

506 SW FEDERAL HWY, SUITE 201

506 Southwest Federal Highway, Stuart, FL 34994



JOHN W. CHAPMAN, BROKER

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CHAPMAN COMMERCIAL REAL ESTATE, INC.

100 Southwest Albany Avenue Suite 300

Stuart, FL 34994

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PROPERTY DESCRIPTION

Second Floor Office Space located near downtown Stuart at 506 Southwest Federal Highway. Features the following:

- ** Large open work area
- ** 3 offices (or 2 offices and a conference room),
- ** Kitchen
- ** Storage closet.

PROPERTY HIGHLIGHTS

- - Prime location with high visibility
- - Spacious open layout
- - Ideal for office or service-oriented businesses
- - Surrounded by a vibrant commercial environment

OFFERING SUMMARY

Lease Rate:	\$19.50 SF/yr (MG)
Available Office	Suite 201
Available SF:	1,235 SF
Building Size:	7,118 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	208	728	2,336
Total Population	340	1,337	5,025
Average HH Income	\$118,123	\$110,378	\$107,387

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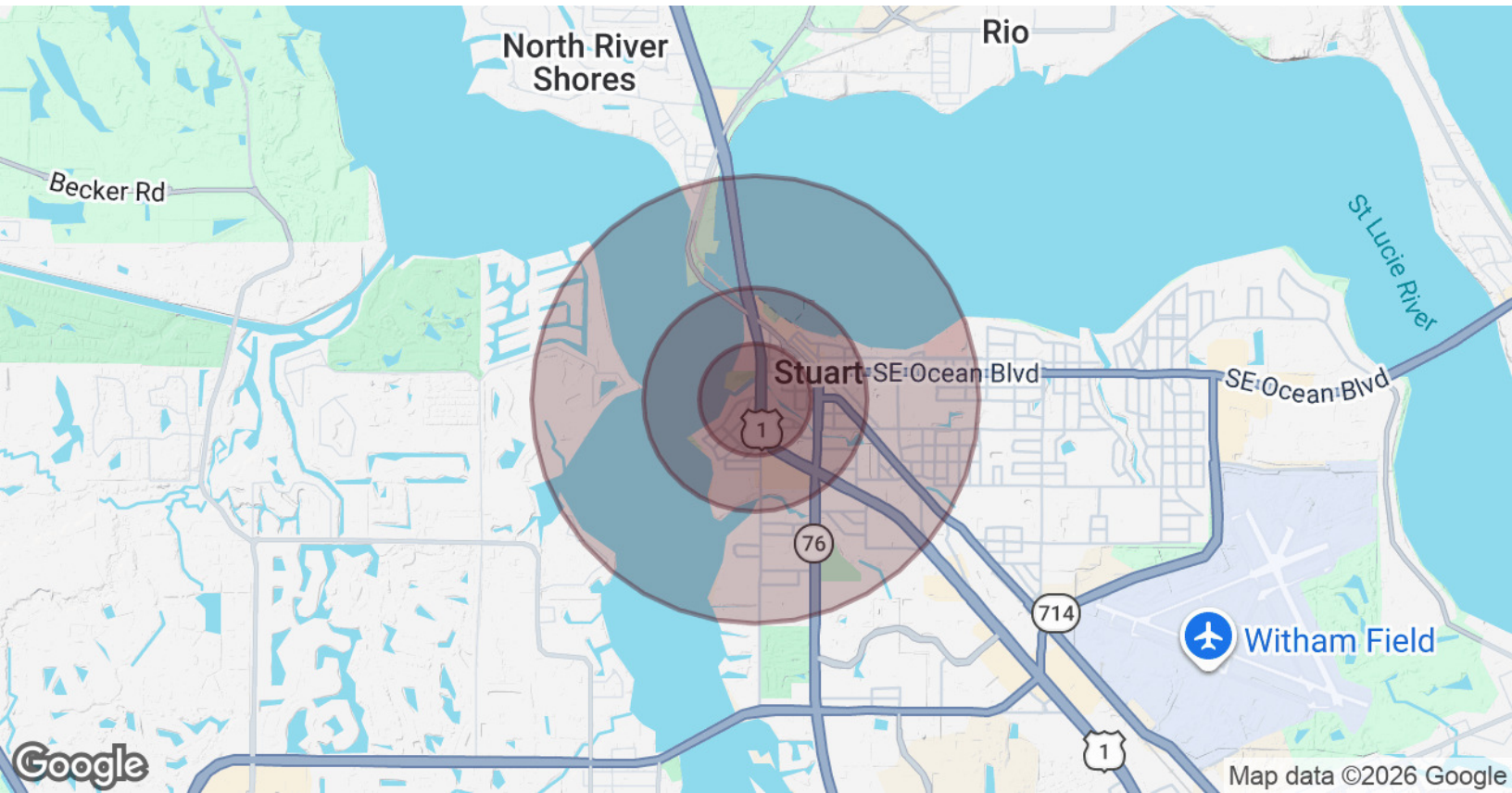
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	340	1,337	5,025
Average Age	59.6	55.1	52.7
Average Age (Male)	61.2	55.0	51.1
Average Age (Female)	58.2	55.5	54.7
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	208	728	2,336
# of Persons per HH	1.6	1.8	2.2
Average HH Income	\$118,123	\$110,378	\$107,387
Average House Value	\$452,656	\$459,927	\$486,573

2023 American Community Survey (ACS)

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PROFESSIONAL BACKGROUND

John W. Chapman is the owner and operator of Chapman Commercial Real Estate. With over 45 years of residency on the Treasure Coast, John brings extensive local knowledge to his work. He is a licensed Real Estate Broker and a Florida Licensed Attorney.

John’s career includes significant experience as in-house counsel for a large Florida-based real estate development company and as the owner of a law firm. In these roles, he represented businesses, local governments, and individuals in a variety of real estate matters.

As a real estate broker and agent, John has facilitated the purchase and sale of diverse commercial properties. Additionally, he has actively represented both landlords and tenants in leasing professional/medical office space, industrial/warehouse space, retail spaces, and other types of commercial properties.

EDUCATION

FLORIDA STATE UNIVERSITY COLLEGE OF LAW

Honors: Graduated With Honors in May, 1999; Named Outstanding Sub-citer for Law Review; Scored in top 10% on LSAT

Scholarships: Katzentine-Simon Scholarship, Blank-Miller Scholarship, W. Paul and Erin C. Shelley Scholarship

Book Awards: Professional Responsibility, Accounting & The Law

Journals: Law Review, Journal of Land Use and Environmental Law

WIDENER UNIVERSITY

Honors: Graduated from Honors Program Magna Cum Laude in May, 1995

Major: Political Science; Minor: Economics

Scholarships: Tiger Touchdown Club, PMC Alumni Scholarship, Charles W. Gorsuch Scholarship

Sports: Played Strong Safety on Varsity Football Team for Head Coach Bill Cubit and Assistant Head Coach Bill Zwaan from 1992-1995; Played Varsity Baseball for Head Coach Bill Zwaan from 1992-1994.

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