

FOR LEASE

Medical/Professional Office | 1980 SE Ocean Boulevard, Stuart, FL 34996



Presented By:

NAI Southcoast

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Senior Director

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Property Details

Address: 11980 SE Ocean Blvd, Stuart, FL 34996
Parcel ID: 03-38-41-037-000-00010-3
Jurisdiction: City of Stuart
Zoning: Commercial PUD
Type: Professional/Medical Office
Parking: Ample, Open Parking
Frontage: 315 ft on SE East Ocean Blvd
Traffic Count: 13,100 AADT
Building Size: +/- 14,055 sf
Available: Suite 2030
Unit Size: +/-5,828 sf
Base Rent: \$18/sf
NNN Rents: \$8.59

The property is well positioned along the established SE Ocean Boulevard professional and medical corridor, providing convenient access to Downtown Stuart, US-1, Palm City, Sewall's Point, Sailfish Point, and surrounding residential communities.





Property Overview

2030 SE Ocean Boulevard offers a well-appointed professional space suitable for medical, wellness, therapy, rehabilitation, office, or similar professional users. The existing buildout includes a prominent reception area, large open treatment or activity areas with high ceilings, private rooms, cabinetry and storage, a breakroom/kitchen, and multiple restrooms.

The location benefits from a strong surrounding demographic base and significant daytime population. Within three miles, the area has approximately 42,938 residents and a daytime population of 63,175, supporting professional and healthcare-oriented uses.



Property Highlights

- High-visibility SE Ocean Blvd location
- Commercial PUD zoning
- Existing professional/medical-style buildout
- Large open treatment, therapy, or work areas
- High ceilings and abundant natural light
- Reception and administrative areas
- Private offices / treatment rooms
- Multiple restrooms
- Break-room / kitchen and built-in cabinetry
- Convenient access to Downtown Stuart, US-1, Palm City & Sewall's Point
- Established surrounding medical and professional office corridor

Suite2030
\$18.00/SF NNN

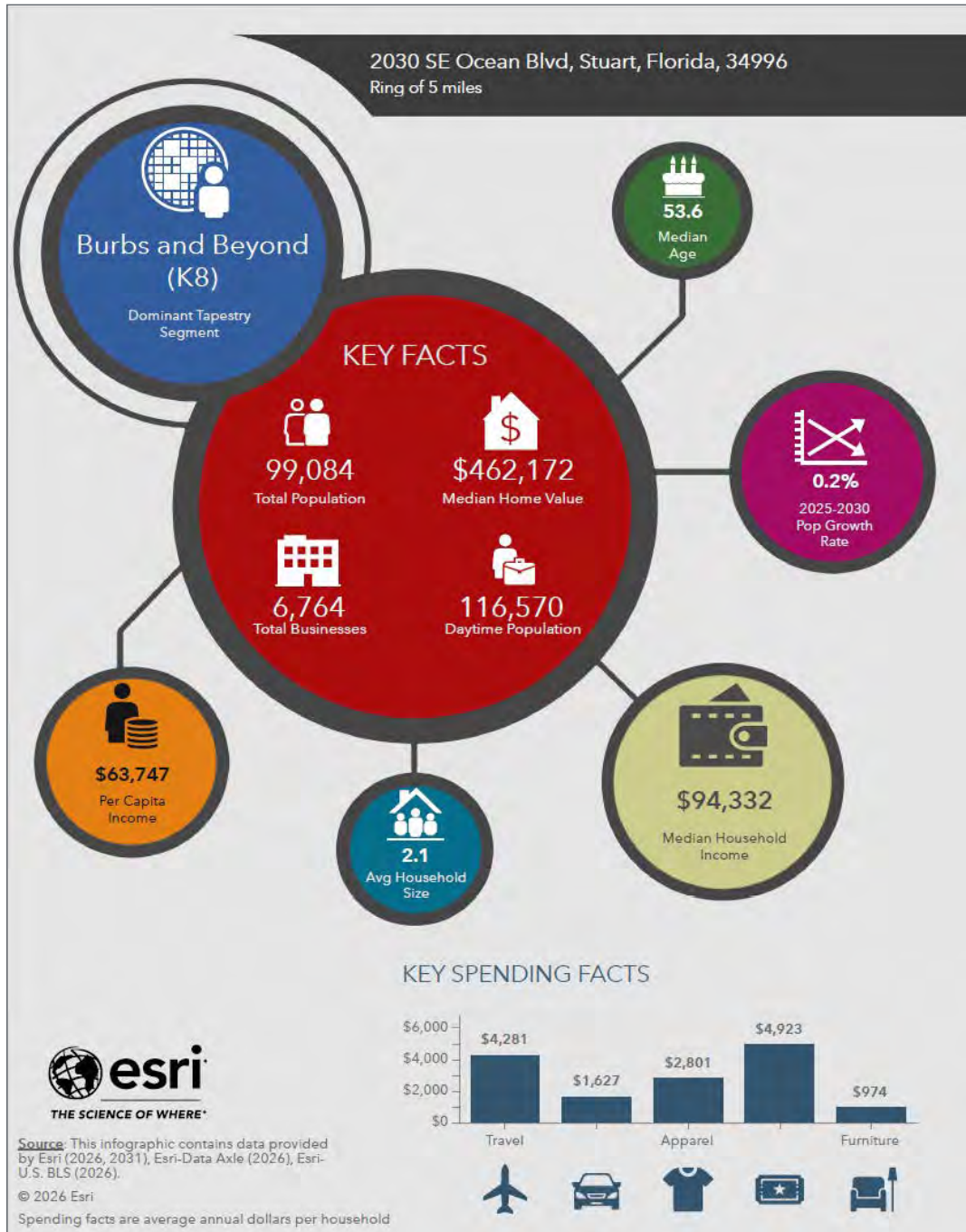


Suite 2030
\$18.00/SF NNN



Suite 2030
\$18.00/SF NNN





Population

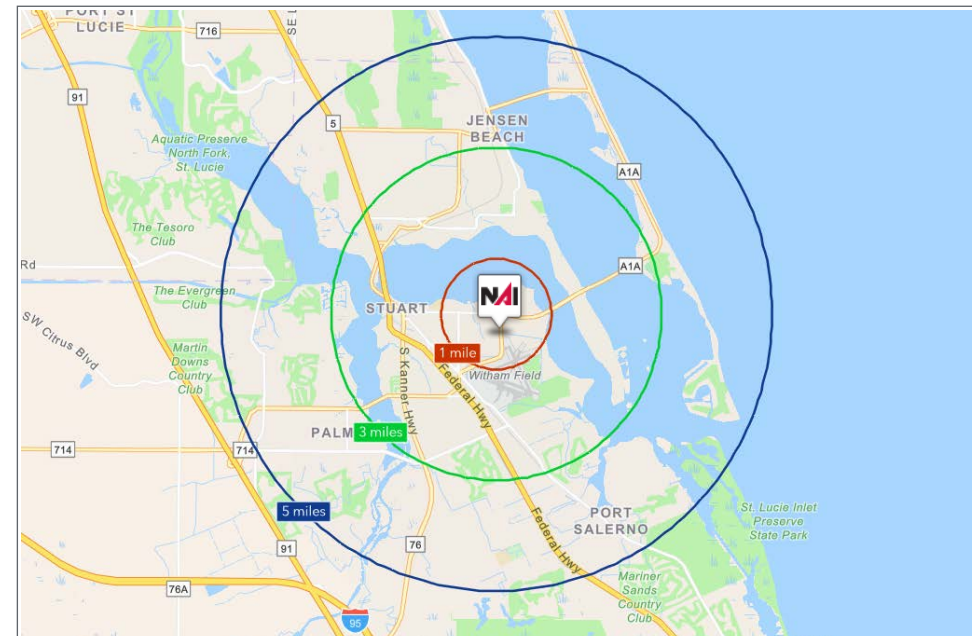
• 1 Mile:	6,684
• 3 Mile:	42,938
• 5 Mile:	99,084

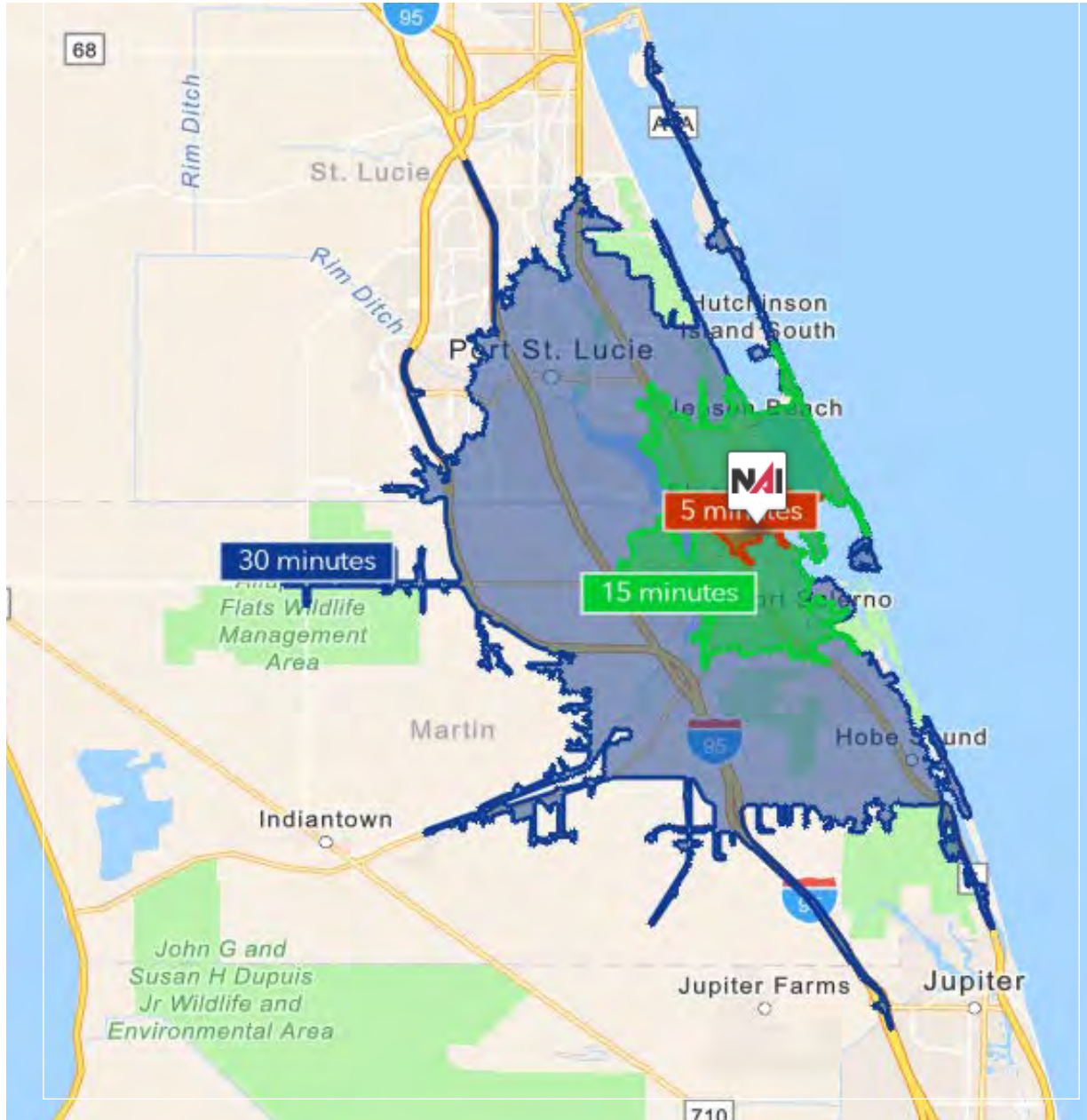
Median Household Income

• 1 Mile:	\$83,074
• 3 Mile:	\$83,726
• 5 Mile:	\$94,332

Median Age

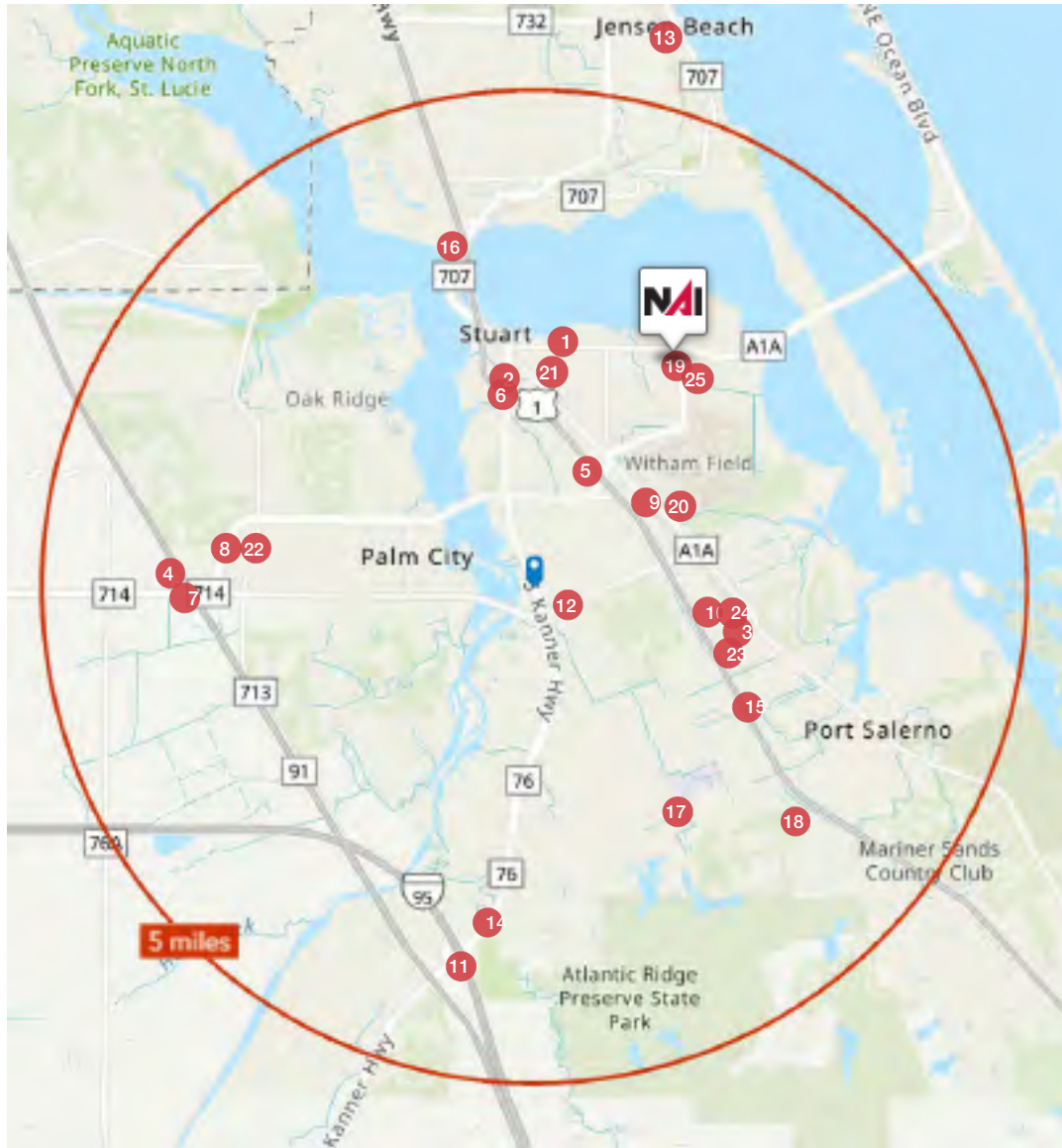
• 1 Mile:	60.0
• 3 Mile:	53.7
• 5 Mile:	53.6



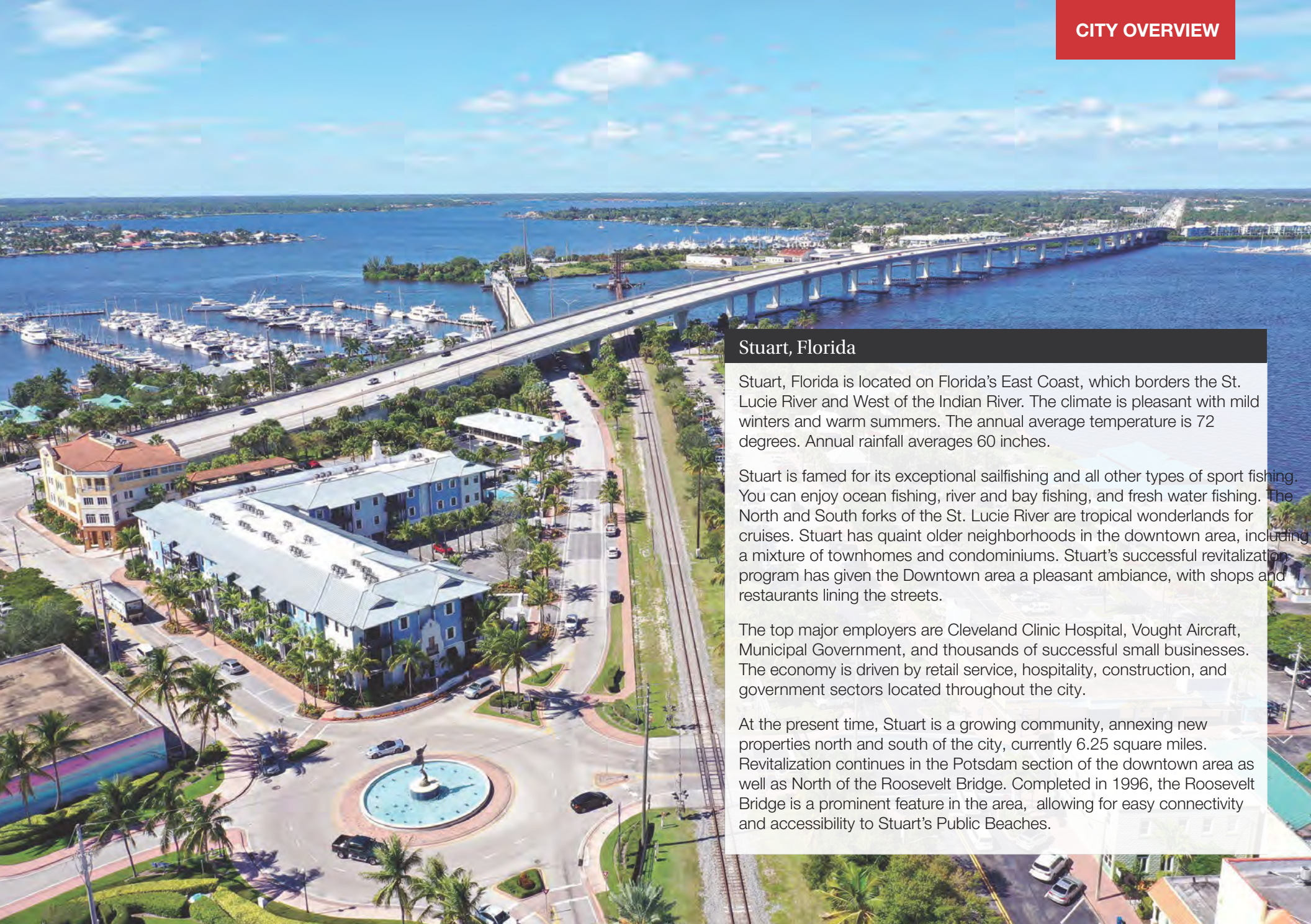


5 Minutes	15 Minutes	30 Minutes
7*163 2020 Population	6/*007 2020 Population	285,659 2020 Population
9,390 2026 Population	87,271 2026 Population	316,383 2026 Population
0.05% 2020-2026 Population Growth	7.44% 2020-2026 Population Growth	10.76% 2020-2026 Population Growth
(0.08%) 2026-2031 (Annual) Est. Population Growth	0.32% 2026-2031 (Annual) Est. Population Growth	1.27% 2026-2031 (Annual) Est. Population Growth
57.9 2026 Median Age	53.5 2026 Median Age	49.7 2026 Median Age
\$86,924 Average Household Income	\$87,772 Average Household Income	\$89,129 Average Household Income
43.8% Percentage with Associates Degree or Better	48.2% Percentage with Associates Degree or Better	45.8% Percentage with Associates Degree or Better
55.9% Percentage in White Collar Profession	60.3% Percentage in White Collar Profession	59.5% Percentage in White Collar Profession

Major Employers



Major Employers		Employees
1	Martin Mem Hlth Systems Inc - Martin Health	1,500
2	Chicago Title Insurance III LP-Chicago Title	1,007
3	Labor Ready Southeast III LP-Labor Ready	666
4	Embraer Serices Inc - Embraer	600
5	Martin County School District	520
6	Seacoast Banking Corp Florida - SEACOAST	519
7	Armellini Industries Inc	450
8	Fast Food Enterprises 2 LLP - Burger King	437
9	Daher Aerospace Inc	400
10	Turbocombustor Technology Inc - Paradigm Precision	350
11	Melton Management Inc	349
12	Smiths Interconnect Americas Inc - Smiths Interconnect	308
13	Airplanes LLC-Airplanes Inc	304
14	Positive Behavior Support	304
15	Liberator Medical Holdings Inc	297
16	Principal Residential Mortgage	286
17	Eden Park Management Inc-Martin Nrsing Rstrtive Care Ct	280
18	Publix Super Markets Inc - Publix Super Markets 1783	268
19	Mid-Florida Anesthesia Assoc Inc	260
20	Embraer Aircraft Holding Inc - Embraer	240
21	Stuart News	225
22	Publix Super Markets Inc - Publix	222
23	Nuco2 Supply LLC	221
24	Florida Homexpress-South Inc	219
25	Martin Memorial Med Ctr Inc-Martin Memorial Medical Ctr S	211



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.

Martin County, 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 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.

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.



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