

2608 SE Willoughby Blvd,
Stuart, FL 34994

1-2 UNITS IN WILLOUGHBY
BUSINESS PARK



**FLORIDA
COMMERCIAL**

REAL ESTATE COMPANY



ALBERT BROWN

Sales Associate

T: 772.631.7989

E: albert@albertbrownre.com

**1,120 SF -
2,240 SF**

EXECUTIVE SUMMARY

2608 SE Willoughby Blvd, Stuart, FL 34994 | 1-2 UNITS IN WILLOUGHBY BUSINESS PARK

SPECS

Unit A (Downstairs) Size: 1,120 SF
Unit B (Upstairs) Size: 1,120 SF
Units A & B Size: 2,240 SF
Price: \$22 Per SF / YR / GROSS
Year Built: 2001
Term: 3-5 Year Lease
Zoning: B-4 - Limited Business/Manufacturing

PROPERTY OVERVIEW

Flexible leasing opportunity offering the option to occupy Unit A (Downstairs), Unit B (Upstairs), or combine both for a larger, cohesive professional footprint. The layout allows for seamless connectivity between floors or complete separation, providing versatility for a variety of office or service-based users. The property offers excellent visibility with prominent building signage and monument signage facing Willoughby Blvd, centrally located among established businesses and near the high school, Sailfish Splash Waterpark, and other major area amenities.

Unit A – Downstairs:

Freshly painted and move-in ready, Unit A features a welcoming open area at the front of the suite, two private offices, additional open workspace toward the rear, a kitchenette, private restroom, and a storage closet. The layout supports both collaborative and private work environments, making it ideal for professional or administrative use.

Unit B – Upstairs:

The upstairs suite includes two private offices, a conference room, a kitchenette, coffee nook, private restroom, and a wide open central workspace. Accessed via a staircase, this unit offers a bright and functional layout well-suited for executive offices, consulting, or creative workspace needs.



ALBERT BROWN
Sales Associate
T: 772.631.7989
E: albert@albertbrownre.com

**1,120 SF -
2,240 SF**

UNIT A



FC FLORIDA
COMMERCIAL
REAL ESTATE COMPANY



ALBERT BROWN
Sales Associate
T: 772.631.7989
E: albert@albertbrownre.com

**1,120 SF -
2,240 SF**

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.

UNIT A



FC FLORIDA
COMMERCIAL
REAL ESTATE COMPANY



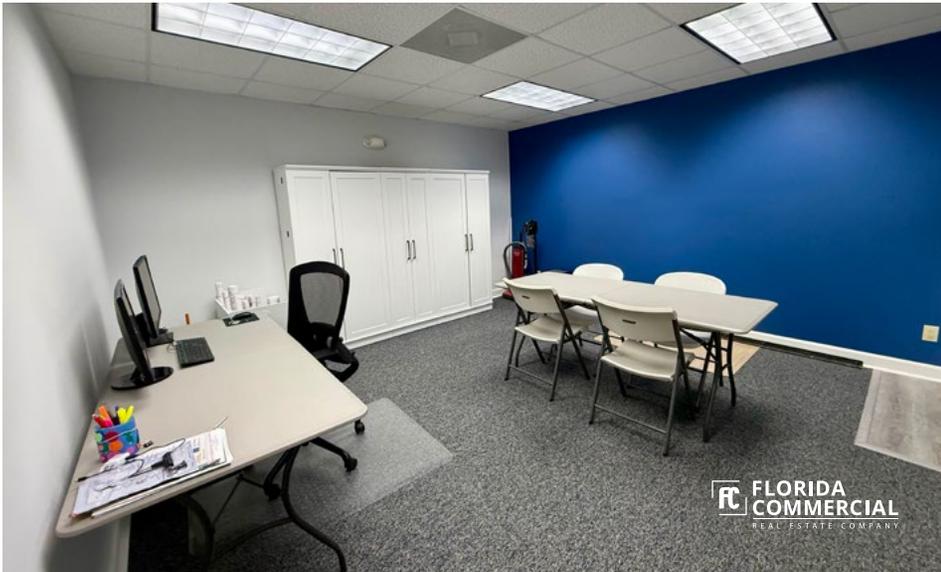
ALBERT BROWN
Sales Associate
T: 772.631.7989
E: albert@albertbrownre.com

**1,120 SF -
2,240 SF**

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.

UNIT B



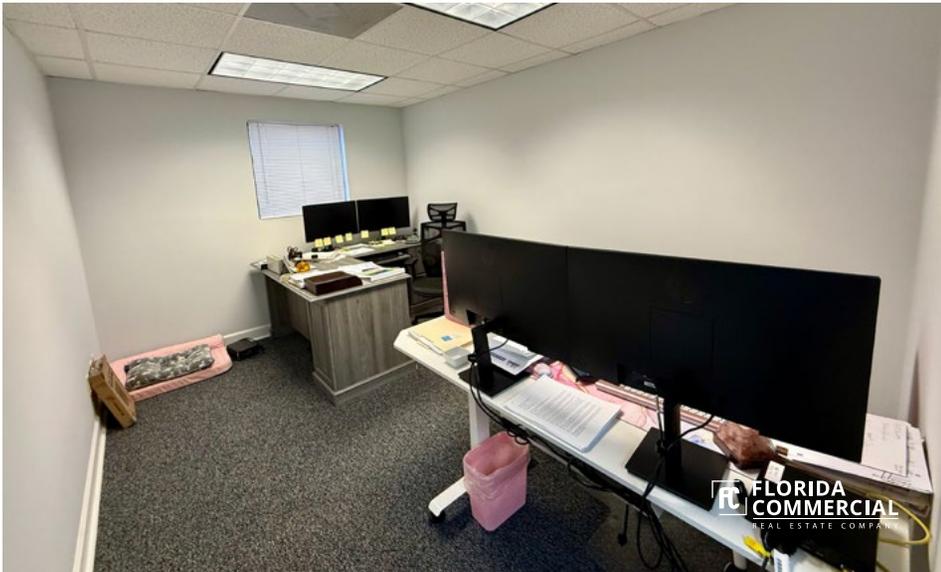
FC FLORIDA
COMMERCIAL
REAL ESTATE COMPANY



ALBERT BROWN
Sales Associate
T: 772.631.7989
E: albert@albertbrownre.com

**1,120 SF -
2,240 SF**

UNIT B



FC FLORIDA
COMMERCIAL
REAL ESTATE COMPANY



ALBERT BROWN
Sales Associate
T: 772.631.7989
E: albert@albertbrownre.com

**1,120 SF -
2,240 SF**

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.

MAPS & REPORT

2608 SE Willoughby Blvd, Stuart, FL 34994 | 1-2 UNITS IN WILLOUGHBY BUSINESS PARK



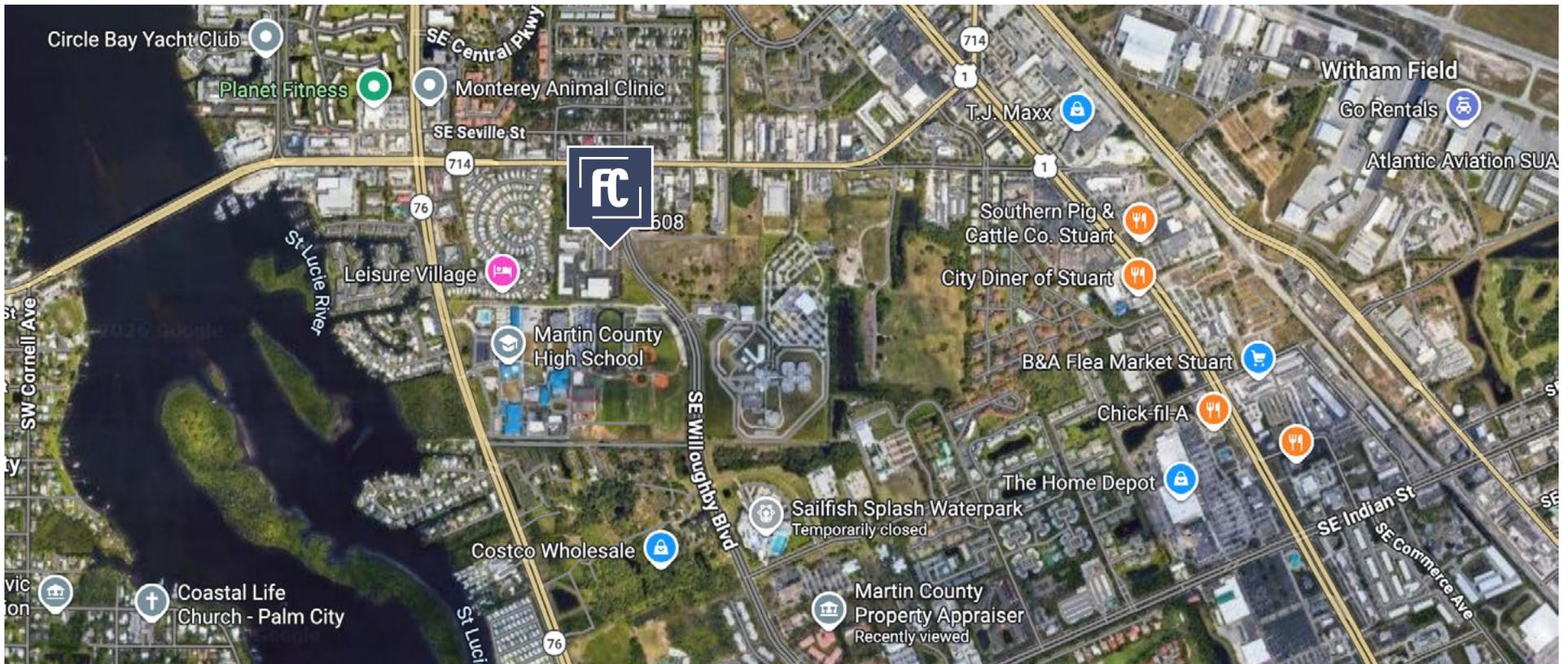
POPULATION

	1 MILE	3 MILES	5 MILES
Population	6.6K	47.1K	93.1K
Median age	42.7	47.1	47.8



HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2.9K	20.9K	39.1K
# of Employees	13.1K	66K	114.8K
Average HH income	\$75.8K	\$82.3K	\$83.5K

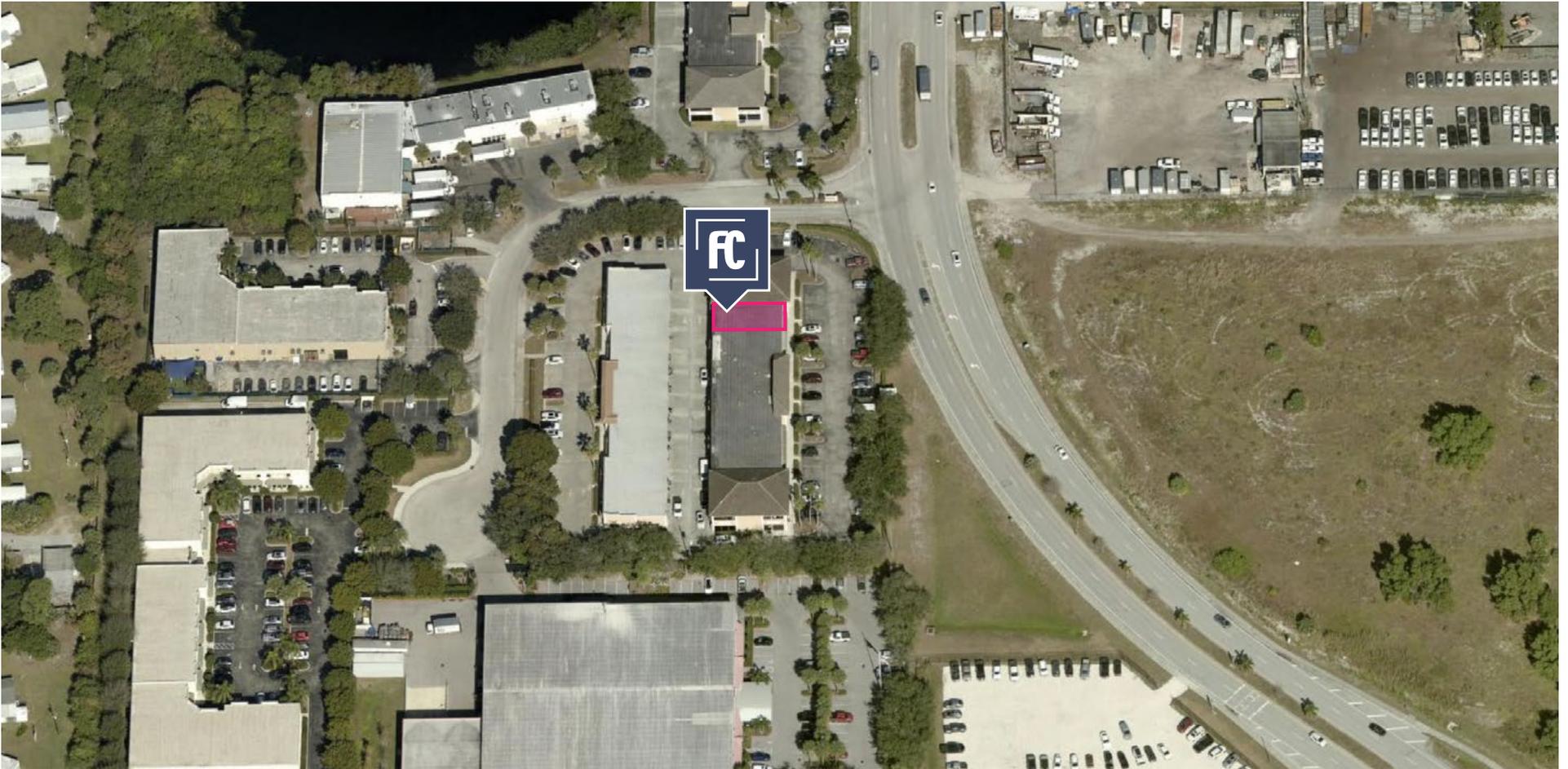


ALBERT BROWN
Sales Associate
T: 772.631.7989
E: albert@albertbrownre.com

**1,120 SF -
2,240 SF**

LOCATION

2608 SE Willoughby Blvd, Stuart, FL 34994 | 1-2 UNITS IN WILLOUGHBY BUSINESS PARK



ALBERT BROWN
Sales Associate
T: 772.631.7989
E: albert@albertbrownre.com

**1,120 SF -
2,240 SF**