



FOR LEASE

■ 3515 SE Willoughby Blvd

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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

\$32.00 SF/yr (Gross)



SLC Commercial
Realty & Development

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Property Details & Highlights

WILLOUGHBY PLAZA

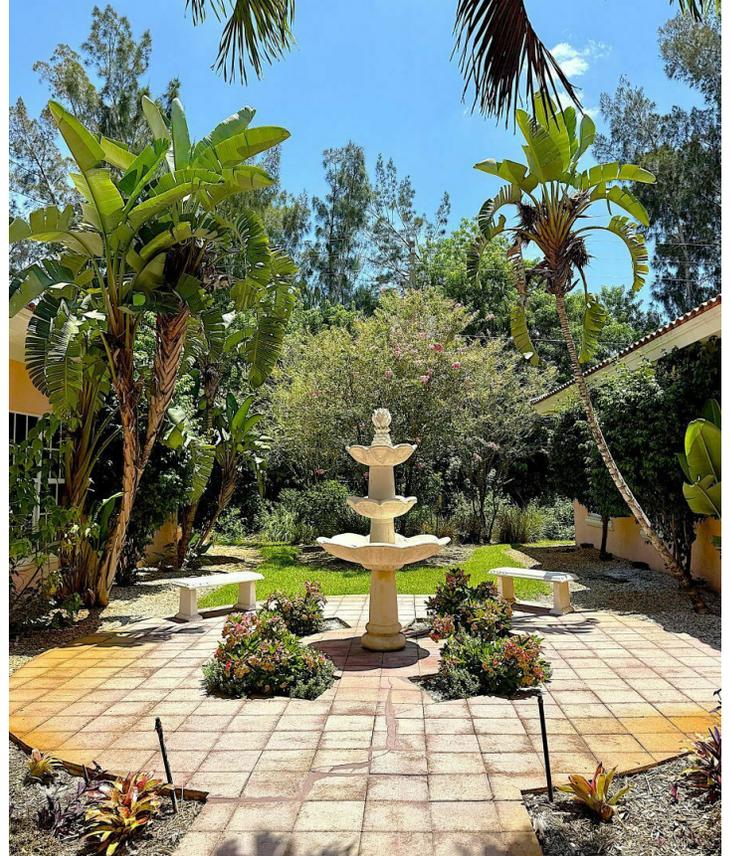
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| | |
|-------------------|--|
| Property Name: | Willoughby Plaza |
| Property Address: | 3515 SE Willoughby Blvd, Stuart, FL 34997 |
| Property Type: | Office / Medical |
| Building Size: | 11,000 SF |
| Building Class: | A |
| Zoning: | CPUD - Commercial 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.



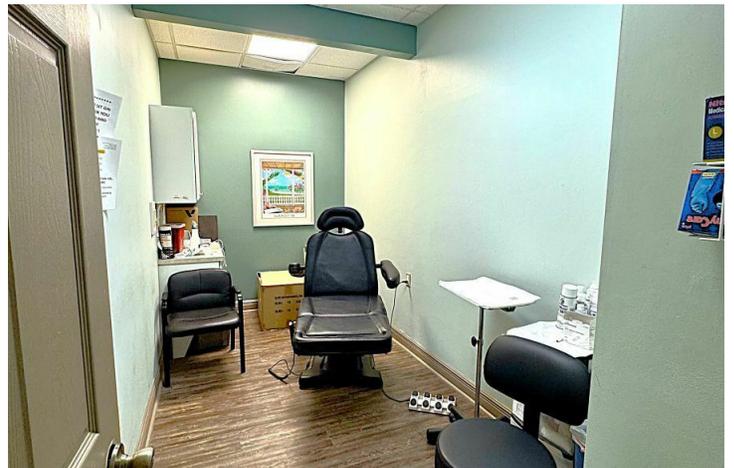
FLOOR PLAN

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

Interior Images

WILLOUGHBY PLAZA

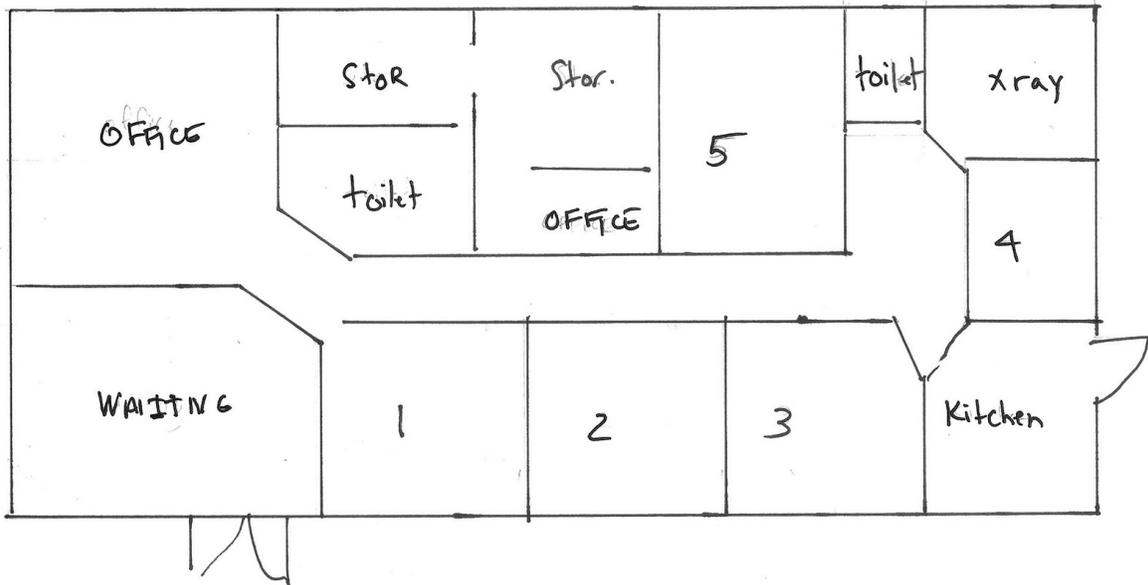
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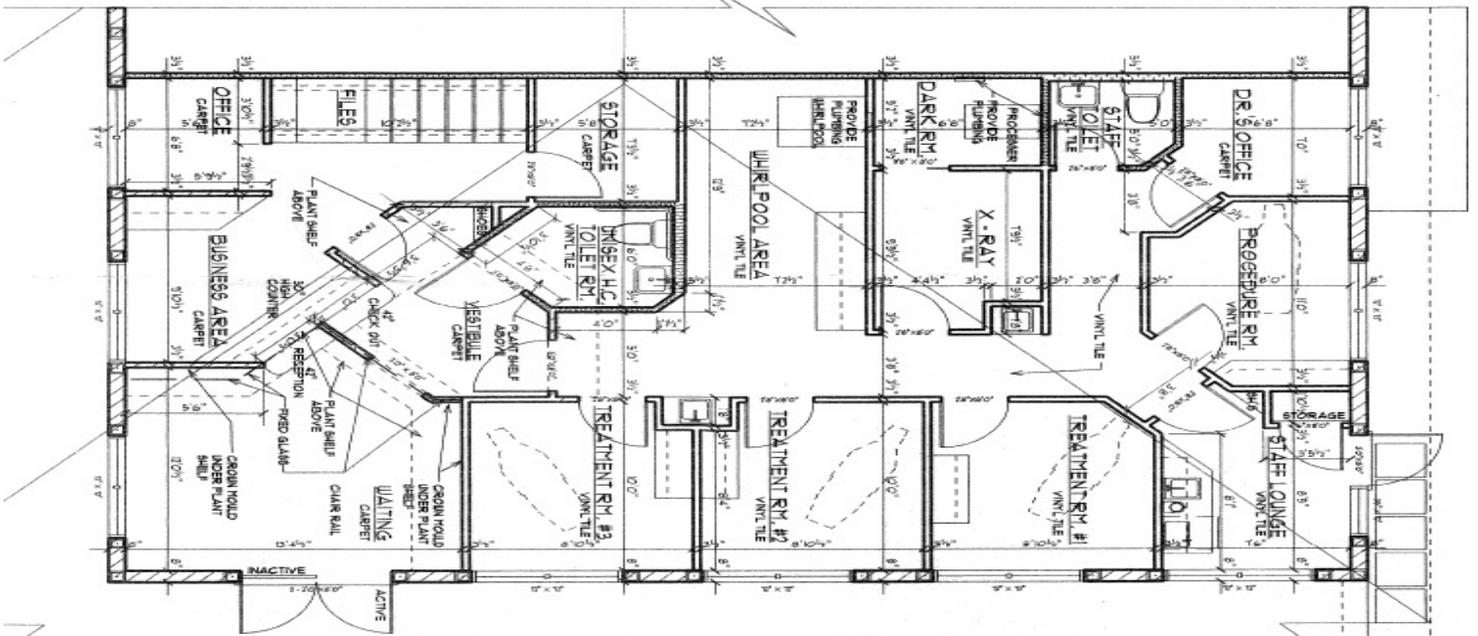
Floorplan

WILLOUGHBY PLAZA

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** Not to scale



Add text here...

Exterior Images

WILLOUGHBY PLAZA

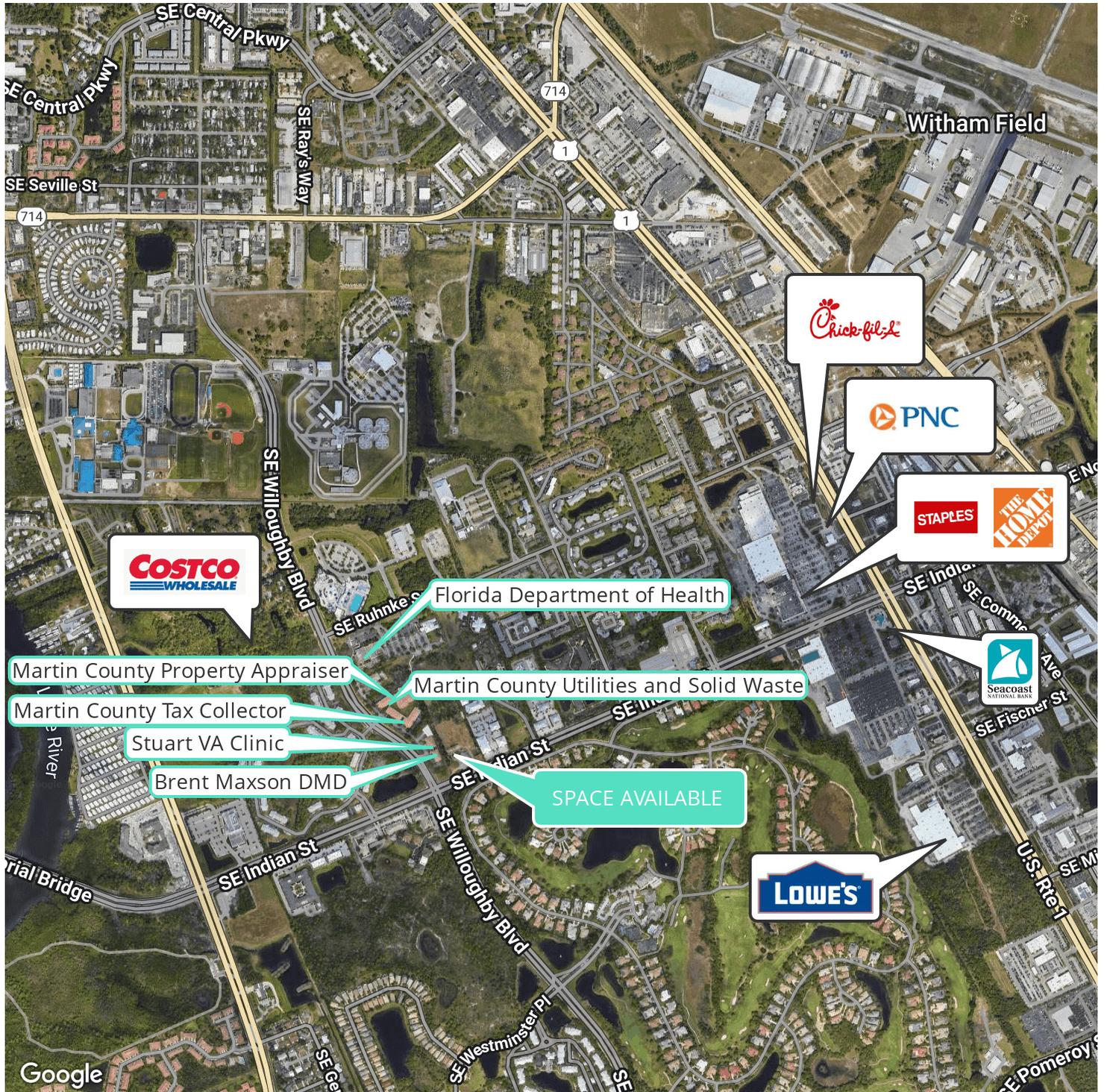
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Retailer Map

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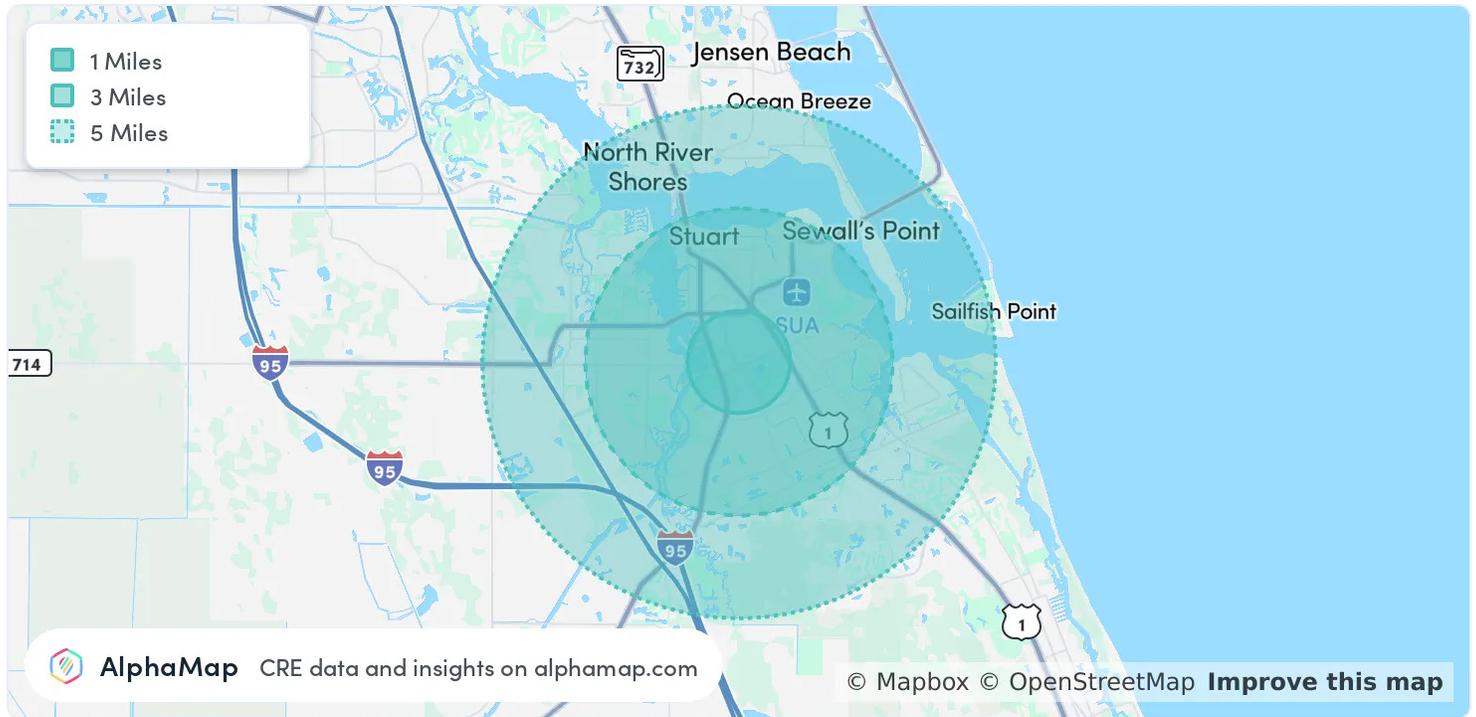
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Area Analytics

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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 8,163 | 53,669 | 101,670 |
| 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 | 3,600 | 23,230 | 44,763 |
| Persons per HH | 2.3 | 2.3 | 2.3 |
| Average HH Income | \$70,524 | \$93,095 | \$105,820 |
| Average House Value | \$300,670 | \$408,742 | \$467,081 |
| Per Capita Income | \$30,662 | \$40,476 | \$46,008 |

Map and demographics data derived from AlphaMap

Disclaimer

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