

±4,097 RSF Prime Retail Space



2846 SW Town Center Way

Palm City, FL 34990

\$42.00/RSF NNN

Property Features:

Rentable Square Footage:	±4,097 SF
Lease Price:	\$42.00/RSF NNN
Building Size:	±4,097 + 897 SF of drive through
Year Build:	2006
Zoning:	Community Shopping Center
Features:	Double Drive Through and ATM lane

For more information:

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JJ Sanguily

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100 SW Albany Avenue, 2nd Floor

Stuart, Florida 34994

+1 772 286 6292

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Overview

Property Overview

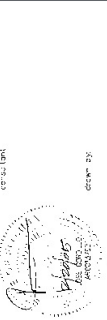
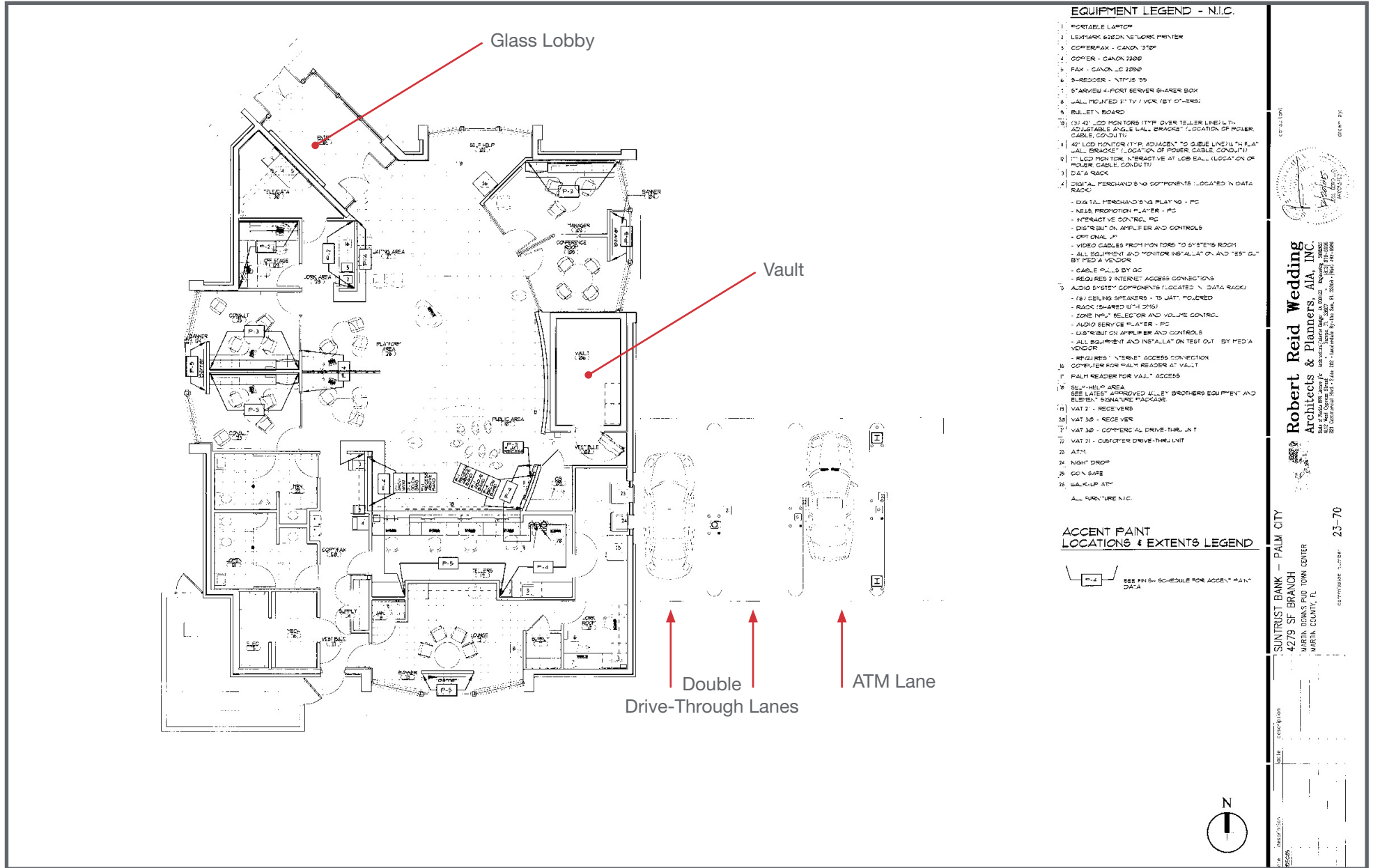
Stand Alone Building with Drive Through lanes and abundant parking. Located on “Main & Main” at a busy shopping center in and affluent area of Palm City, Florida.

Highlights

- 4,097 RSF of Building
- Built in 2006
- High Ceilings and lots of glass to let in natural light.
- Covered Double Drive Through and an ATM lane.
- High Traffic Area and specifically on the interior drive between Publix and Martin Downs Town Center where retailers like DD, Panera Bread, Three Natives, BB&T, Spiro’s Olympic Taverna, Massage Envy, and GNC are situated.
- Although this was a popular bank branch, this building is ideal for multiple uses, and could be converted easily.
- Strong income demographics in Palm City, FL with an Average Household Income of \$106,992 within a 3 mile radius. A large percentage of families with local retail needs.



FOR LEASE



Robert Reid Wedding Architects & Planners, AIA, Inc.
 4115 West Orange Blvd. #100, Palm Beach Gardens, FL 33418
 561-366-1111
 521 Corporate Blvd., Suite 100, Ft. St. John, FL 32836

SUNTRUST BANK - PALM CITY
 4279 SF BRANCH
 MARTIN DOWNS PLAZA TOWN CENTER
 MARTIN COUNTY, FL

DATE: 01/11/07
 SCALE: AS SHOWN
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT NO.: 23-70

FOR LEASE



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FOR LEASE

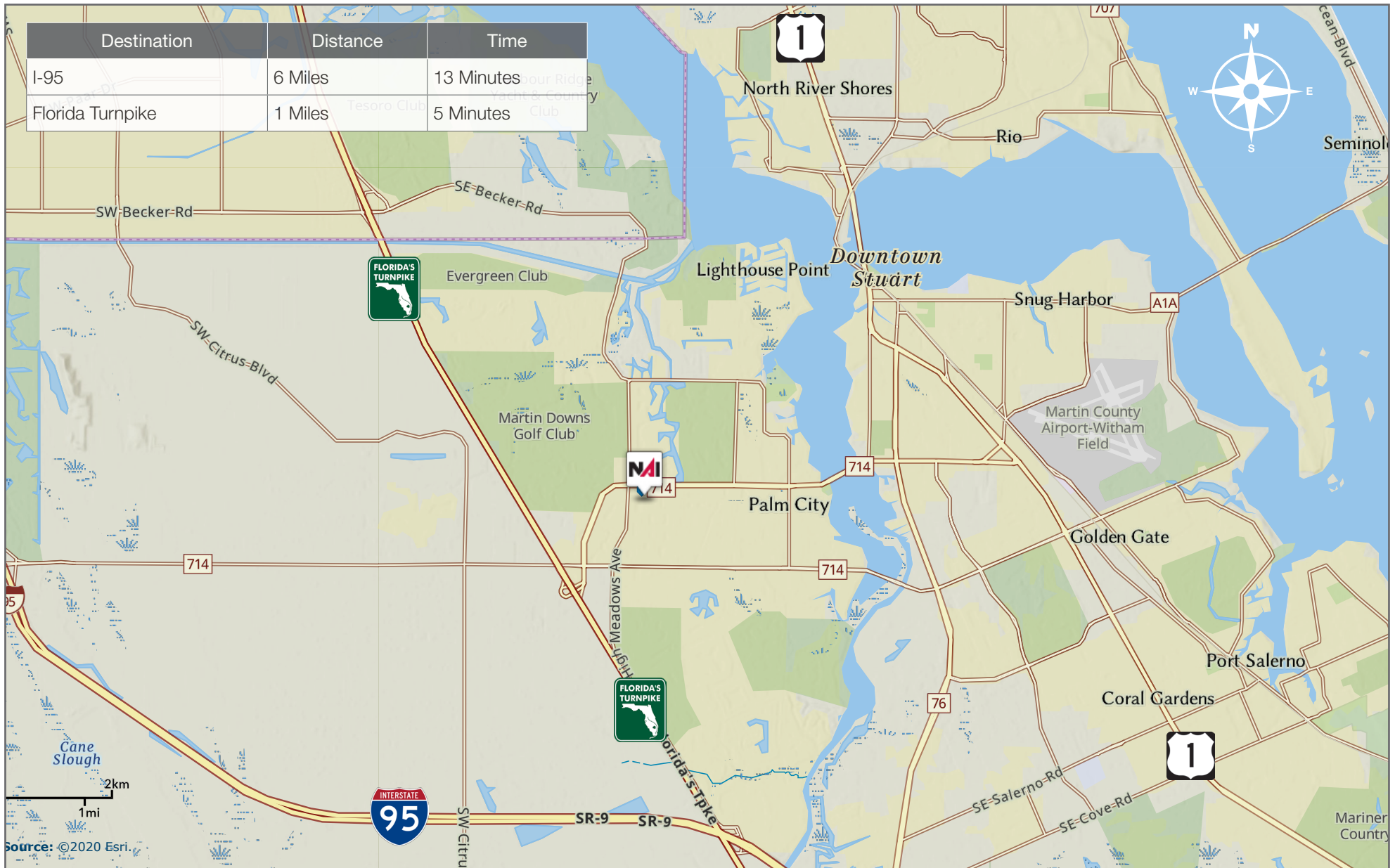


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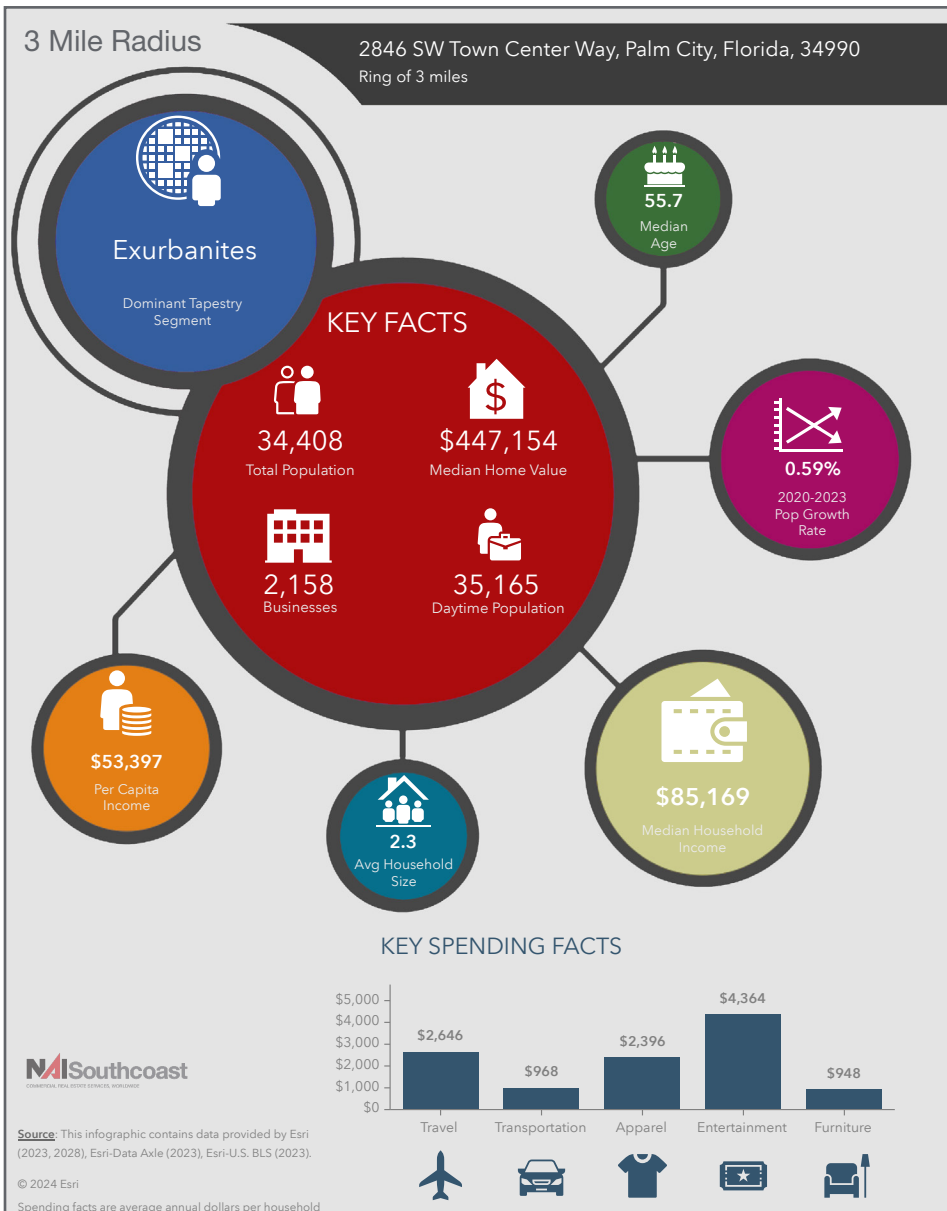
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Drive Time

Destination	Distance	Time
I-95	6 Miles	13 Minutes
Florida Turnpike	1 Miles	5 Minutes



2023 Demographics



Population

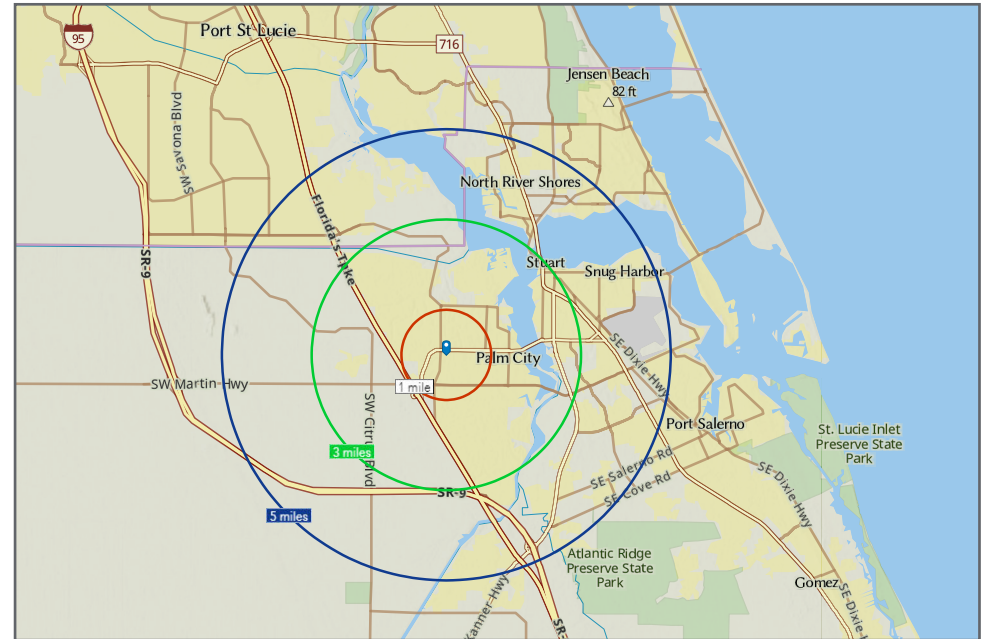
- 1 Mile: 7,955
- 3 Mile: 34,408
- 5 Mile: 83,504

Average Household Income

- 1 Mile: \$95,869
- 3 Mile: \$123,120
- 5 Mile: \$109,829

Median Age

- 1 Mile: 59.5
- 3 Mile: 55.7
- 5 Mile: 51.1

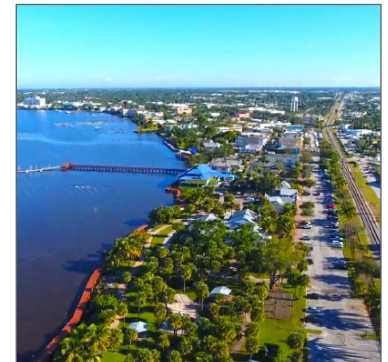
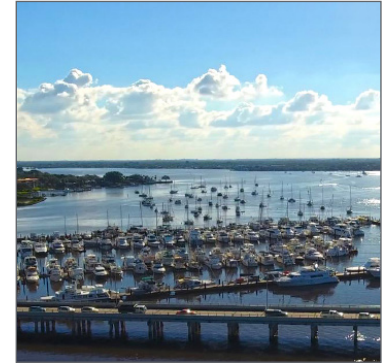


Martin County, Florida

The cities that make up Martin County are 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 amenities, quaint downtowns with shops, gourmet dining and 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 first 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.



For the die-hard festivals-goer...There are plenty to choose from and during the best Florida weather you can find The Port Salerno Seafood Festival, Bookmania, ArtsFest, Pineapple Festival or one of the many festivals throughout the year. The Treasure Coast Children's Museum is a great place for the kids located at Indian Riverside Park which has a fabulous water play area, fishing, and a riverfront view. Often, there are also events in the park including concerts, orchid shows, and more. Indian Riverside Park also features the Maritime and Yachting Museum. Hutchinson Island houses the Elliott Museum which focuses on art, history and technology. Named after prolific inventor Sterling Elliott, the museum houses permanent including Model AA Trucks, early transportation, history of Stuart and surrounding regions and baseball memorabilia. For the more scientifically minded and curious kids, the Florida Oceanographic Coastal Center which offers a fun opportunity to learn more about our local ecosystem and even feed a stingray!



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Property Features:

- Double drive through with ATM lane in stand alone building located in busy shopping center in a high income area.
- Shopping Center Boasts National Tenants such as Publix, Panera Bread, Dunkin, BB&T, Massage Envy, GNC, CVS, Chevron, McDonalds, and Wells Fargo.
- Shopping Center located on “Main & Main”.



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