

# 6550 S FEDERAL HIGHWAY

6550 SOUTH FEDERAL HIGHWAY, PORT ST. LUCIE, FL 34952

## OFFICE SPACE FOR LEASE



### 360° VIRTUAL TOUR

#### PROPERTY DESCRIPTION

Introducing an exceptional leasing opportunity at 6550 South Federal Highway, Port St. Lucie, FL. This prime property offers ample parking, and convenient access to major transportation routes.

#### PROPERTY HIGHLIGHTS

- Prime location on South Federal Highway
- High visibility and traffic count
- Ample parking for customers
- Versatile layout for various businesses
- Great signage opportunities
- Easy access from major roadways
- Attractive lease terms available

#### OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (MG)
Number of Units:	1
Available SF:	1,625 SF
Building Size:	6,500 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	216	594	2,129
Total Population	433	1,218	4,532
Average HH Income	\$78,075	\$81,673	\$82,979

#### JOHN W. CHAPMAN, BROKER

772.631.9168

John@ChapmanCommercialRealEstate.com

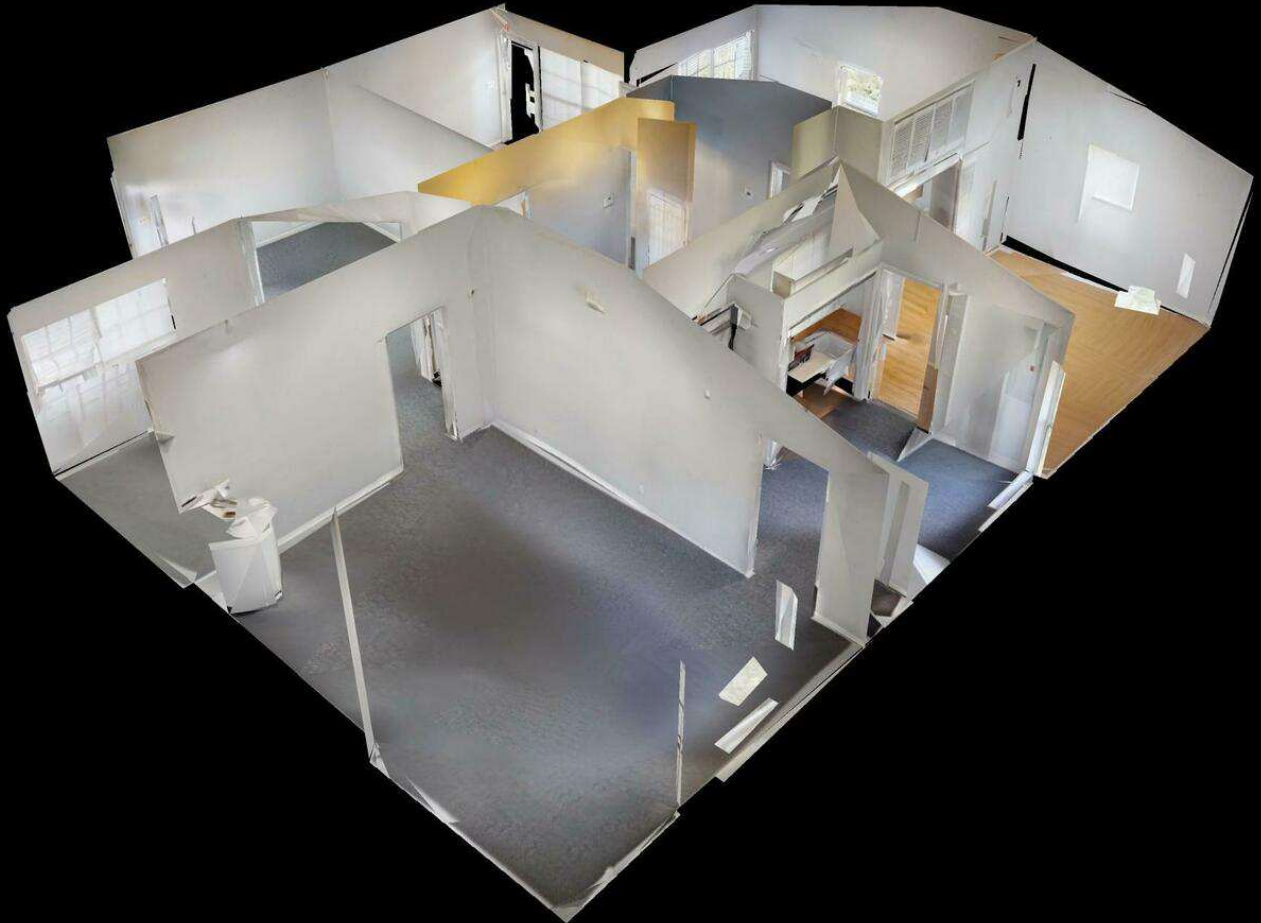
Chapman Commercial Real Estate, Inc. | 100 Southwest Albany Avenue Suite 300, Stuart, FL 34994 | 772.631.9168



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## FLOOR PLAN - DOLLHOUSE VIEW

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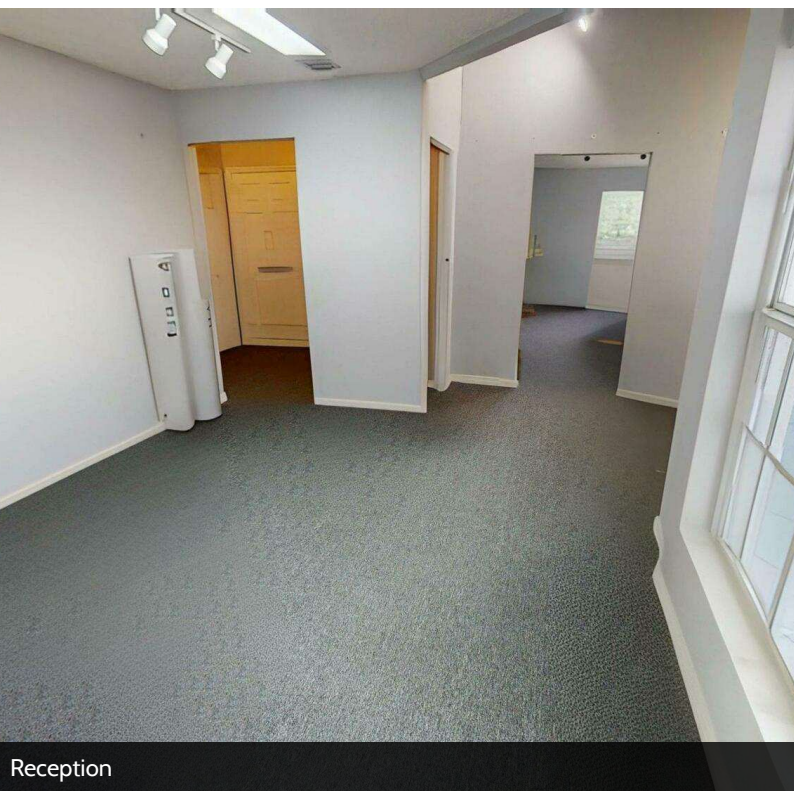
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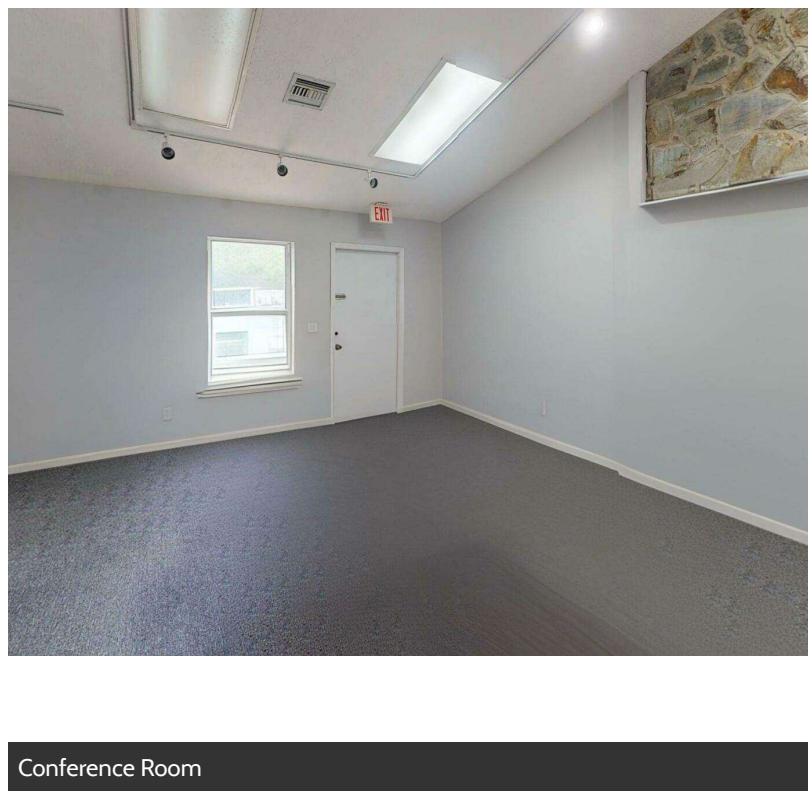
Parking Lot View



US 1 Hwy View



Reception



Conference Room

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# 6560 S FEDERAL HIGHWAY

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OFFICE SPACE FOR LEASE



Office Space



Office Space



Office Space



Office Space

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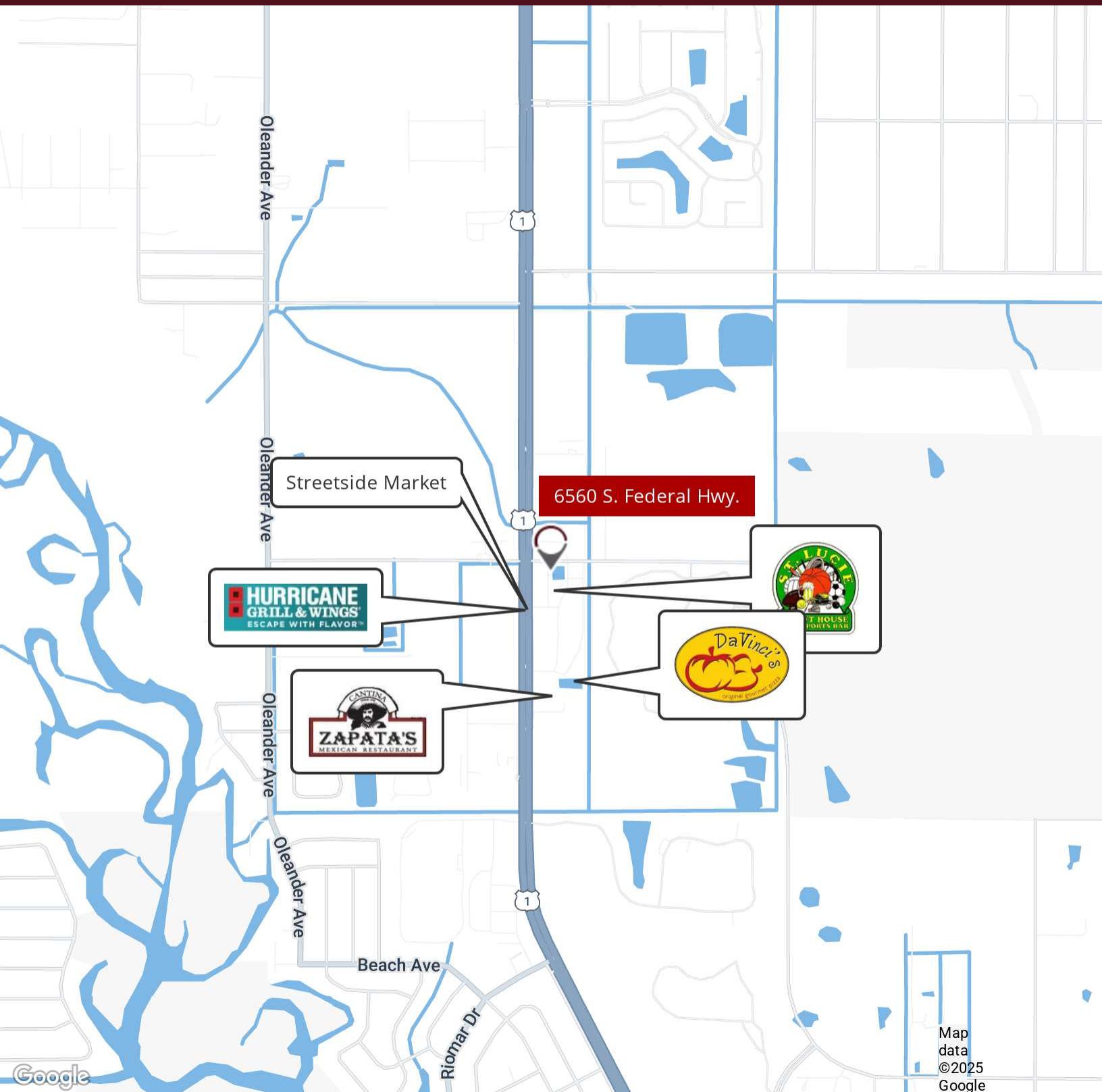
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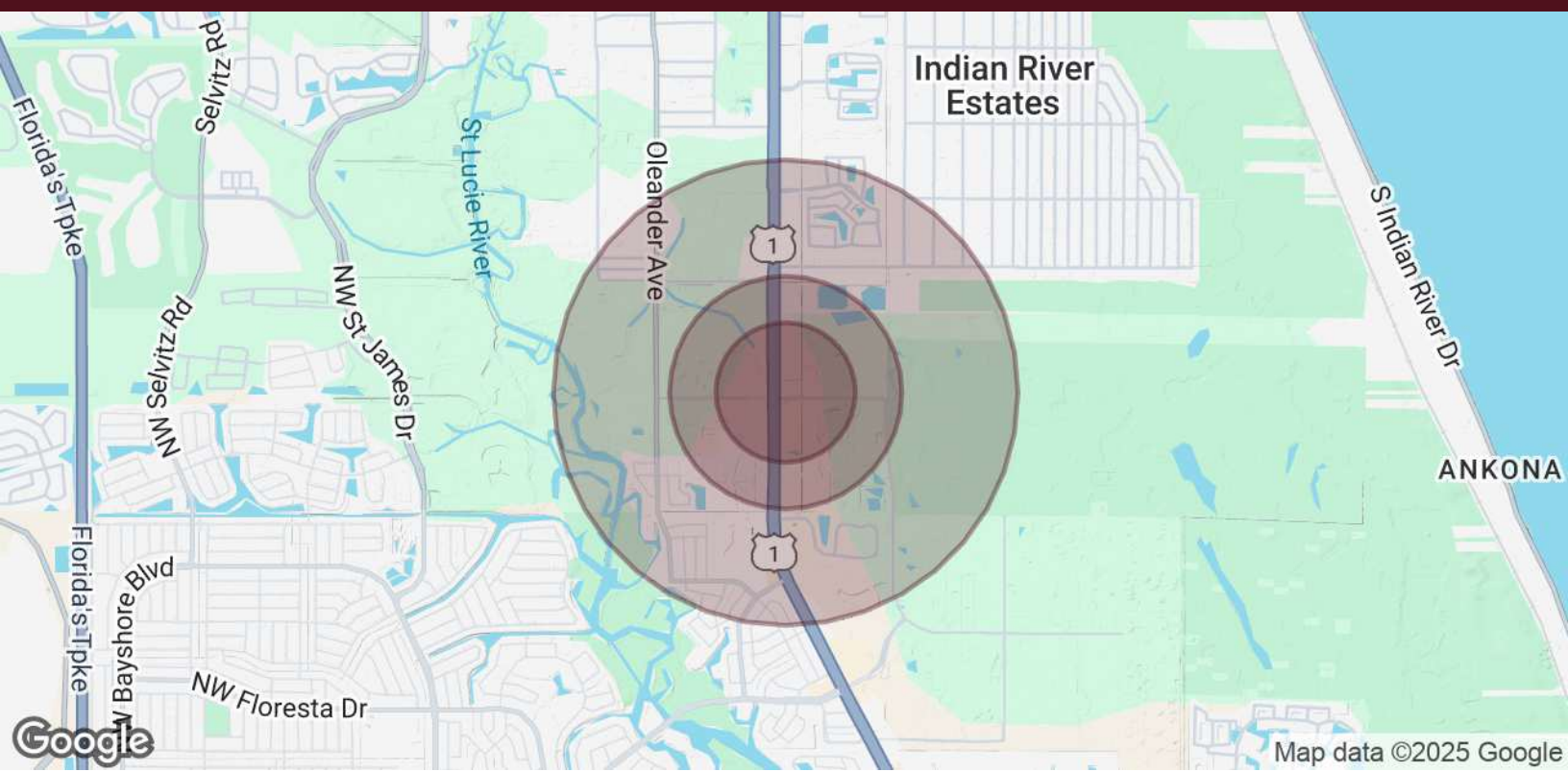




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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	433	1,218	4,532
Average Age	45	46	49
Average Age (Male)	43	44	47
Average Age (Female)	47	48	51

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	216	594	2,129
# of Persons per HH	2	2.1	2.1
Average HH Income	\$78,075	\$81,673	\$82,979
Average House Value	\$261,845	\$277,557	\$296,414

Demographics data derived from AlphaMap

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## OFFICE SPACE FOR LEASE

Building Name	6550 S Federal Highway
Property Type	Office
Property Subtype	Office Building
APN	3415-503-0006-000-9
Building Size	6,500 SF
Lot Size	-
Building Class	B
Year Built	1992
Number of Floors	1
Average Floor Size	1,625 SF

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