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ROSI SHEPARD - RE/MAX COMMERCIAL

729 SW Federal Hwy

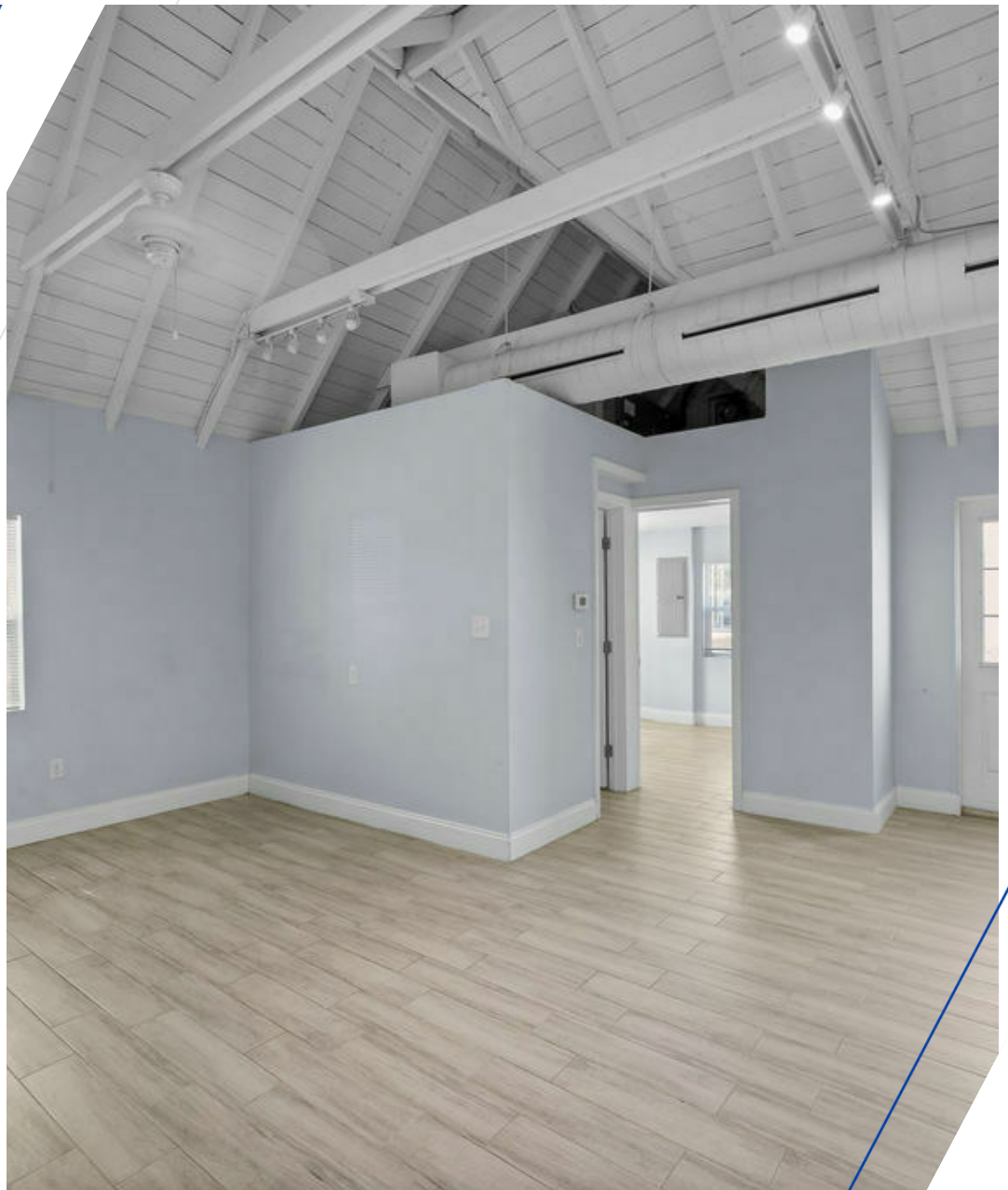
Stuart, FL 34994

FOR LEASE

RETAIL/OFFICE BUILDING

# PALM CITY RETAIL/ OFFICE OPPORTUNITY

900 SW MARTIN DOWNS BLVD | PALM CITY, FL 34990



PRESENTED BY:

**ROSI M. SHEPARD**

Commercial Advisor

772.288.0287

FL #3320083

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Located in the heart of Palm City, 900 SW Martin Downs Blvd offers exceptional visibility and exposure for any business. Positioned directly along Martin Downs Boulevard, this property features prominent signage opportunities that capture the attention of thousands of passing vehicles each day. Its high-traffic location and professional setting make it an ideal space for business owners seeking to elevate their brand presence in a thriving commercial corridor.

Accessible not only from the highly traveled Martin Downs BLVD, but on the back side of the neighborhood behind it. This Palm City Location is visible to anyone before having to go over the bridge into Stuart!

## PROPERTY HIGHLIGHTS

- - Prime retail or professional space located at 900 SW Martin Downs Boulevard, positioned within the Palm City CRA corridor, offering strong visibility in a high-traffic commercial area.
- - Approximately 915 square feet of versatile space previously used as a salon—ideal for personal services, boutique retail, or small office operations.

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### OFFICE BUILDING

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## OFFERING SUMMARY

Lease Rate:	\$2,800.00 SF/yr (Gross)
Number of Units:	1
Available SF:	915 SF
Lot Size:	0.27 Acres
Building Size:	915 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	248	604	3,187
Total Population	597	1,401	6,826
Average HH Income	\$117,109	\$109,620	\$96,144

# PROPERTY DESCRIPTION



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## LOCATION DESCRIPTION

Located along Palm City's main commercial corridor, 900 SW Martin Downs Boulevard offers a prime retail space with outstanding street visibility and consistent traffic. The property—previously home to a successful hair salon—features approximately 915 square feet of flexible, open space filled with natural light and large storefront windows that draw attention from passing vehicles and pedestrians. The suite's layout easily accommodates a variety of business types such as personal services, boutique retail, or professional office users. With ceiling heights of 8 to 12 feet, a clean interior finish, and excellent parking availability, it delivers both comfort and convenience for staff and visitors alike.

Positioned within a well-established commercial hub surrounded by thriving retailers and service professionals, this property provides a high-visibility signage opportunity directly on Martin Downs Boulevard—making it ideal for businesses seeking strong exposure and accessibility in the heart of Palm City.

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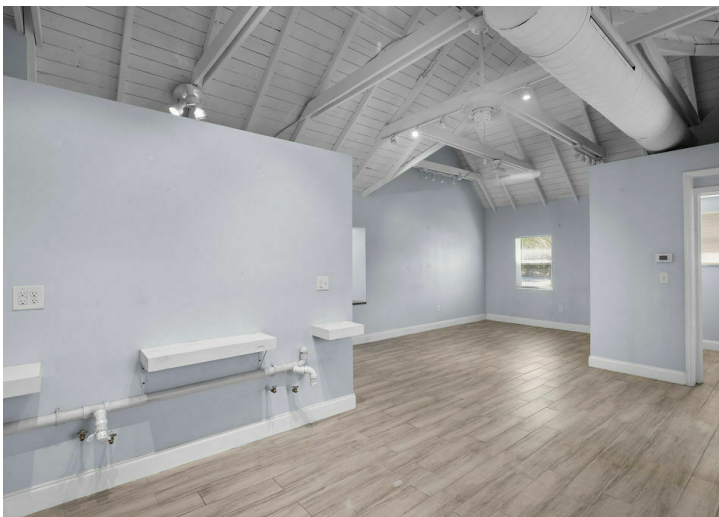


# COMPLETE HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- - Prime retail or professional space located at 900 SW Martin Downs Boulevard, positioned within the Palm City CRA corridor, offering strong visibility in a high-traffic commercial area.
- - Approximately 915 square feet of versatile space previously used as a salon—ideal for personal services, boutique retail, or small office operations.
- - Features include large storefront windows, bright open layout, and 8-12 foot ceilings that enhance natural light and allow flexible interior use.
- - Located in an active redevelopment area, the Palm City CRA (Community Redevelopment Area) promotes business growth, façade improvements, and revitalized infrastructure—making this an appealing location for new or expanding ventures.
- - Ample onsite parking with a generous space ratio and easy access along Martin Downs Boulevard, a primary east-west corridor linking residential and commercial districts.
- - Surrounded by established retail and service businesses that contribute to consistent drive-by exposure and walk-in potential.
- - Set within one of Martin County's most stable commercial micro-markets, benefitting from South Florida's strong retail and office investment climate and recent legislative incentives like the repeal of Florida's commercial rent tax.
- - Ideal property for an owner-operator or tenant looking to capitalize on Palm City's growing commercial landscape and the CRA's emphasis on local business development and beautification projects.



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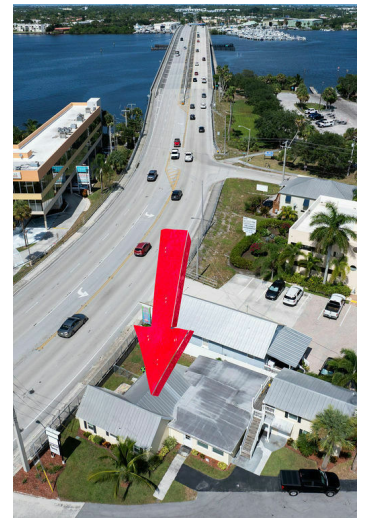
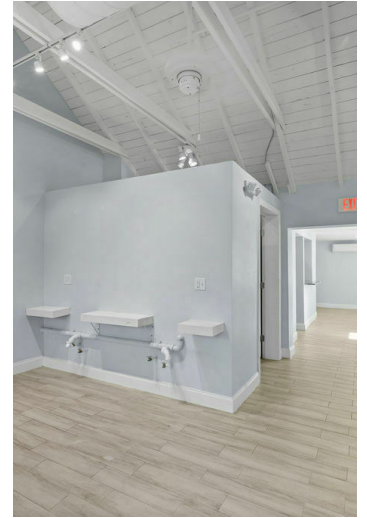
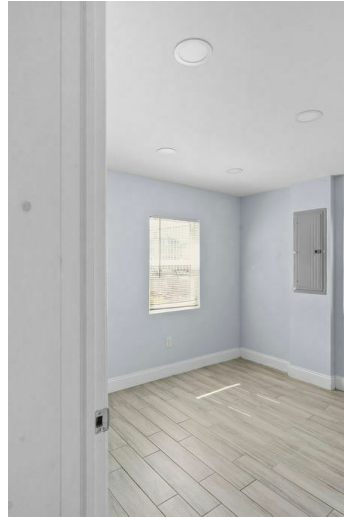
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# ADDITIONAL PHOTOS

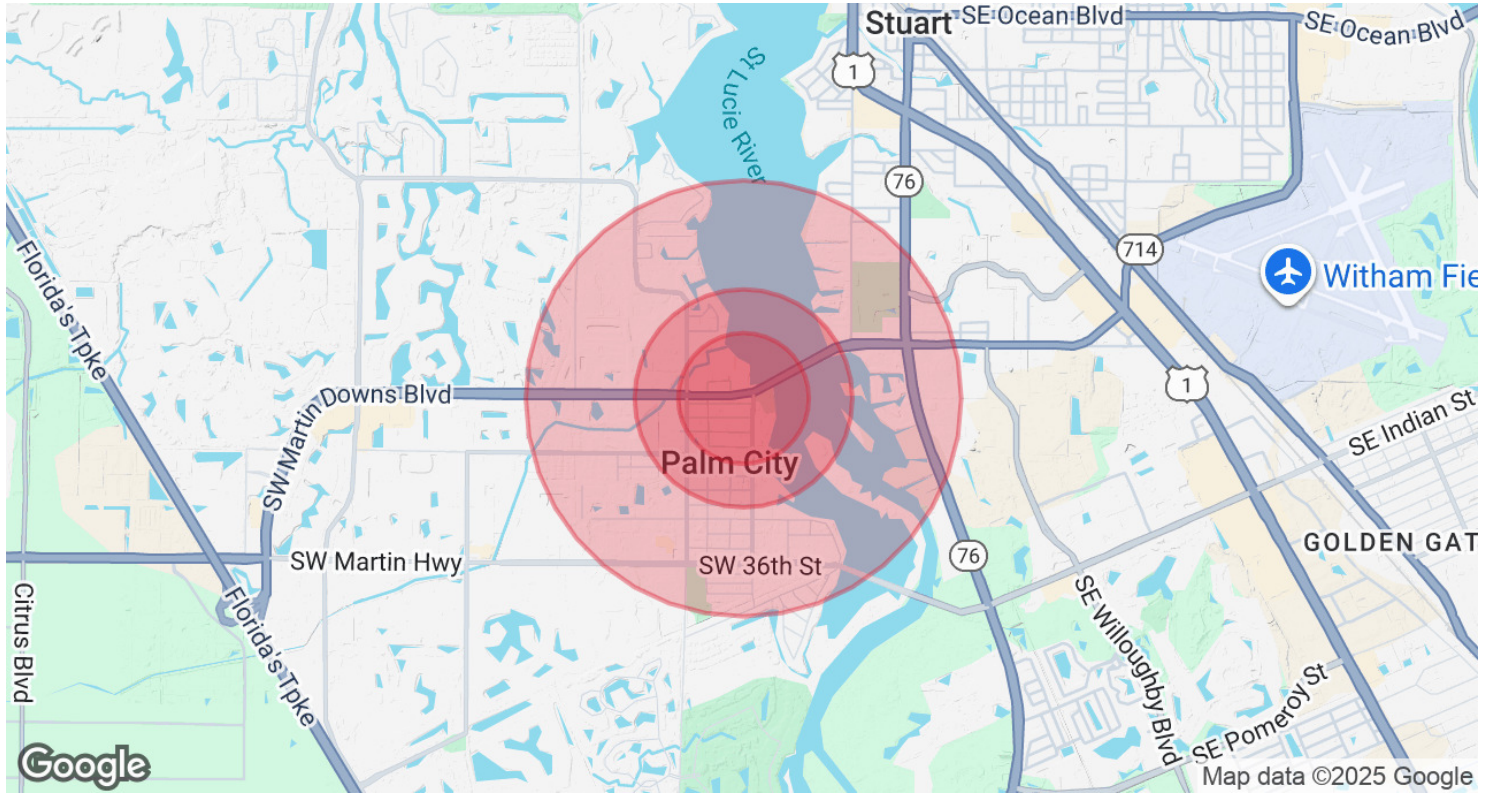


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# DEMOGRAPHICS MAP & REPORT



## POPULATION

### 0.3 MILES

### 0.5 MILES

### 1 MILE

Total Population	597	1,401	6,826
Average Age	45	47	51
Average Age (Male)	44	46	51
Average Age (Female)	46	47	52

## HOUSEHOLDS & INCOME

### 0.3 MILES

### 0.5 MILES

### 1 MILE

Total Households	248	604	3,187
# of Persons per HH	2.4	2.3	2.1
Average HH Income	\$117,109	\$109,620	\$96,144
Average House Value	\$570,326	\$527,073	\$447,133

Demographics data derived from AlphaMap

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# //ADVISOR BIO 1



**ROSI M. SHEPARD**

Commercial Advisor

rosis@remax.net

Direct: **772.288.0287** | Cell: **772.323.7037**

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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