



# FOR LEASE

## 4330 Northwest Federal Highway

4330 Northwest Federal Highway

Jensen Beach, FL 34957

### PROPERTY OVERVIEW

Westmoreland Plaza draws shoppers from the surrounding Port St. Lucie and Jensen Beach Residential developments attracting a diverse population. La-Z-Boy is the main anchor while other tenants include: Dunkin Donuts and North Fork Bait & Tackle.

### LOCATION OVERVIEW

This Plaza is located in a prime location servicing Port St. Lucie, Jensen Beach and Stuart. Great exposure at a lighted, busy intersection attracting travelers enroute to I-95 via Gatlin Blvd and the Florida Turnpike via SW Port St. Lucie Blvd.

### OFFERING SUMMARY

Building Size:	23,753 SF
Land Size:	3.0 Acres
Zoning:	GC - General Commercial
Utilities:	Martin County Utilities, FPL
Available SF:	1,957 SF
Traffic Count:	68,203 AADT

LEASE RATE

\$22.00 SF/yr (NNN)



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**SLC Commercial**  
Realty & Development



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# Property Details

WESTMORELAND PLAZA

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## LEASE RATE

\$22.00 SF/YR

### Building Information

Building Size	23,753 SF
Tenancy	Multiple
Ceiling Height (Ft)	18.0
Year Built	2005
Construction Status	Existing
Parking Type	Surface
Condition	Excellent
Handicap Access	Yes
Broadband	DSL
Building Class	C
Number Of Floors	1
Number Of Buildings	2

### Location Information

Building Name	Westmoreland Plaza
Street Address	4330 Northwest Federal Highway
City, State, Zip	Jensen Beach, FL 34957
County/Township	Martin County
Side Of Street	Northwest
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium

### Utilities & Amenities

Handicap Access	Yes
Broadband	DSL
Power	FPL
Sewer	Martin County Utilities
Water	Martin County Utilities

### Parking & Transportation

Parking Type	Surface
Spaces Available	133

### Property Details

Property Type	Office
Property Subtype	Office Building
Lot Size	3 Acres
Corner Property	Yes
Traffic Count	68,203 AADT
Traffic Count Street	Federal Hwy
Utilities	Martin County Utilities, FPL

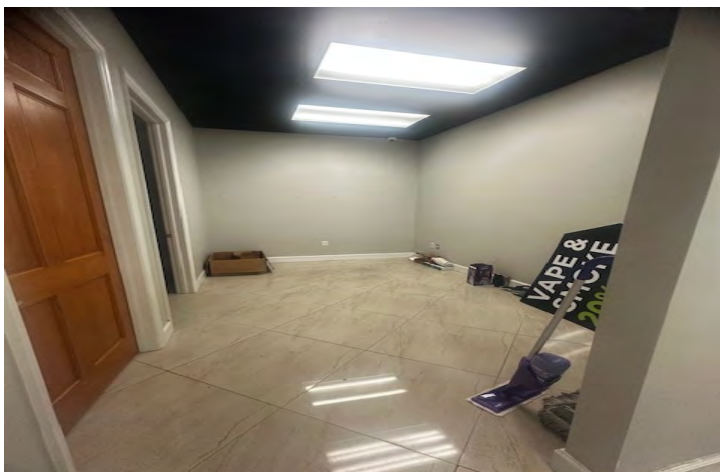
### Zoning / Land Use Details

Zoning	GC - General Commercial
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# Additional Photos

WESTMORELAND PLAZA

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# 5 - 10 Min Demographic

WESTMORELAND PLAZA

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## DEMOGRAPHIC PROFILE

4320 NW Federal Hwy, Jensen Beach, Florida, 34957  
 Drive time of 5 minutes

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### EDUCATION

6%	29%	29%	36%
No High School Diploma	High School Graduate	Some College	Bachelor's/Grad /Prof Degree

### EMPLOYMENT

White Collar	63.8%	4.3% Unemployment Rate
Blue Collar	18.6%	
Services	17.5%	

30th ANNIVERSARY

2488 SE Willoughby Blvd  
 Stuart, FL 34994  
 (772) 220-4096  
 Officeadmin@slccommercial.com  
 www.slccommercial.com

### KEY FACTS

6,417	55.7
Population	Median Age
2,800	\$58,597
Households	Median Disposable Income

### INCOME

\$71,253
Median Household Income
\$42,438
Per Capita Income
\$263,365
Median Net Worth

### HOUSEHOLD INCOME (\$)

## DEMOGRAPHIC PROFILE

4320 NW Federal Hwy, Jensen Beach, Florida, 34957  
 Drive time of 15 minutes

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 Realty & Development

### EDUCATION

8%	32%	33%	28%
No High School Diploma	High School Graduate	Some College	Bachelor's/Grad /Prof Degree

### EMPLOYMENT

White Collar	58.4%	5.1% Unemployment Rate
Blue Collar	21.7%	
Services	19.8%	

30th ANNIVERSARY

2488 SE Willoughby Blvd  
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### KEY FACTS

143,448	49.8
Population	Median Age
59,966	\$52,231
Households	Median Disposable Income

### INCOME

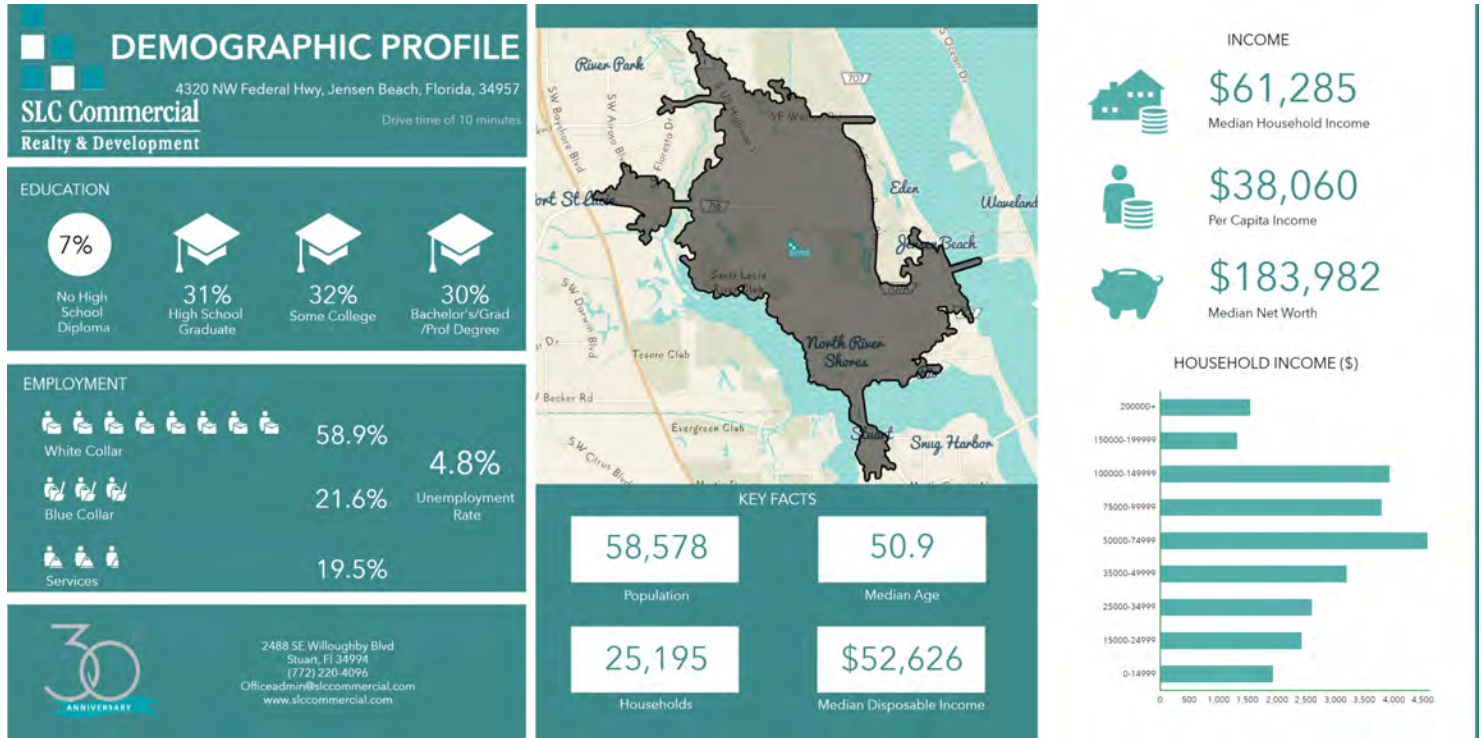
\$60,550
Median Household Income
\$35,576
Per Capita Income
\$188,888
Median Net Worth

### HOUSEHOLD INCOME (\$)

# 15 Min Demographic

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# Retailer Map

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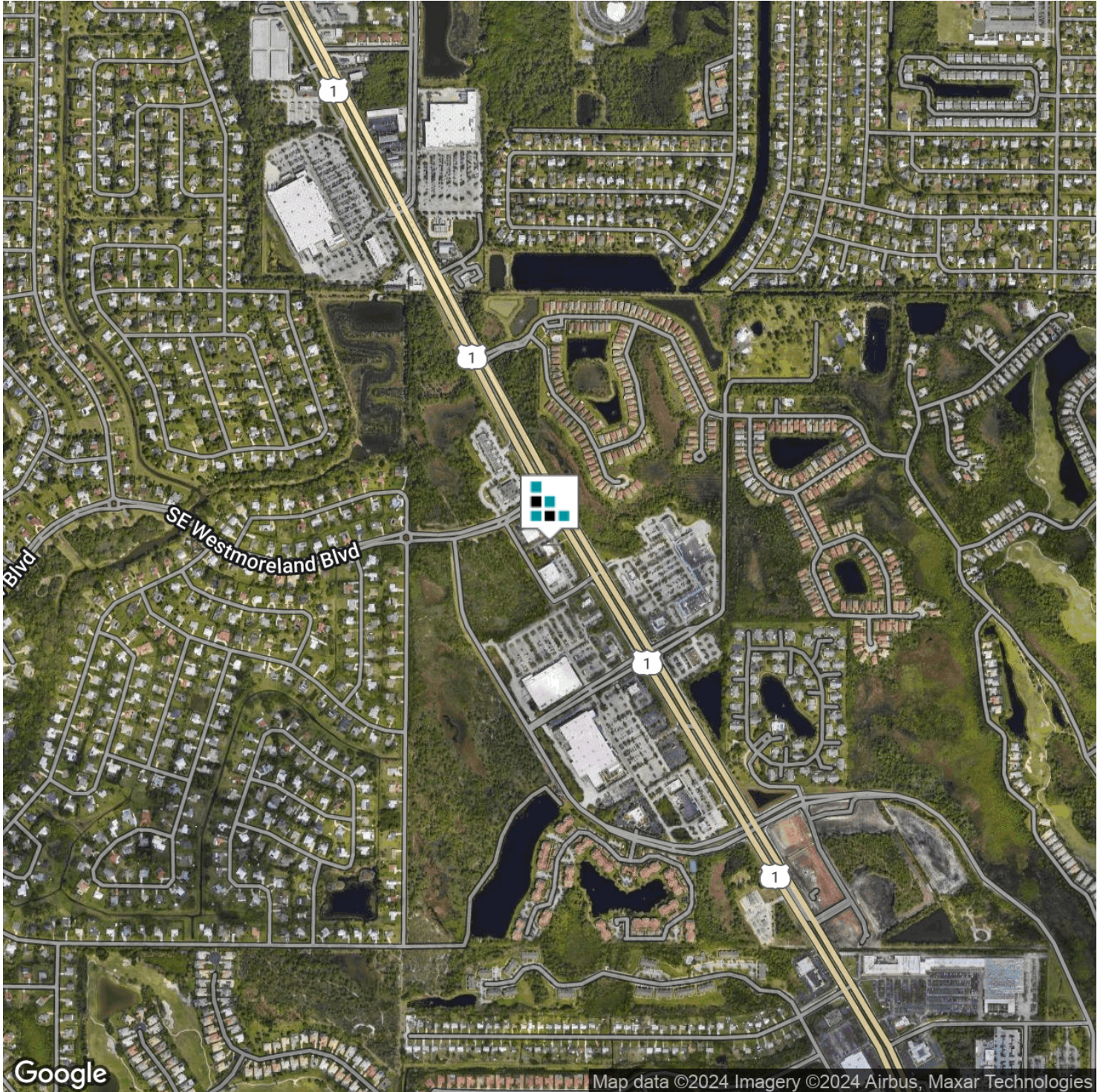
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# Location Map

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# 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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