

FOR LEASE

611 SW FEDERAL HWY

STUART, FL 34994



ST LUCIE RIVER



SUBJECT

SW FEDERAL HIGHWAY
13,100 AADT

\$24.00 - 26.00/SF Gross

±415 - 1,205 SF AVAILABLE DOWNTOWN STUART
PROFESSIONAL OFFICE SPACE



SUMMARY

PROPERTY DETAILS

Address:	611 SW Federal Hwy Stuart, FL 34994
Available Spaces:	1,077 SF - Unit A - \$24/SF Gross 1,205 SF - Unit B - \$24/SF Gross 505 SF - Unit C - \$26/SF Gross 565 SF - Unit C2A - \$26/SF Gross 778 SF - Unit C2B - \$26/SF Gross 610 SF - Unit G - \$26/SF Gross 415 SF - Unit J - \$26/SF Gross
Neighborhood:	Downtown Stuart
Year Built:	1983
Building Type:	General Office

PROPERTY OVERVIEW

Northgate Plaza presents an excellent opportunity to lease executive office space in a well-maintained, professionally oriented setting. This 13,785-square-foot neighborhood plaza features multiple suites ideally suited for medical and professional users.

Strategically located along US-1 and just steps from downtown Stuart, the property offers strong frontage and visibility. Its position less than half a mile north of Kanner Highway provides convenient access to both Florida's Turnpike and I-95, enhancing regional connectivity for clients and staff.

The surrounding trade area is anchored by established national retailers and healthcare providers, including Publix, Subway, Dunkin', Wawa, and Cleveland Clinic North. The building has been meticulously maintained, with new HVAC systems installed in 2022 and a recently sealed and restriped parking lot.



LOOKING NORTH

ST LUCIE RIVER



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LOOKING EAST

Cleveland Clinic

ST LUCIE RIVER

HISTORIC STUART
DOWNTOWN
BUSINESS ASSOCIATION



WITHAM
AIRFIELD

SUBJECT

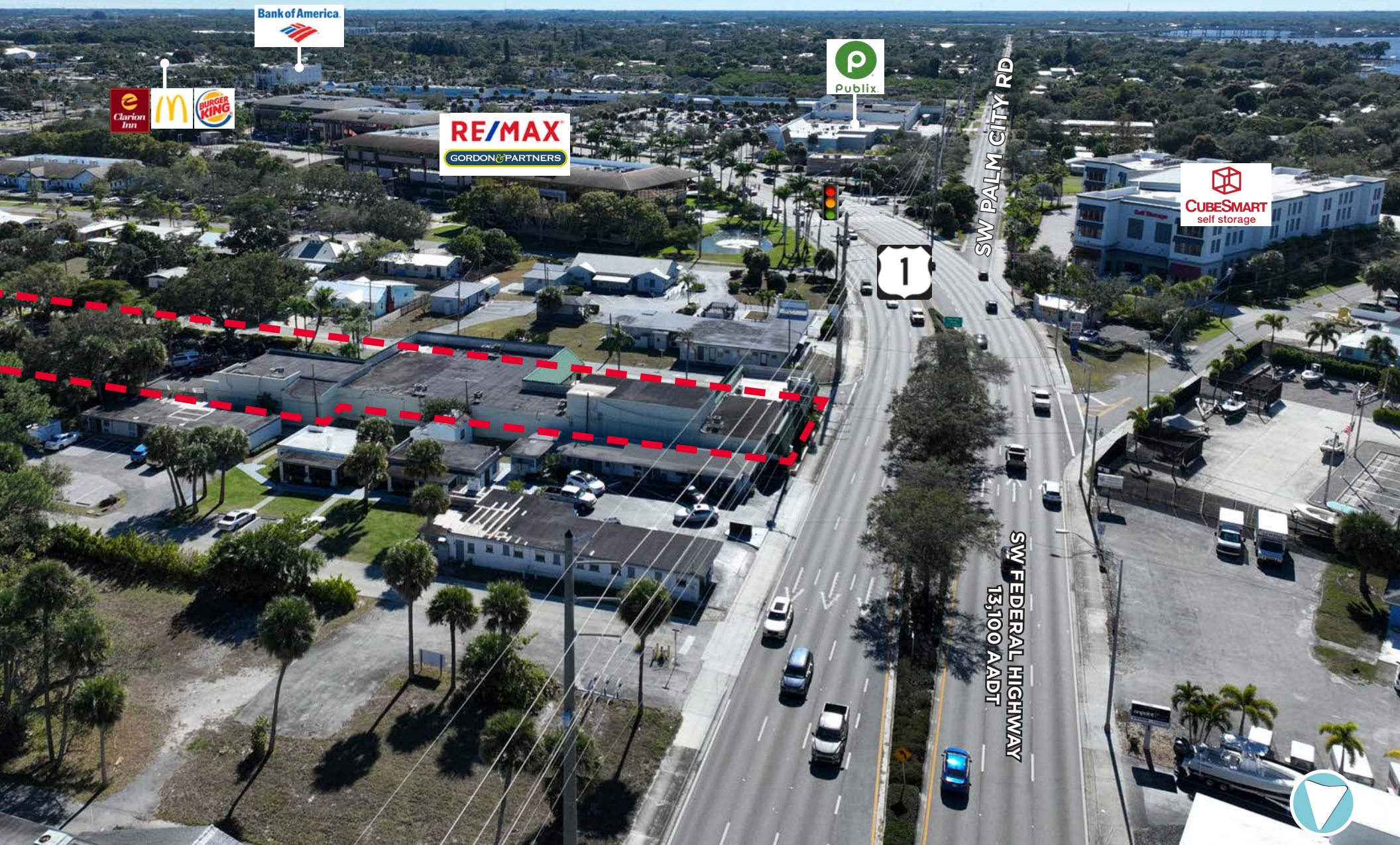


RE/MAX
GORDON & PARTNERS

SW FEDERAL HIGHWAY
13,100 AADT



LOOKING SOUTH



Bank of America

Clarion Inn
McDonald's
BURGER KING

RE/MAX
GORDON & PARTNERS

Publix

CUBE SMART
self storage

1

SW PALM CITY RD

SW FEDERAL HIGHWAY
13,100 AADT



LOOKING WEST



ST LUCIE RIVER

SUBJECT

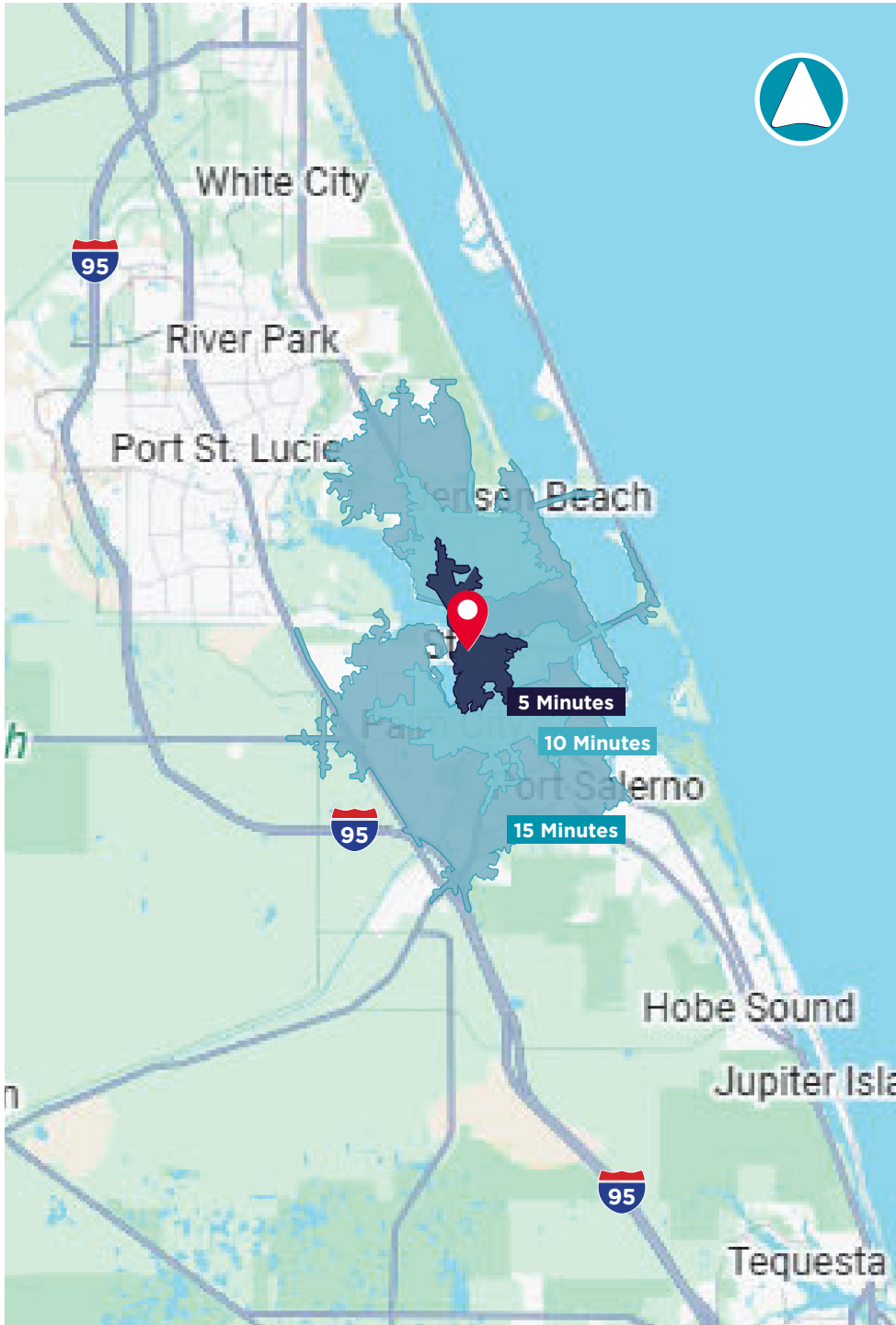

CUBESMART
self storage

1

SW FEDERAL HIGHWAY
13,100 AADT



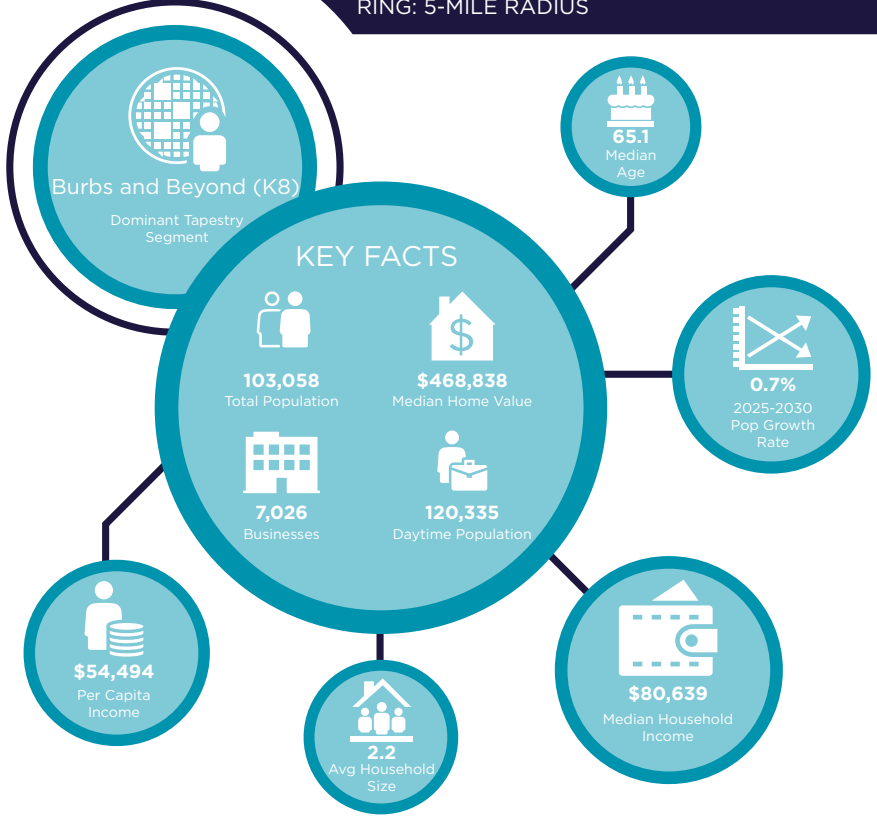
DRIVE TIME



5 MINUTES	10 MINUTES	15 MINUTES
6,337 2010 Population	38,746 2010 Population	99,739 2010 Population
7,168 2024 Population	44,835 2024 Population	115,010 2024 Population
13.1% 2010-2024 Population Growth	15.7% 2010-2024 Population Growth	15.3% 2010-2024 Population Growth
0.56% 2024-2029 (Annual) Est. Population Growth	0.65% 2024-2029 (Annual) Est. Population Growth	0.78% 2024-2029 (Annual) Est. Population Growth
56.7 2024 Median Age	52.4 2024 Median Age	51.3 2024 Median Age
\$97,064 Average Household Income	\$99,892 Average Household Income	\$110,356 Average Household Income
45.4% Percentage with Associates Degree or Better	47.6% Percentage with Associates Degree or Better	48.2% Percentage with Associates Degree or Better
65.6% Percentage in White Collar Profession	60.2% Percentage in White Collar Profession	61.0% Percentage in White Collar Profession

2024 DEMOGRAPHICS

611 SW FEDERAL HWY, STUART, FL 34994
RING: 5-MILE RADIUS



POPULATION

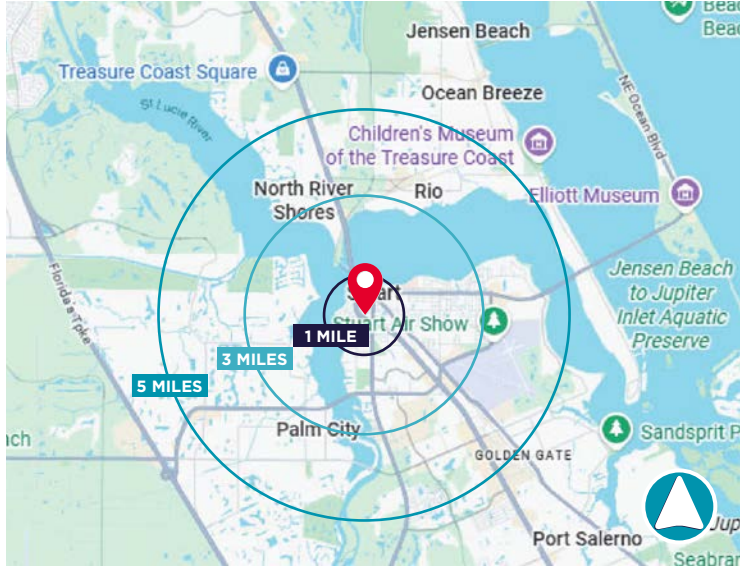
1 Mile:	4,143
3 Mile:	52,713
5 Mile:	103,058

AVERAGE HOUSEHOLD INCOME

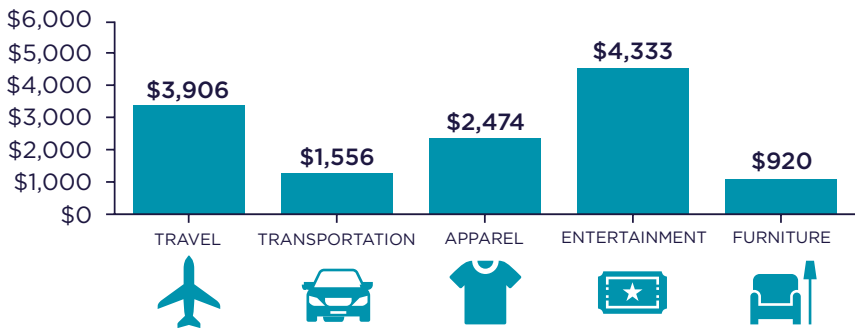
1 Mile:	\$90,066
3 Mile:	\$110,618
5 Mile:	\$121,704

MEDIAN AGE

1 Mile:	53.2
3 Mile:	54.1
5 Mile:	52.8



KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-U.S. BLS (2024).

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Spending facts are average annual dollars per household

CITY OVERVIEW

City of Stuart, Florida

Stuart, Florida is located on Florida's East Coast, which borders the St. Lucie River and 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 are, Cleveland Clinic Hospital, Vought Aircraft, 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.



REGIONAL OVERVIEW

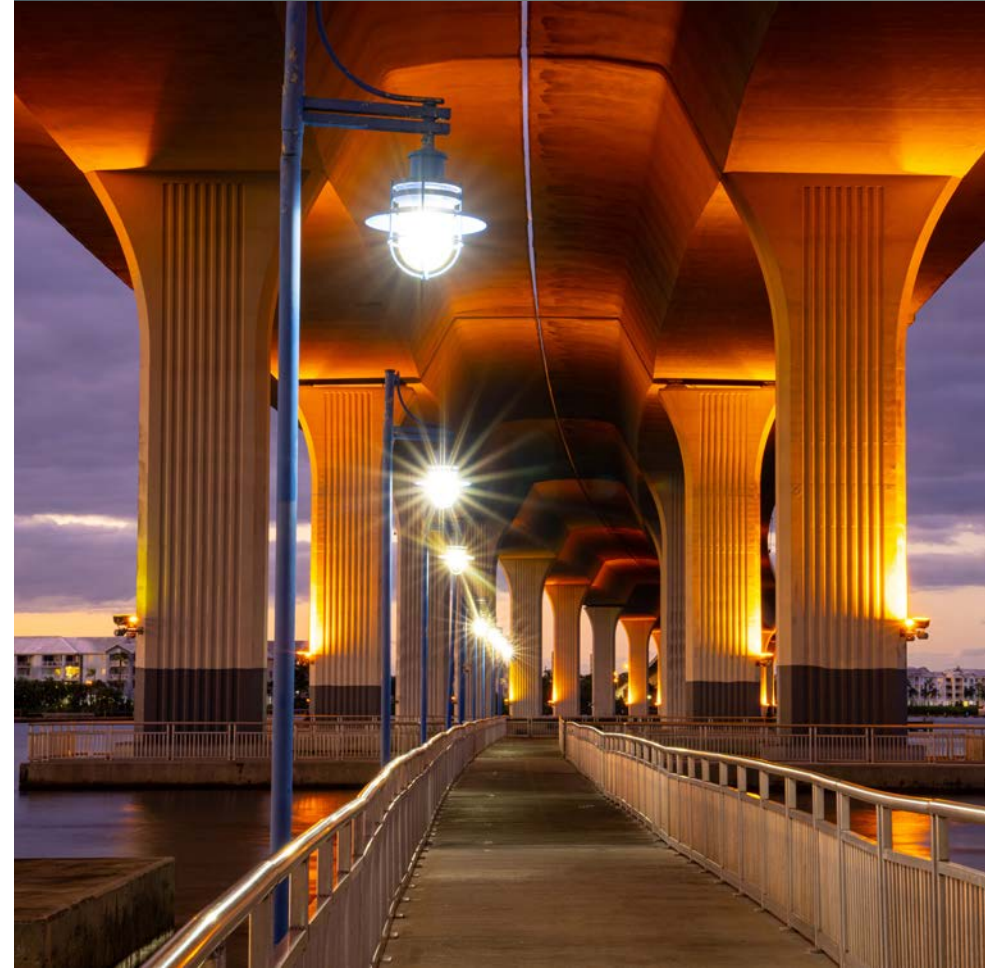
Stuart, Florida

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 fist 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.



OFFERING SUMMARY

±415 - 1,205 SF AVAILABLE DOWNTOWN STUART PROFESSIONAL OFFICE SPACE
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Douglas Legler
Senior Director
+1 772 678 7606
doug.legler@cushwake.com



Casey Combs
Director
+1 772 678 7611
casey.combs@cushwake.com

