

# 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

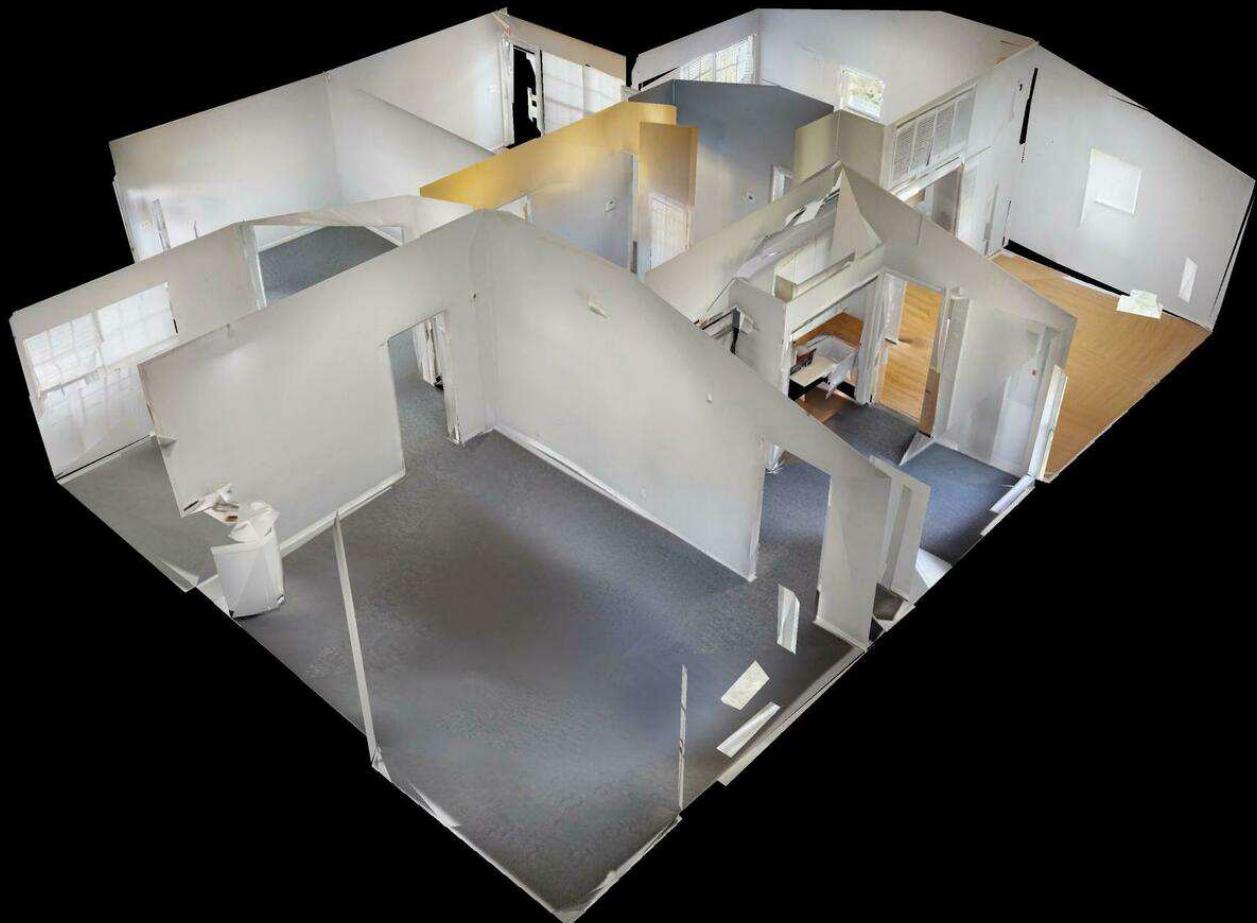
[John@ChapmanCommercialRealEstate.com](mailto:John@ChapmanCommercialRealEstate.com)

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

# 6550 S FEDERAL HIGHWAY

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

OFFICE SPACE FOR LEASE



FLOOR PLAN - DOLLHOUSE  
VIEW

JOHN W. CHAPMAN, BROKER

772.631.9168

[John@ChapmanCommercialRealEstate.com](mailto:John@ChapmanCommercialRealEstate.com)

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



# 6550 S FEDERAL HIGHWAY

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

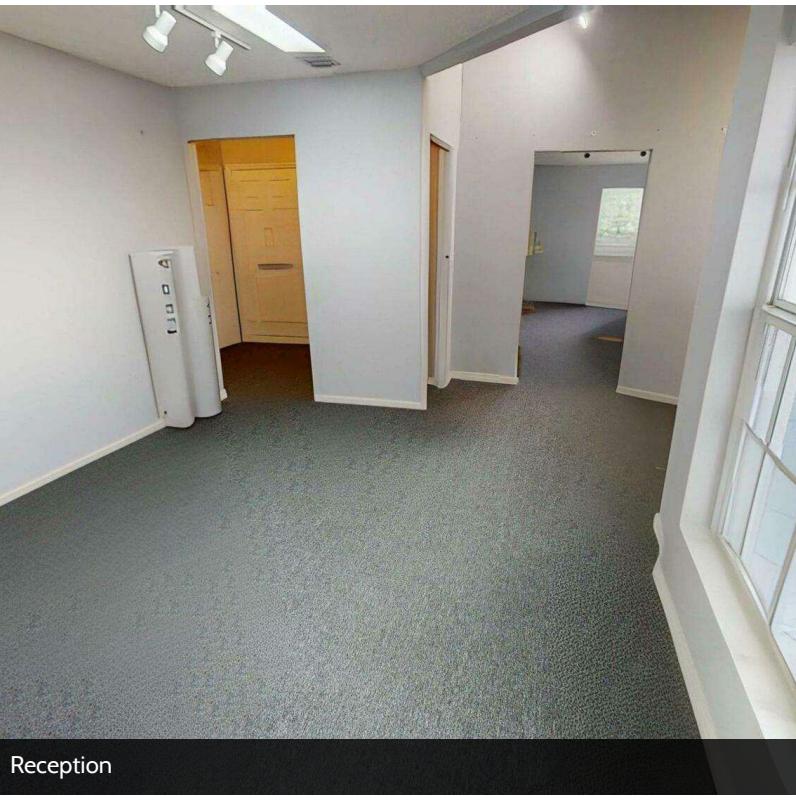
OFFICE SPACE FOR LEASE



Parking Lot View



US 1 Hwy View



Reception



Conference Room

**JOHN W. CHAPMAN, BROKER**

772.631.9168

[John@ChapmanCommercialRealEstate.com](mailto:John@ChapmanCommercialRealEstate.com)

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

# 6560 S FEDERAL HIGHWAY

6560 SOUTH FEDERAL HIGHWAY, PORT ST. LUCIE, FL 34952

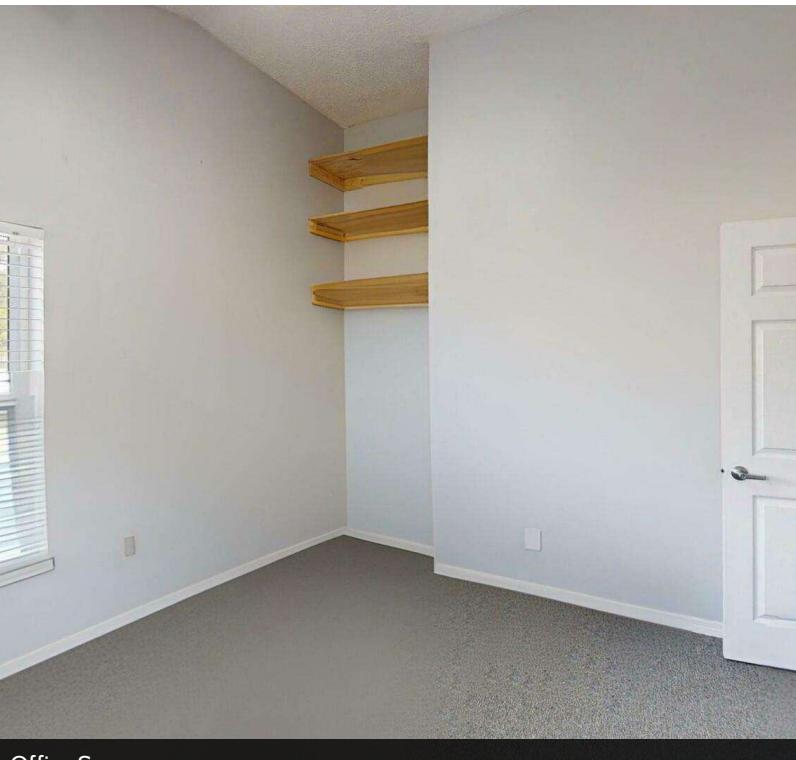
## OFFICE SPACE FOR LEASE



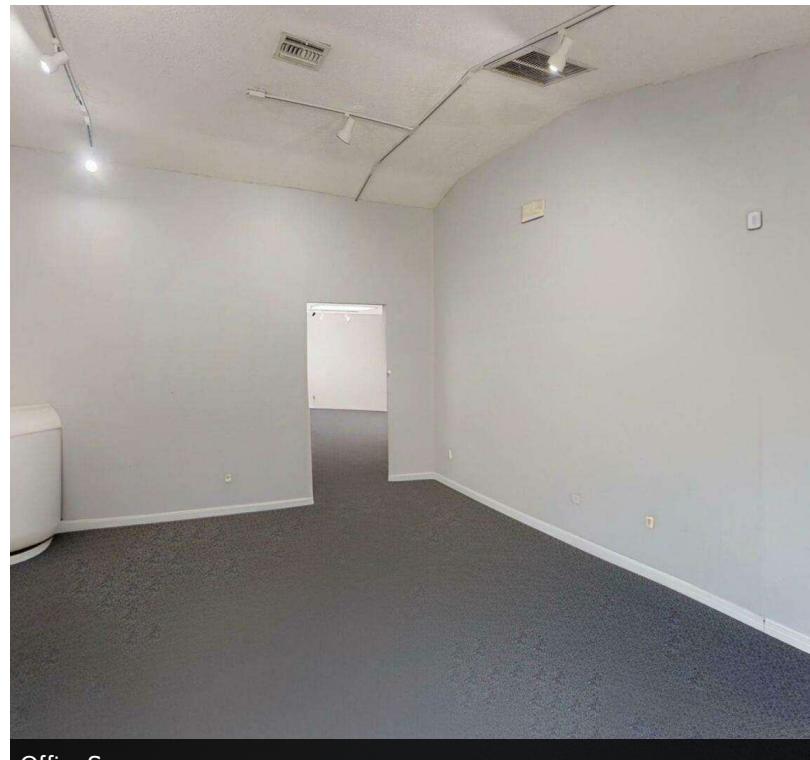
Office Space



Office Space



Office Space



Office Space

**JOHN W. CHAPMAN, BROKER**

772.631.9168

[John@ChapmanCommercialRealEstate.com](mailto:John@ChapmanCommercialRealEstate.com)

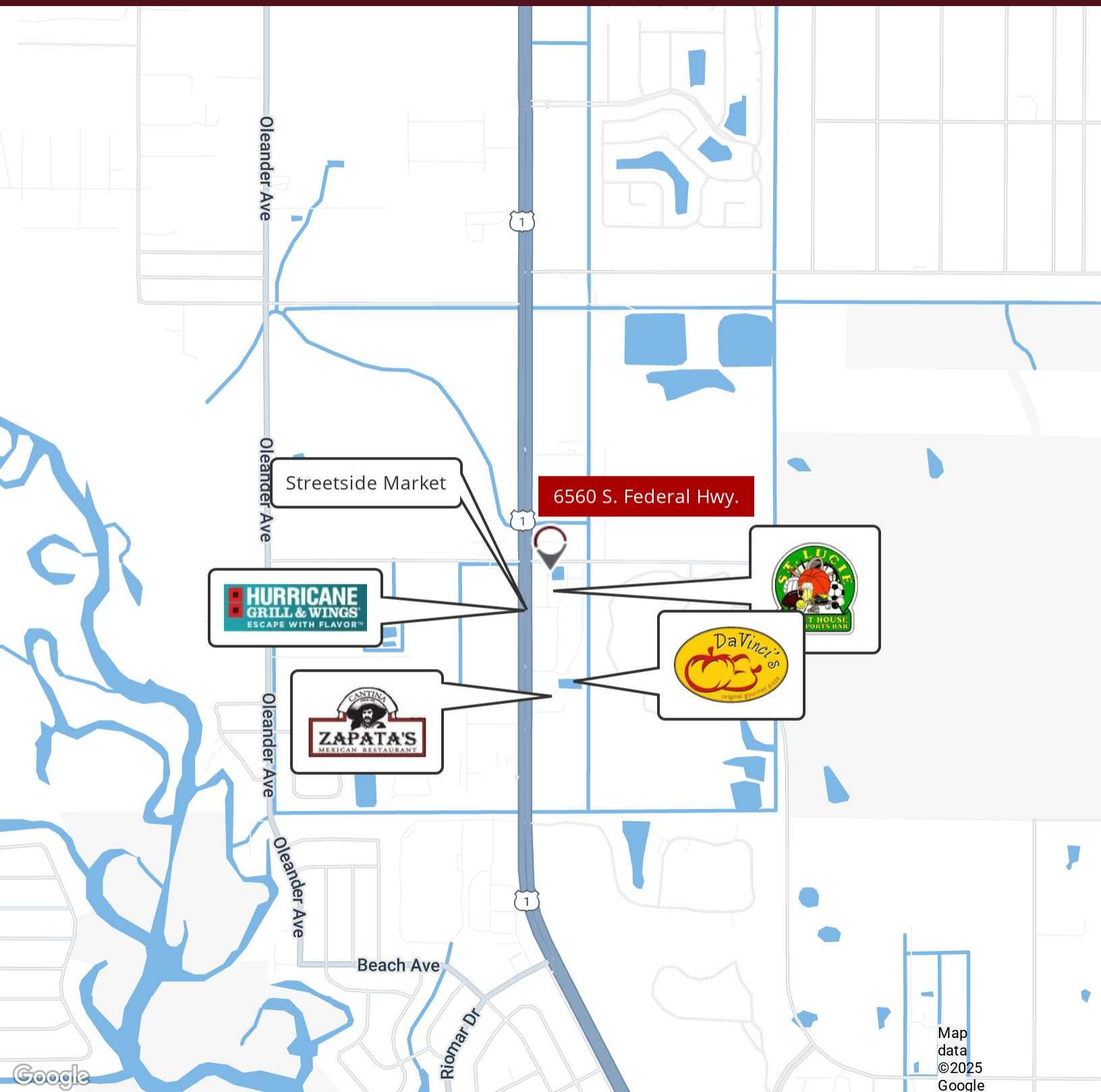
Chapman Commercial Real Estate, Inc. | 100 Southwest Albany Avenue Suite 300, Stuart, FL 34994 | 772.631.9168



# 6550 S FEDERAL HIGHWAY

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

OFFICE SPACE FOR LEASE



JOHN W. CHAPMAN, BROKER

772.631.9168

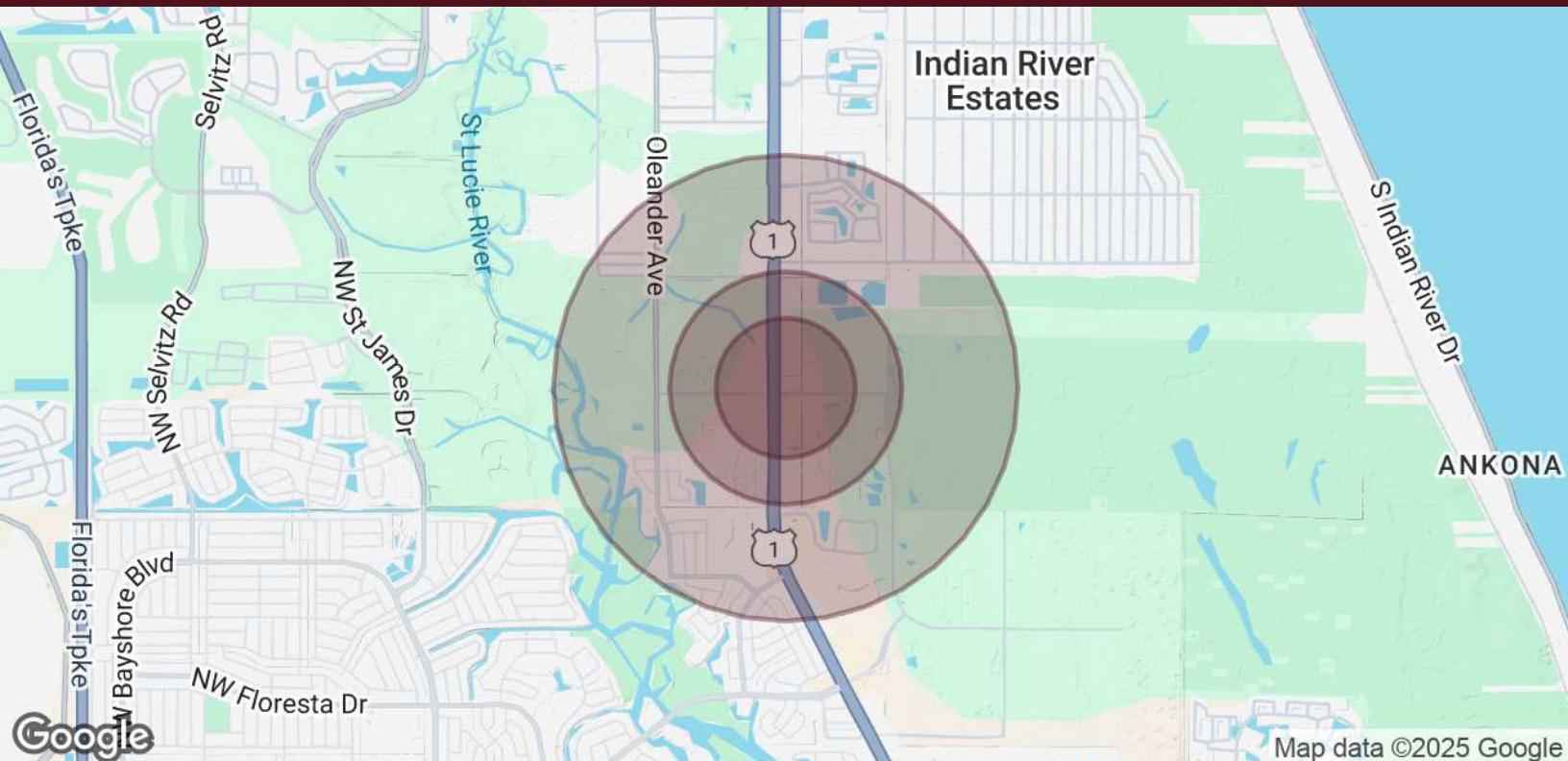
[John@ChapmanCommercialRealEstate.com](mailto:John@ChapmanCommercialRealEstate.com)

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

# 6550 S FEDERAL HIGHWAY

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

OFFICE SPACE FOR LEASE



## 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

JOHN W. CHAPMAN, BROKER

772.631.9168

[John@ChapmanCommercialRealEstate.com](mailto:John@ChapmanCommercialRealEstate.com)

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



# 6550 S FEDERAL HIGHWAY

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

## 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

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.



- 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

**JOHN W. CHAPMAN, BROKER**

772.631.9168

[John@ChapmanCommercialRealEstate.com](mailto:John@ChapmanCommercialRealEstate.com)

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