

FOR LEASE

\$26.00/SF Modified Gross

Office Condo at Willoughby Business Park | 2608 SE Willoughby Blvd, Stuart, FL 34994



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NA Southcoast

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Property Features

Price: \$26.00/SF Modified Gross

PIN: 16-38-41-013-002-00120-0

Building Type: Condo-Commercial (Industrial Flex)

Zoning: B-4 Limited Business/Manufacturing (City of Stuart)

Year Built: 2001

Size: 1,100 SF, Fully Built-Out

Property Overview

Located on the high traffic commercial corridor of SE Willoughby Blvd, this office/retail/industrial flex space offers excellent visibility and easy access between Kanner Hwy, Monterey Rd, US-1, I-95, and the Turnpike, all from a central Stuart location.

The property features a flexible layout suitable for office, medical, retail, or service uses. Surrounded by established, professional offices, and retail services, the site benefits from strong demographics, consistent traffic, and close proximity to restaurants, banks, downtown Stuart, Palm City, Costco, and other daily conveniences—making it an ideal location for businesses seeking exposure, accessibility, and growth in Martin County.



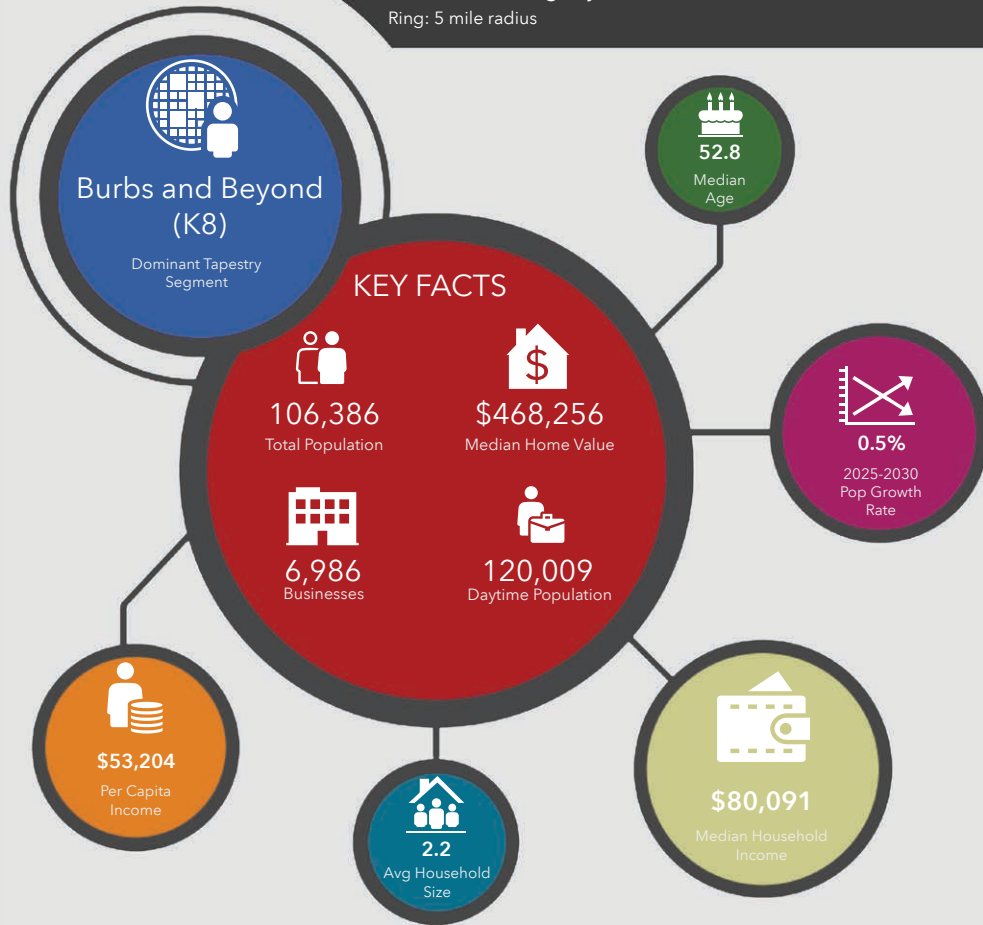


INTERIOR

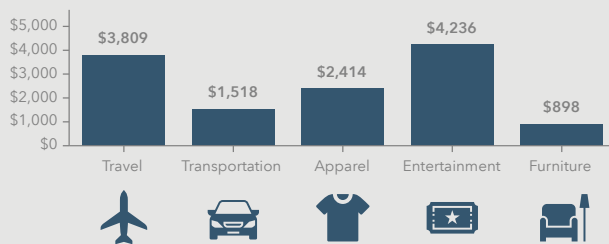




2608 SE Willoughby Blvd, Stuart, Florida, 34994
Ring: 5 mile radius



KEY SPENDING FACTS



NAI Southcoast
COMMERCIAL REAL ESTATE SERVICES

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025).

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Spending facts are average annual dollars per household

Population

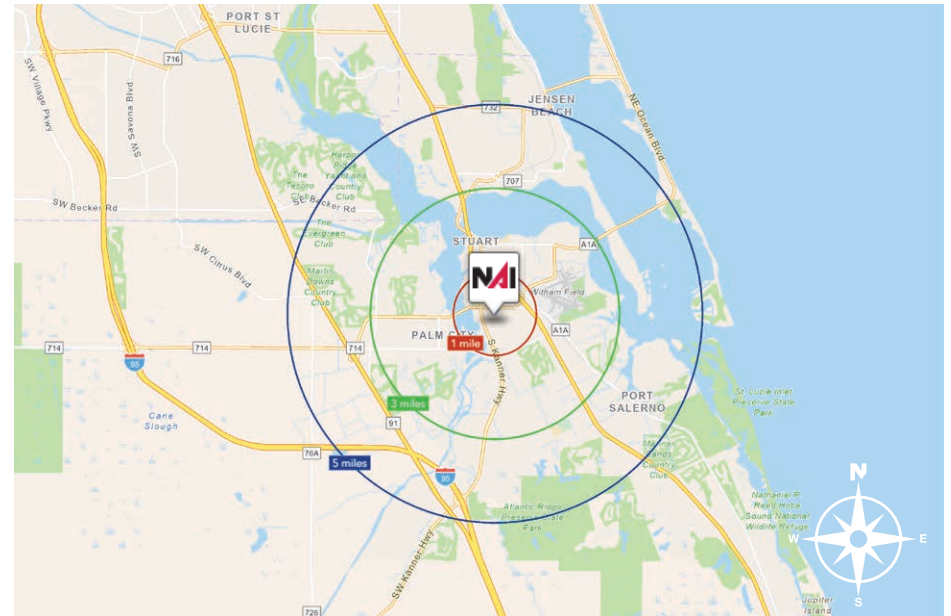
1 Mile:	9,125
3 Mile:	52,616
5 Mile:	106,386

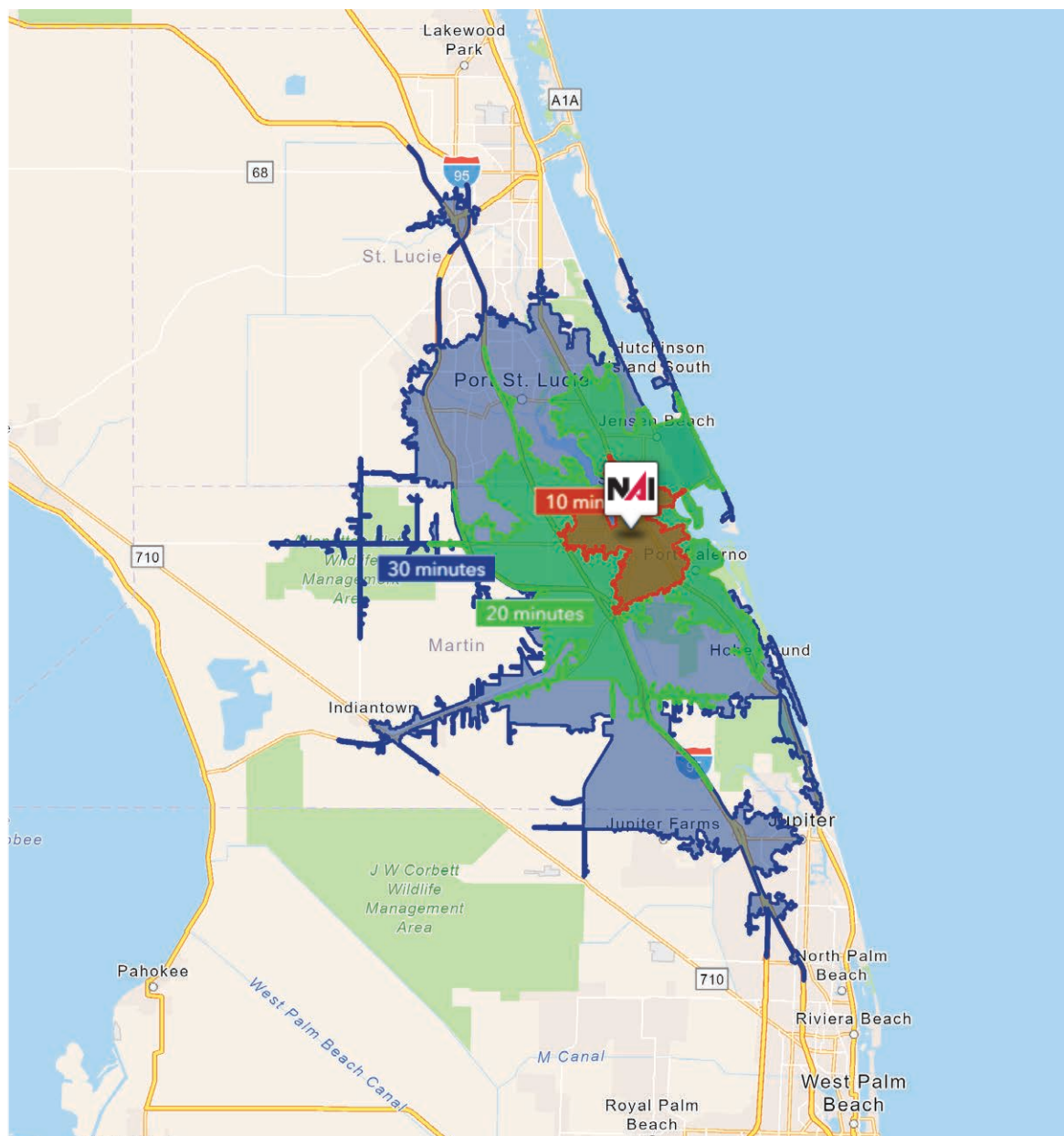
Average Household Income

1 Mile:	\$70,292
3 Mile:	\$108,232
5 Mile:	\$118,839

Median Age

1 Mile:	51.6
3 Mile:	51.8
5 Mile:	52.8





10 Minutes	20 Minutes	30 Minutes
47,333 2010 Population	137,313 2010 Population	315,984 2010 Population
54,070 2025 Population	162,282 2025 Population	393,968 2025 Population
14.23% 2010-2025 Population Growth	18.18% 2010-2025 Population Growth	24.68% 2010-2025 Population Growth
0.40% 2025-2030 (Annual) Est. Population Growth	0.88% 2025-2030 (Annual) Est. Population Growth	1.58% 2025-2030 (Annual) Est. Population Growth
49.9 2025 Median Age	52.1 2025 Median Age	48.7 2025 Median Age
\$99,734 Average Household Income	\$114,889 Average Household Income	\$112,902 Average Household Income
45.5% Percentage with Associates Degree or Better	48.5% Percentage with Associates Degree or Better	45.7% Percentage with Associates Degree or Better
56.9% Percentage in White Collar Profession	61.0% Percentage in White Collar Profession	59.5% Percentage in White Collar Profession

City of Stuart, Florida

Stuart, Florida is located on Florida's East Coast, which borders the St. Lucie River and is west of the Indian River. The climate is pleasant with mild winters and warm summers. The annual average temperature is 72 degrees. Annual rainfall averages 60 inches.

Stuart is famed for its exceptional sailfishing and all other types of sport fishing. You can enjoy ocean fishing, river and bay fishing, and fresh water fishing. The North and South forks of the St. Lucie River are tropical wonderlands for cruises. Stuart has quaint older neighborhoods in the downtown area, including a mixture of townhomes and condominiums. Stuart's successful revitalization program has given the Downtown area a pleasant ambiance, with shops and restaurants lining the streets.

The top major employers include Cleveland Clinic Hospital, Vought Aircraft, the Municipal Government, and thousands of successful small businesses. The economy is driven by retail service, hospitality, construction, and government sectors located throughout the city.

At the present time, Stuart is a growing community, annexing new properties north and south of the city, currently 6.25 square miles. Revitalization continues in the Potsdam section of the downtown area as well as North of the Roosevelt Bridge. Completed in 1996, the Roosevelt Bridge is a prominent feature in the area, allowing for easy connectivity and accessibility to Stuart's Public Beaches.

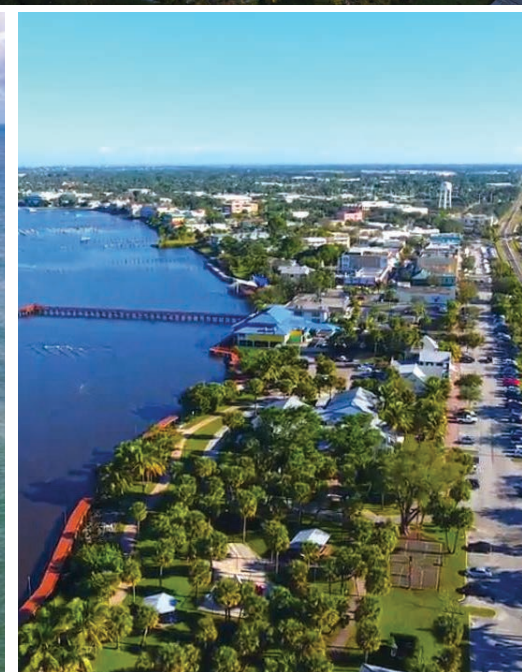
Martin County, Florida

The cities that make up Martin County include Jensen Beach/Rio, Stuart/Sewall's Point, Hutchinson Island, Hobe Sound, Jupiter/Tequesta, Palm City, Port Salerno and Indiantown. Martin County is a wonderful place to visit and live, with beaches, golf, fishing and boating. The County boasts arts, quaint downtowns with shops, gourmet dining, galleries, museums, historic places, festivals and more.

Martin County is for...

The golf enthusiast... Martin County is home to over 35 world-class golf courses all within a 15-mile radius. The sun worshiper... The County offers its visitors and residents alike some of the finest beaches on the east coast. The discriminating arts shopper... More than 20 galleries participate in a monthly First Thursday gallery night. Many of these galleries are in the historic downtowns of Stuart, Jensen Beach, Port Salerno and Hobe Sound. The music lover... The historic Lyric Theatre offers a wide array of first-class talent nearly 300 days a year... This acoustically amazing theatre features concerts for all music lovers, from classical to rock and roll, and theatrical performances by local and national talent.

Mark your calendars for a plethora of events to look forward to in Martin County, Florida. The Stuart Air Show, Stuart Boat Show, ArtsFest, and the Martin County Fair are just some of the many events taking place throughout the year. The Treasure Coast Children's Museum, located at Indian Riverside Park, is a great place for kids and families, offering a water play area, fishing, and a riverfront view. Often, there are events in the park including concerts, orchid shows, and more. Indian Riverside Park also features the Maritime and Yachting Museum. Hutchinson Island is home to the Elliott Museum which celebrates the genius of innovation, creativity and the historical events of Martin County. Named after the prolific inventor Sterling Elliott, the museum hosts permanent exhibits showcasing Model A Trucks, early transportation, the history of Stuart and its surrounding regions, and baseball memorabilia. For the scientifically minded and curious kids, the Florida Oceanographic Coastal Center offers fun opportunities to learn about our local ecosystem.





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