



Each office independently owned and operated

ROSI SHEPARD - RE/MAX COMMERCIAL

729 SW Federal Hwy

Stuart, FL 34994

FOR SALE

MEDICAL OFFICE AND RETAIL BUILDING

3405 NORTHWEST FEDERAL HIGHWAY

JENSEN BEACH, FL 34957



PRESENTED BY:

ROSI M. SHEPARD

Commercial Advisor

772.288.0287

FL #3320083

//TABLE OF CONTENTS

TABLE OF CONTENTS

| | |
|----------------------|----|
| PROPERTY SUMMARY | 3 |
| PROPERTY DESCRIPTION | 4 |
| COMPLETE HIGHLIGHTS | 5 |
| ADDITIONAL PHOTOS | 6 |
| REGIONAL MAP | 7 |
| LOCATION MAP | 8 |
| AERIAL MAP | 9 |
| SITE PLANS | 10 |
| FINANCIAL SUMMARY | 11 |
| INCOME & EXPENSES | 12 |

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This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

Rosi Shepard - RE/MAX Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Rosi Shepard - RE/MAX Commercial has not verified, and will not verify, any of the information contained herein, nor has Rosi Shepard - RE/MAX Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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Stuart, FL 34994

PROPERTY SUMMARY



PROPERTY DESCRIPTION

The Property's fully leased status with stable medical and community service tenants supports a strong ROI, underpinned by an updated rent roll reflecting approximately \$266,000 in annual base rental income. Several occupants currently on month-to-month terms are paying under-market rents, presenting near-term upside through renewals or repositioning at market rates. Durable concrete block construction with a metal roof helps reduce long-term maintenance exposure, while 113 on-site parking spaces provide exceptional parking capacity, enhancing tenant retention and future leasing flexibility across a variety of medical and community-oriented uses.

PROPERTY HIGHLIGHTS

- 100% leased medical mix: Five tenants including Stuart Urgent Care, Calvary Community Church, North Stuart Physical Therapy, Electrolysis Laser Center, and TCMA Care, all in-place with no vacancy.
- Healthcare tenancy: Majority of GLA occupied by medical and wellness users (urgent care, physical therapy, laser/electrolysis, and urgent care-style clinic), benefiting from Port St. Lucie's aging and healthcare-

OFFERING SUMMARY

| | |
|------------------|--------------|
| Sale Price: | \$4,000,000 |
| Number of Units: | 4 |
| Lot Size: | 2.94 Acres |
| Building Size: | 14,265 SF |
| NOI: | \$196,871.00 |
| Cap Rate: | 4.92% |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|-----------|
| Total Households | 10 | 417 | 1,814 |
| Total Population | 22 | 880 | 3,840 |
| Average HH Income | \$114,134 | \$115,442 | \$114,581 |

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LOCATION DESCRIPTION

The property is at a signalized hard corner on US-1 and Jack Williams Way in northern Martin County's primary commercial artery, offering strong visibility to high daily traffic serving Jensen Beach, Stuart, and the broader Treasure Coast trade area. Surrounded by regional retail anchors such as Treasure Coast Square and nearby power centers, as well as civic uses like the Hoke Library accessed via Jack Williams Way, the site benefits from a steady mix of destination and neighborhood traffic throughout the day.

SITE DESCRIPTION

3405 NW Federal Highway is a 14,265 SF, single-story strip center situated on approximately 2.94 acres in Jensen Beach, Florida, featuring about 288 feet of frontage and pylon signage along the high-traffic US-1 corridor within the Port St. Lucie retail submarket. The property is fully leased to five primarily medical and service-oriented tenants, including urgent care and physical therapy users, positioned in in-line suites that face the main parking field. The site offers approximately 113 Surface Parking Spaces, which strongly supports high-visit medical and service traffic. Surrounded by complementary neighborhood retail and established residential communities in a growing trade area with solid household incomes and retail spending, the center benefits from both strong visibility and durable local demand drivers.

CONSTRUCTION DESCRIPTION

Concrete Block with Metal Roof

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COMPLETE HIGHLIGHTS



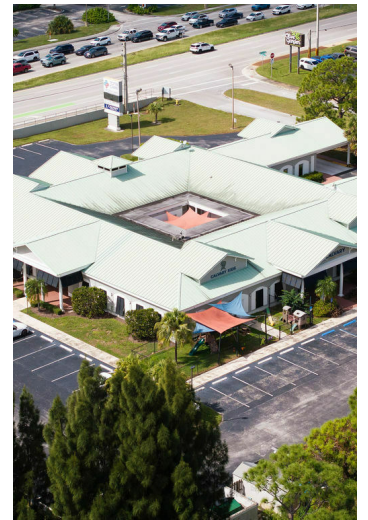
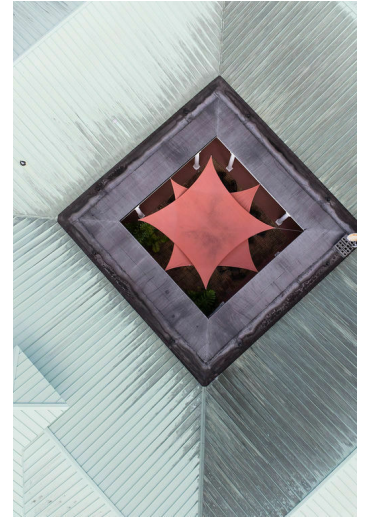
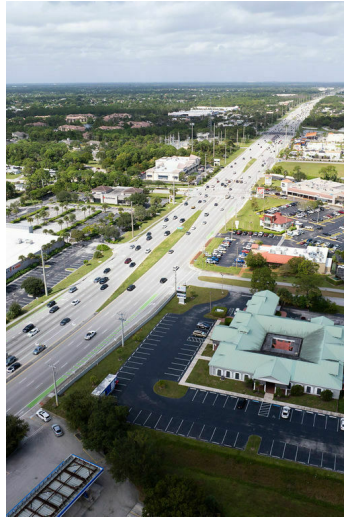
PROPERTY HIGHLIGHTS

- - 100% leased medical mix: Five tenants including Stuart Urgent Care, Calvary Community Church, North Stuart Physical Therapy, Electrolysis Laser Center, and TCMA Care, all in-place with no vacancy.
- - Healthcare tenancy: Majority of GLA occupied by medical and wellness users (urgent care, physical therapy, laser/electrolysis, and urgent care-style clinic), benefiting from Port St. Lucie's aging and healthcare-oriented population base.
- - High-visibility US-1 frontage: Approx. 288 feet of frontage on NW Federal Highway with pylon signage in a "Somewhat Walkable" corridor (Walk Score mid-50s).
- - Ample surface parking: 113 surface parking spaces, 7.9 spaces per 1,000 SF ratio, ideal for medical and high-visit uses.
- - Dense, affluent trade area: 5-mile population of ~120,000 with median household income in the mid-\$60,000s and strong 5-year growth projections.
- - Strong traffic counts: US-1/Federal Highway traffic exceeding 50,000-70,000 vehicles per day within a half-mile of the site, driving daily visibility and tenant demand.
- - Tight retail market: Port St. Lucie retail vacancy around low-4% with strip centers near 3.8% vacancy and market rents around \$24/SF NNN, supporting rent growth and backfill strength.
- - Limited competing vacancy: Peer strip centers in the immediate trade area are effectively fully leased with availability rates near 0% and NNN rents generally in the high-teens to mid-\$20s per SF.
- - Pro-growth regional fundamentals: Port St. Lucie metro population ~550,000 with strong net migration, above-average homeownership, and growing healthcare employment base fueling long-term retail and medical demand.

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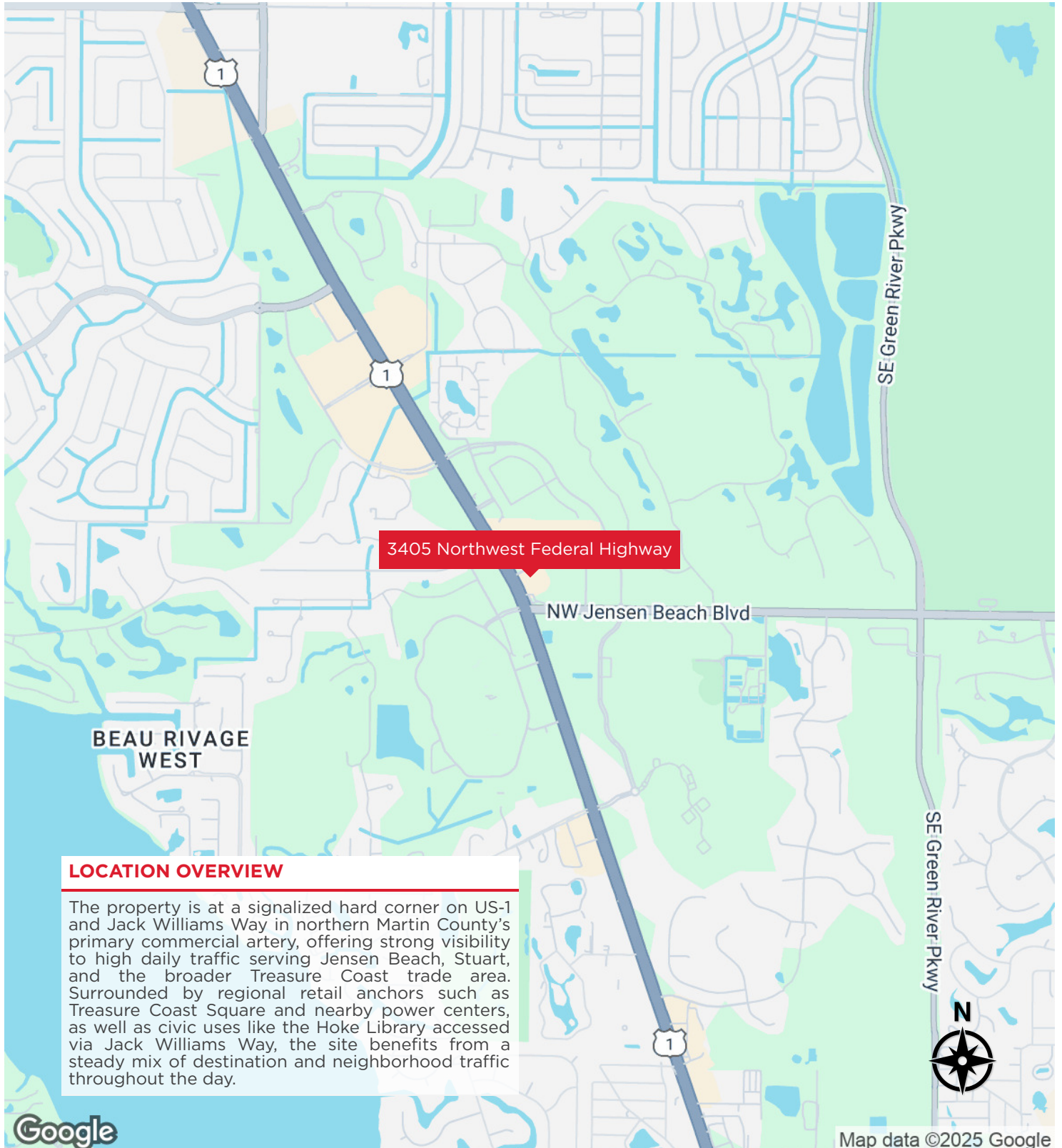
ADDITIONAL PHOTOS



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REGIONAL MAP



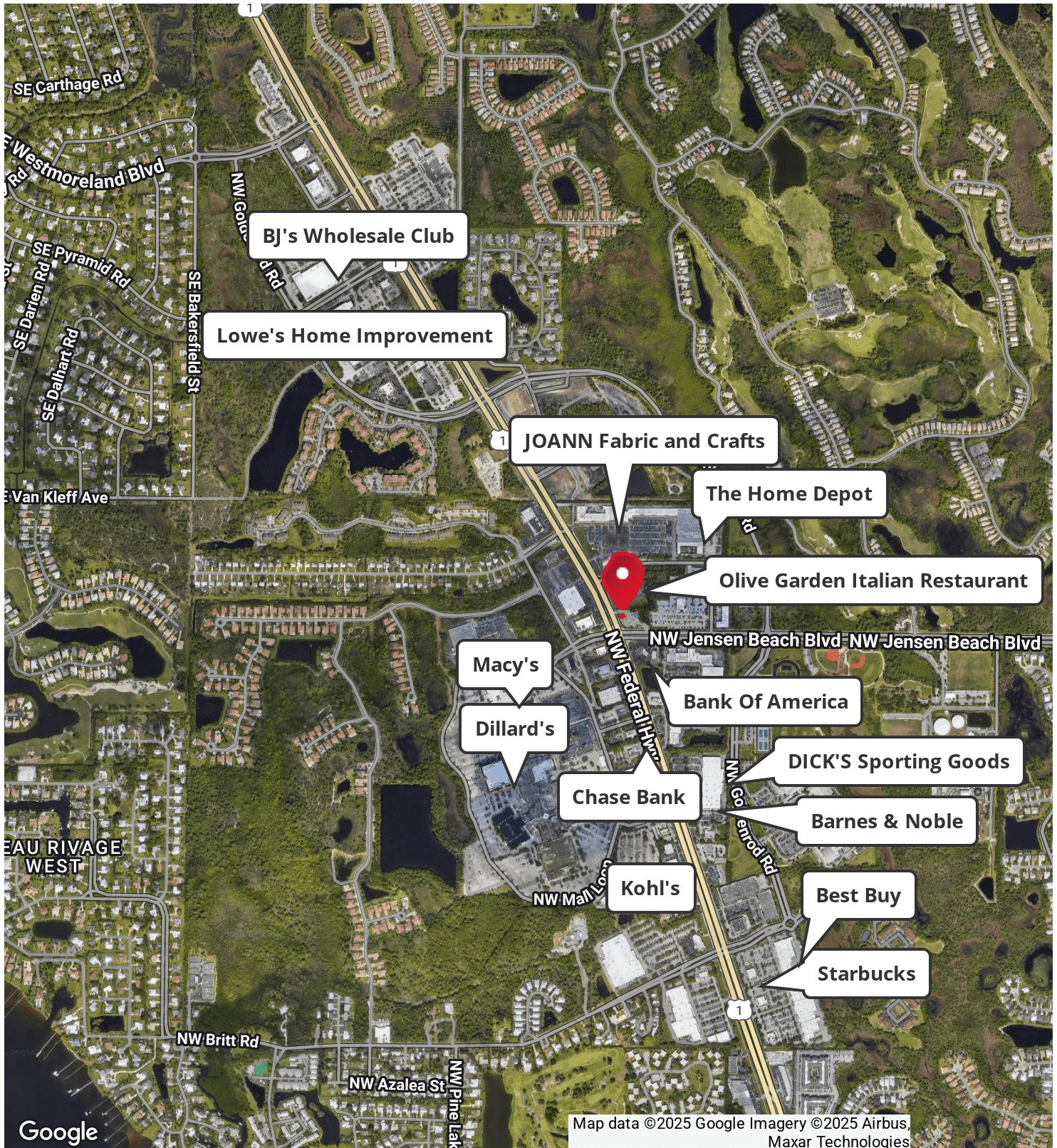
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P. 7

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LOCATION MAP



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AERIAL MAP



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FINANCIAL SUMMARY

INVESTMENT OVERVIEW

| | |
|----------------------------|-------------|
| Price | \$4,000,000 |
| Price per SF | \$280 |
| Price per Unit | \$1,000,000 |
| GRM | 15.04 |
| CAP Rate | 4.92% |
| Cash-on-Cash Return (yr 1) | 4.92% |
| Total Return (yr 1) | \$196,871 |

OPERATING DATA

| | |
|------------------------|-----------|
| Gross Scheduled Income | \$266,030 |
| Total Scheduled Income | \$266,030 |
| Gross Income | \$266,030 |
| Operating Expenses | \$69,159 |
| Net Operating Income | \$196,871 |
| Pre-Tax Cash Flow | \$196,871 |

FINANCING DATA

| | |
|--------------|-------------|
| Down Payment | \$4,000,000 |
|--------------|-------------|

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P. 11

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INCOME & EXPENSES

INCOME SUMMARY

| | |
|---------------------|------------------|
| Vacancy Cost | \$0 |
| GROSS INCOME | \$266,030 |

EXPENSES SUMMARY

| | |
|-----------------------------|------------------|
| Insurance | \$18,541 |
| Taxes | \$44,318 |
| Backflow Prevention Testing | \$2,100 |
| Landscaping | \$4,200 |
| OPERATING EXPENSES | \$69,159 |
| NET OPERATING INCOME | \$196,871 |

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P. 12

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RENT ROLL

| SUITE | TENANT NAME | SIZE SF | % OF BUILDING | PRICE / SF / YEAR | MARKET RENT | MARKET RENT / SF | ANNUAL RENT | LEASE START | LEASE END |
|-----------------|-------------------------------|------------------|---------------|-------------------|-------------|------------------|------------------|-------------|-----------|
| - | TCMA Care | 5,106 SF | 35.79% | \$19.67 | - | - | \$100,430 | - | Dec 2027 |
| - | Calvary Community Church | 6,875 SF | 48.19% | \$15.88 | - | - | \$109,200 | - | Oct 2027 |
| - | North Stuart Physical Therapy | 2,176 SF | 15.25% | \$19.30 | - | - | \$42,000 | - | Aug 2025 |
| - | Electrolysis & Laser Center | 108 SF | 0.76% | \$133.33 | - | - | \$14,400 | - | July 2025 |
| TOTALS | | 14,265 SF | 99.99% | \$188.19 | \$0 | \$0.00 | \$266,030 | | |
| AVERAGES | | 3,566 SF | 25% | \$47.05 | | | \$66,508 | | |

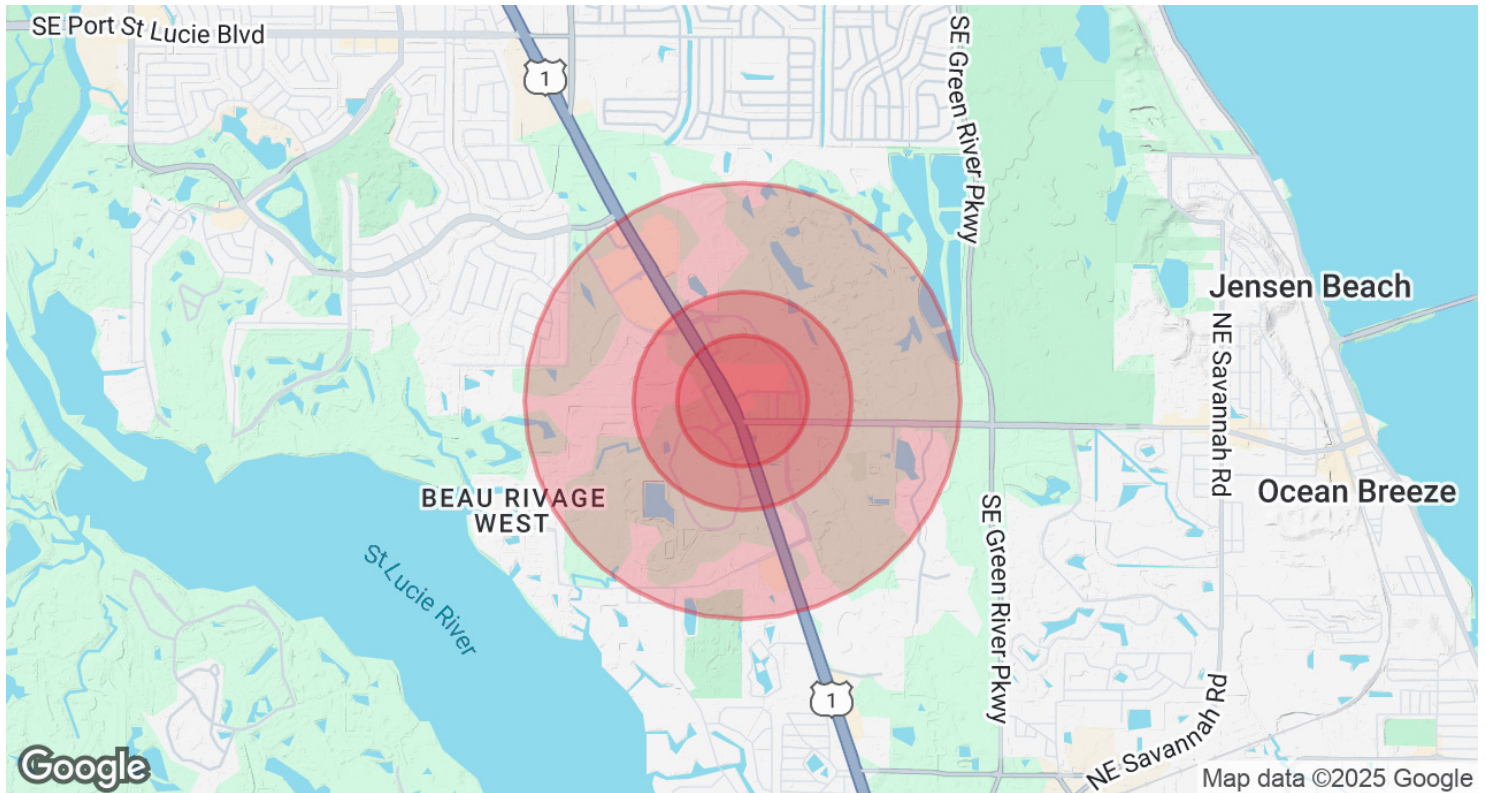
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P. 13

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DEMOGRAPHICS MAP & REPORT



POPULATION

0.3 MILES

0.5 MILES

1 MILE

| | | | |
|----------------------|----|-----|-------|
| Total Population | 22 | 880 | 3,840 |
| Average Age | 46 | 49 | 50 |
| Average Age (Male) | 45 | 48 | 49 |
| Average Age (Female) | 47 | 49 | 51 |

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

| | | | |
|---------------------|-----------|-----------|-----------|
| Total Households | 10 | 417 | 1,814 |
| # of Persons per HH | 2.2 | 2.1 | 2.1 |
| Average HH Income | \$114,134 | \$115,442 | \$114,581 |
| Average House Value | \$600,336 | \$576,912 | \$548,966 |

Demographics data derived from AlphaMap

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P. 14

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//ADVISOR BIO 1



ROSI M. SHEPARD

Commercial Advisor

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FL #3320083

PROFESSIONAL BACKGROUND

Rosi M. Shepard is a highly accomplished commercial real estate advisor, entrepreneur, and seasoned community leader serving Stuart, FL and surrounding markets. With over 10 years at RE/MAX, Rosi specializes in commercial, industrial, agricultural, and investment properties, consistently earning outstanding reviews for her expertise, professionalism, and integrity.

Her career began in the auto body repair industry, progressing from body repair technician to body shop manager in esteemed shops including Fort Lauderdale Lincoln Mercury Rolls Royce and Vic Koenig Chevrolet. Rosi later transitioned into land and environmental management, developing deep skills with The Florida Department of Environmental Protection as a Park Ranger and then the Division of Forestry as a wildland firefighter and certified burn manager, leading prescribed burns on over 60,000 acres and operating heavy equipment for firebreaks and land maintenance.

Rosi is the owner and Chief Financial Officer of Tough RoofScapes LLC, a roofing maintenance and repair company based in Martin County, where she leads commercial and residential teams. Her background exemplifies entrepreneurial spirit and adaptability.

Her leadership roles include Board Member at Large for the East Coast District CCIM, committee person for Government Affairs at MCRTC, past director for MCRTC, and past president of the Junior League of Martin County. She has also served as Director for Martin County Healthy Start, Inc. and currently is Secretary on the board, reflecting her dedication to community service.

Rosi's business philosophy is founded on integrity, expertise, and service, resulting in lasting client relationships and a thriving referral network. She leverages her technical background, land management experience, and hands-on operational skills to provide unparalleled value to her real estate and business clients.

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P. 15

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