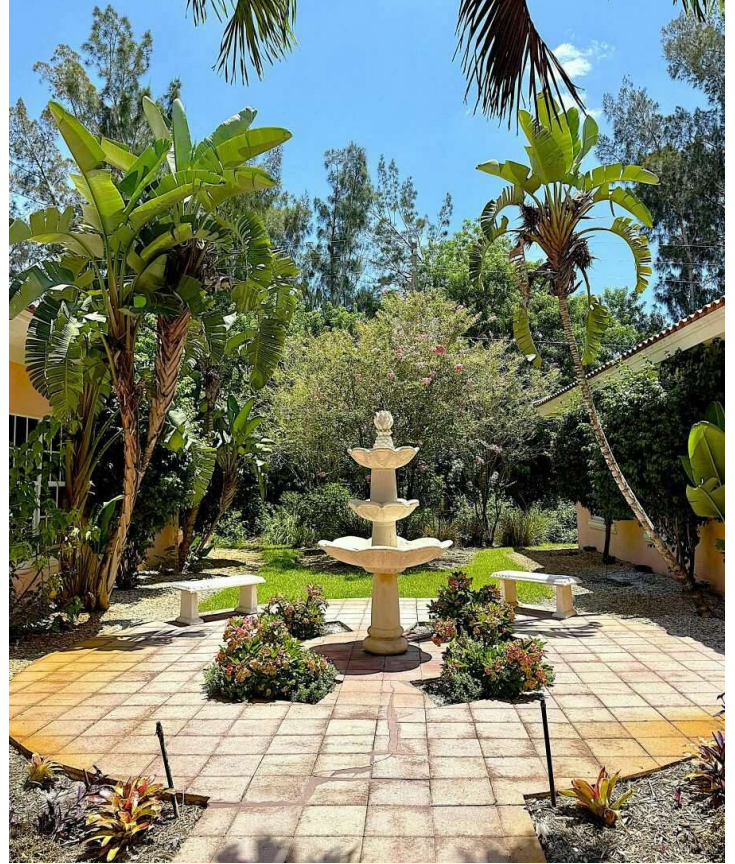
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Property Name:	Willoughby Plaza
Property Address:	3501 SE Willoughby Blvd, Unit 3515, Stuart, FL 34997
Property Type:	Office / Medical
Building Size:	11,000 SF
Building Class:	A
Zoning:	CPUD - Commercial PUD
Cross Streets:	SE Indian St and SE Willoughby Blvd
Year Built:	2001

### LOCATION OVERVIEW

The unit is located in Stuart, FL. With its prime location, tenants can enjoy convenient access to an array of amenities and attractions. The area boasts a diverse mix of dining options, shopping centers, and beautiful parks. Close proximity to US 1, I-95 and the Turnpike.

Stuart is known for its picturesque waterfront areas, perfect for leisurely strolls and outdoor activities.



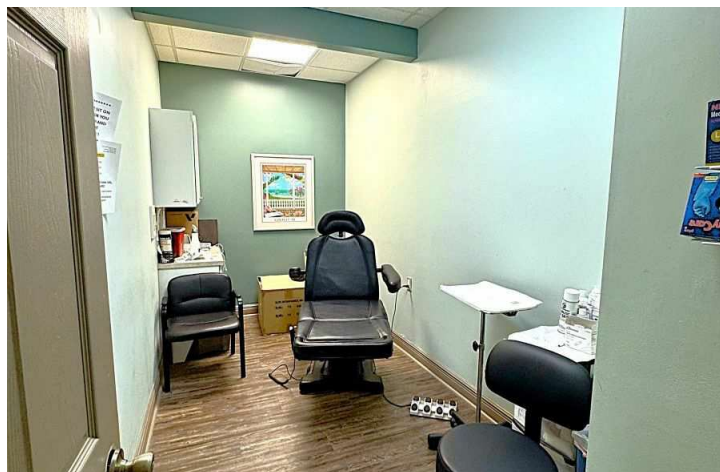
### FLOOR PLAN

- Waiting area with a large reception desk
- Five exam rooms/private offices
- Dedicated lab or storage space
- Breakroom
- Two restrooms

# Interior Images

WILLOUGHBY PLAZA

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# Exterior Images

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# Retailer Map

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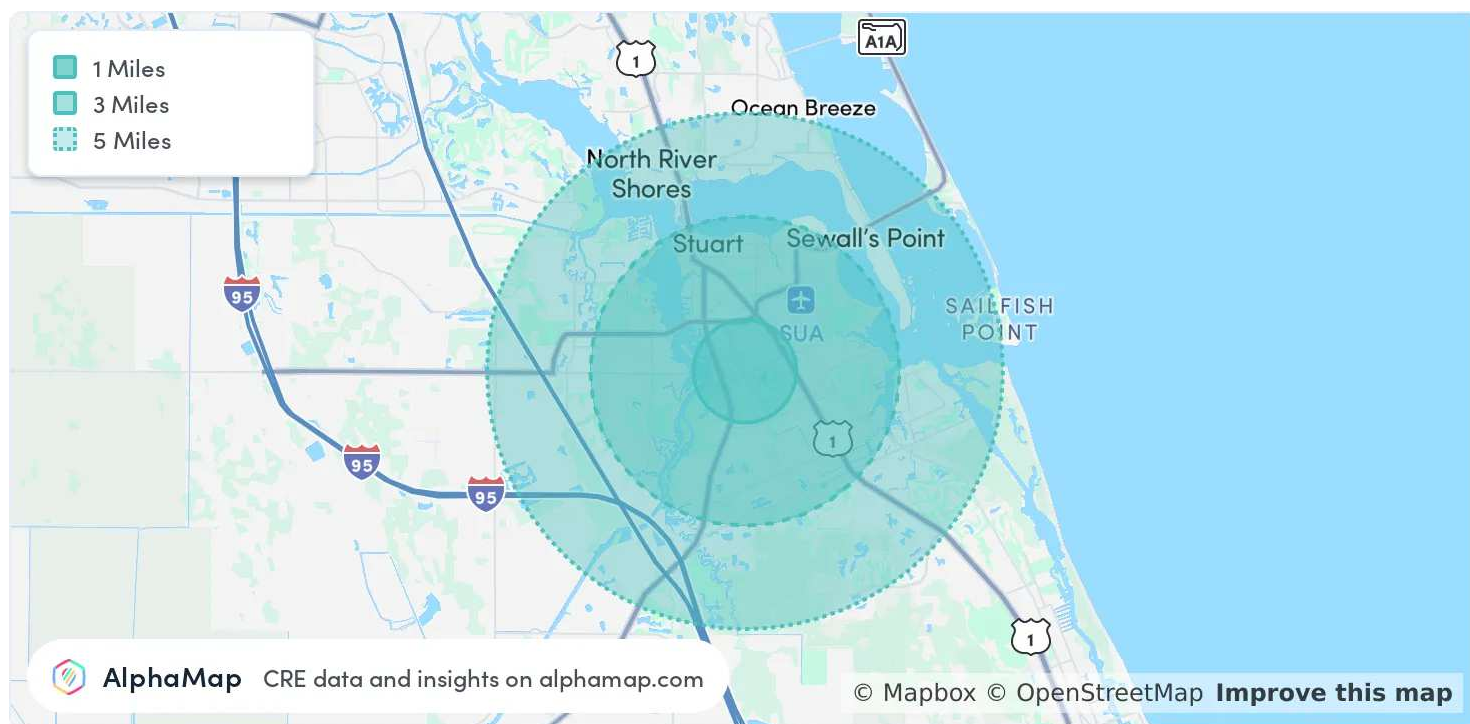
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# Area Analytics

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,176	53,823	103,473
Average Age	48	49	50
Average Age (Male)	46	47	49
Average Age (Female)	50	50	51
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,607	23,368	45,667
Persons per HH	2.3	2.3	2.3
Average HH Income	\$70,564	\$92,696	\$106,034
Average House Value	\$301,093	\$408,289	\$466,841
Per Capita Income	\$30,680	\$40,302	\$46,101

Map and demographics data derived from AlphaMap

# Disclaimer

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

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