

2155-2157 SE OCEAN BLVD, STUART, FL 34996

OFFICE IN
SMITHFIELD
PLAZA

FOR LEASE



FLORIDA
COMMERCIAL
REAL ESTATE COMPANY



ALEX AYDELOTTE
Broker | Principal
O: 772.223.3646 C: 772.263.1130
E: alex@florida-commercial.net

309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • florida-commercial.net

2,028 SF | STUART, FL

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.

EXECUTIVE SUMMARY

2155-2157 SE OCEAN BLVD, STUART, FL 34996 | OFFICE IN SMITHFIELD PLAZA

SPECS

Unit Size: 2,028 SF
Price: \$15 Per SF / NNN + \$5.50 CAM
Term: 3-5 Years
Building Size: 14,103
Zoning: B-1
Renovated: 2007

PROPERTY OVERVIEW

Smithfield Plaza is a well-positioned medical, professional office, and retail center located at the signalized intersection of East Ocean Boulevard and Monterey Road in Stuart, Martin County, Florida. The property benefits from strong visibility and traffic exposure along one of the area's primary corridors and is conveniently situated southeast of Martin Memorial North Hospital, with close proximity to downtown Stuart and the surrounding affluent communities of Sewall's Point, Sailfish Point, and Hutchinson Island. The plaza offers ample on-site parking, security cameras, and monitored common areas, and is home to a strong mix of established medical, financial, and service-oriented tenants. Available space features prominent glass storefronts, a central location within the plaza, a mostly open floor plan with selective divider walls, two private restrooms, and dedicated rear storage areas, making it well suited for medical or professional users seeking visibility and functionality.



FC **FLORIDA**
COMMERCIAL
REAL ESTATE COMPANY



ALEX AYDELOTTE
Broker | Principal
O: 772.223.3646 **C:** 772.263.1130
E: alex@florida-commercial.net

309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • florida-commercial.net

2,028 SF | **STUART, FL**

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.



ALEX AYDELOTTE
Broker | Principal
O: 772.223.3646 **C:** 772.263.1130
E: alex@florida-commercial.net

309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • florida-commercial.net

2,028 SF | STUART, FL

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.



ALEX AYDELOTTE
Broker | Principal
O: 772.223.3646 **C:** 772.263.1130
E: alex@florida-commercial.net

2,028 SF | STUART, FL



ALEX AYDELLOTTE
Broker | Principal
O: 772.223.3646 **C:** 772.263.1130
E: alex@florida-commercial.net

2,028 SF | STUART, FL

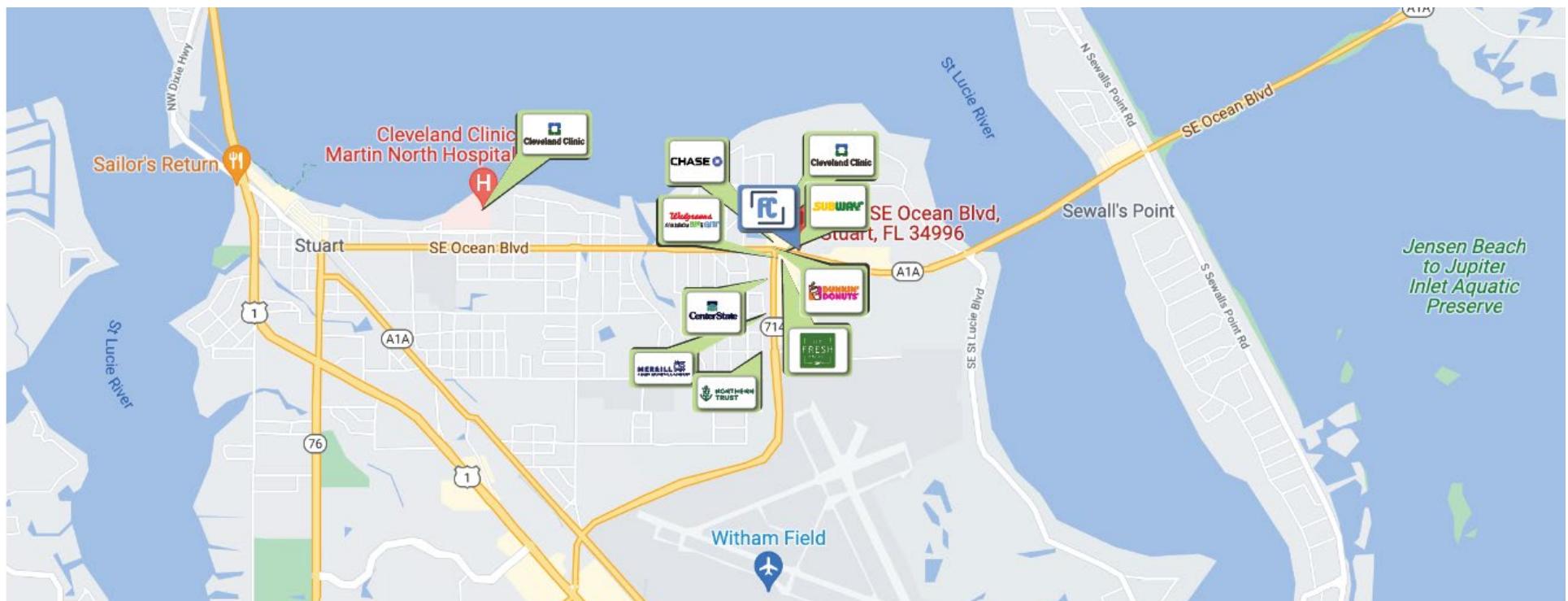
309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • florida-commercial.net

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.

MAP & REPORT

2155-2157 SE OCEAN BLVD, STUART, FL 34996 | OFFICE IN SMITHFIELD PLAZA

POPULATION	1 MILE	3 MILES	5 MILES	HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Population	5,280	35,671	86,521	Total households	2,586	29.5K	68.1K
Median age	57.2	48.7	48.4	# of persons per HH	2.0	2.2	2.3
				Average HH income	\$66,465	\$69,619	\$78,520



**FLORIDA
COMMERCIAL**
REAL ESTATE COMPANY



ALEX AYDELLOTTE
Broker | Principal
O: 772.223.3646 C: 772.263.1130
E: alex@florida-commercial.net

2,028 SF | STUART, FL

LOCATION

2155-2157 SE OCEAN BLVD, STUART, FL 34996 | OFFICE IN SMITHFIELD PLAZA



ALEX AYDELLOTTE
Broker | Principal
O: 772.223.3646 **C:** 772.263.1130
E: alex@florida-commercial.net

309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • florida-commercial.net

2,028 SF | STUART, FL

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.