

# ROYAL PALM FINANCIAL CENTER

729 SOUTHWEST FEDERAL HIGHWAY, STUART, FL 34994

## OFFICE SPACE FOR LEASE



### 360° VIRTUAL TOUR

#### PROPERTY DESCRIPTION

A high-quality 1,008 SF office suite is available in the Royal Palm Financial Center, one of downtown Stuart's most recognized Class A office properties. The suite is in excellent condition and offers a professional layout ideal for financial, legal, or business service users. Located on US-1, the property provides strong visibility, ample parking, and easy access to downtown amenities. The building is professionally managed and maintained to a high standard.

#### PROPERTY HIGHLIGHTS

- Ample parking for tenants and guests
- Prime location with convenient access to major roadways
- Modern and sleek office building
- Modified Gross Lease

#### OFFERING SUMMARY

Lease Rate:	\$32.00 SF/yr (MG)
Number of Units:	1
Available SF:	1,008 SF
Building Size:	47,157 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	234	796	2,676
Total Population	397	1,450	5,740
Average HH Income	\$122,235	\$107,132	\$85,887

#### JOHN W. CHAPMAN, BROKER

772.631.9168

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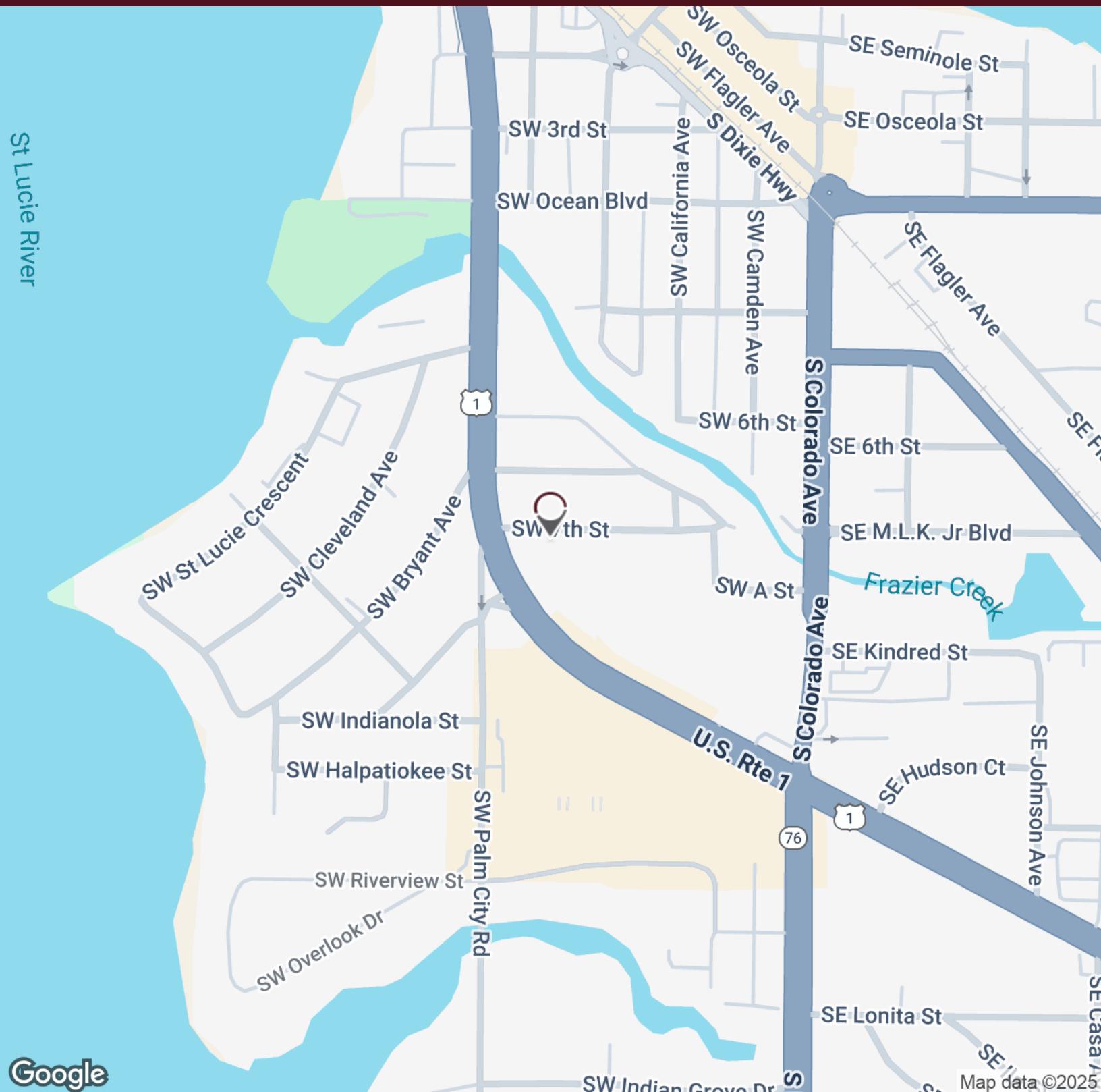
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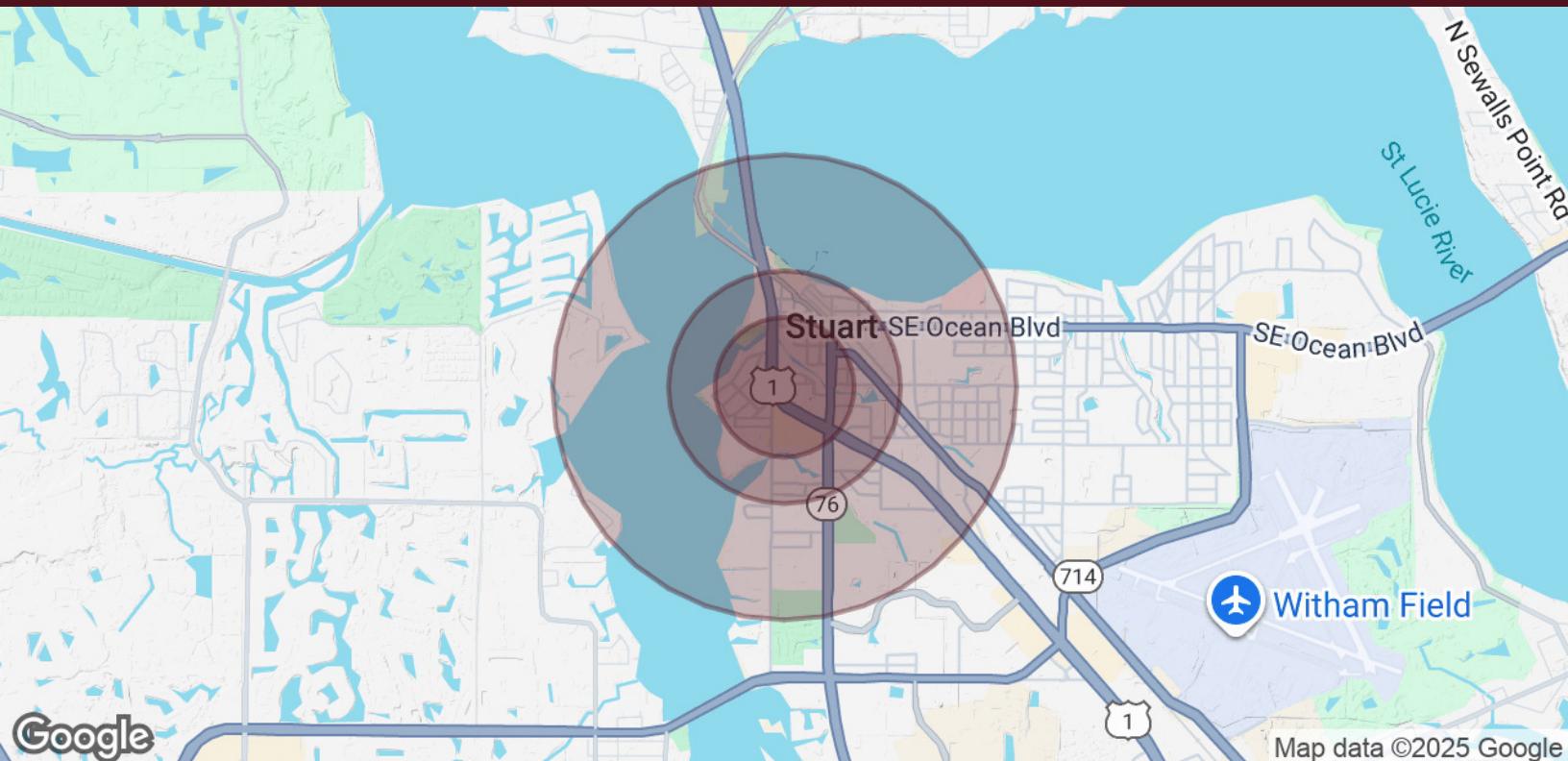
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### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	397	1,450	5,740
Average Age	55	54	52
Average Age (Male)	53	52	50
Average Age (Female)	56	55	53

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	234	796	2,676
# of Persons per HH	1.7	1.8	2.1
Average HH Income	\$122,235	\$107,132	\$85,887
Average House Value	\$414,819	\$385,474	\$400,203

Demographics data derived from AlphaMap

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