

**3601 SE Ocean Blvd, #200
Stuart, FL 34996**

**ST. LUCIE BUILDING
OFFICE CONDO IN
SEWALL'S POINT**



ALEX AYDELOTTE
Broker | Principal
O: 772.223.3646 C: 772.263.1130
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1,472 SF

Sewall's Point

EXECUTIVE SUMMARY

3601 SE OCEAN BLVD, #200, STUART, FL 34996

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SPECS

Unit Size: 1,472 SF
Price: \$395,000 (REDUCED FROM \$429,000)
Year Built: 1981
Lot Size: 1.20 AC
Zoning: B-1 / Small Business

PROPERTY OVERVIEW

This 1,472 SF second-floor office condominium offers elevator access, strong visibility, and direct connectivity between Stuart and Sewall's Point, a nationally recognized Tree City known for its coastal character. Located at the corner of Ocean Boulevard and South River Road, the property sits across from Benihana and near Harbor Bay Plaza within an active waterfront commercial corridor.

The suite includes six private offices, a conference room, reception area, and storage, with a flexible layout that can accommodate a single user or be reconfigured for multiple tenants. Its proximity to downtown Stuart, beaches, and Witham Field (SUA), combined with potential monument signage, enhances both accessibility and exposure.

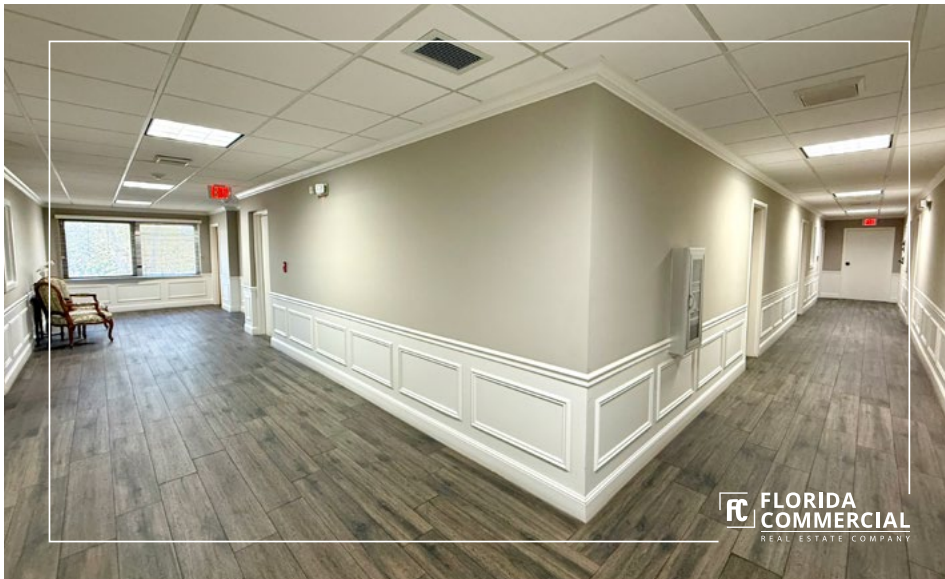
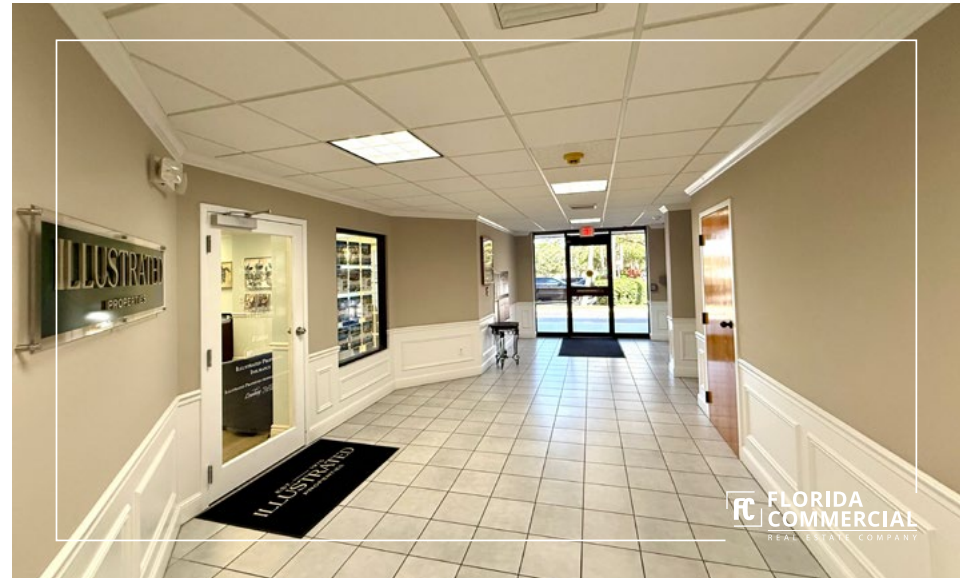
This location continues to experience sustained demand within the Stuart–Sewall's Point corridor, presenting a strong opportunity for an owner-occupant or investor seeking a versatile and well-positioned office asset.



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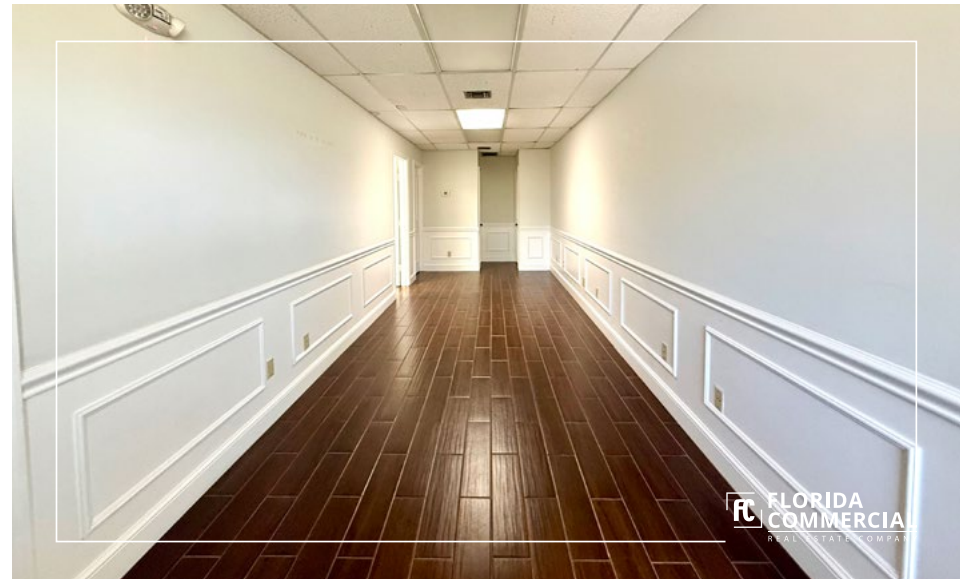
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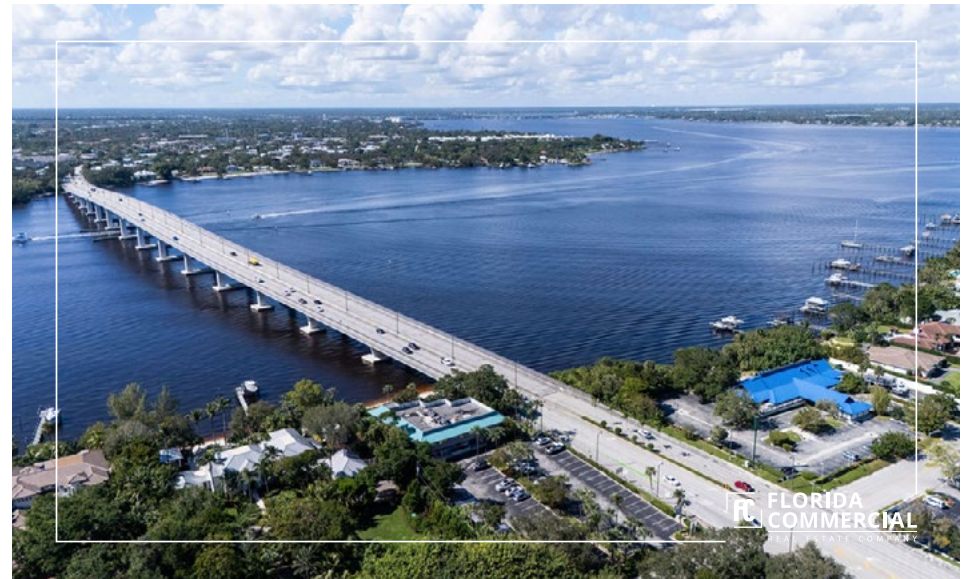
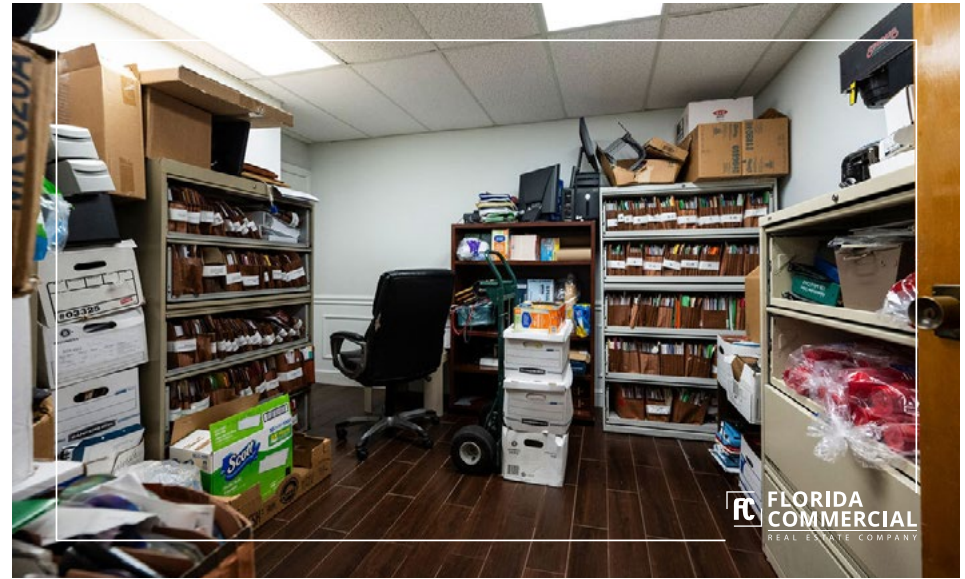
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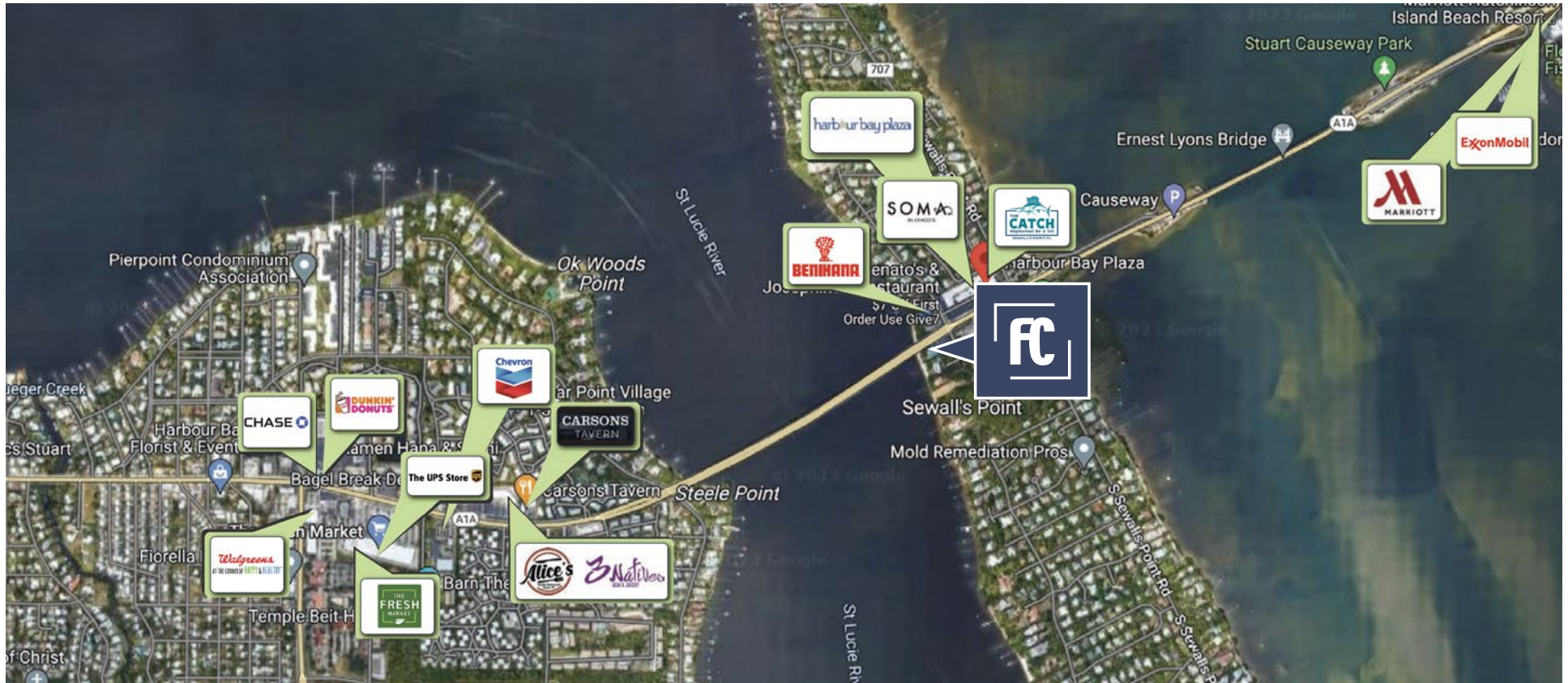
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RETAIL MAP

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MAP & REPORT

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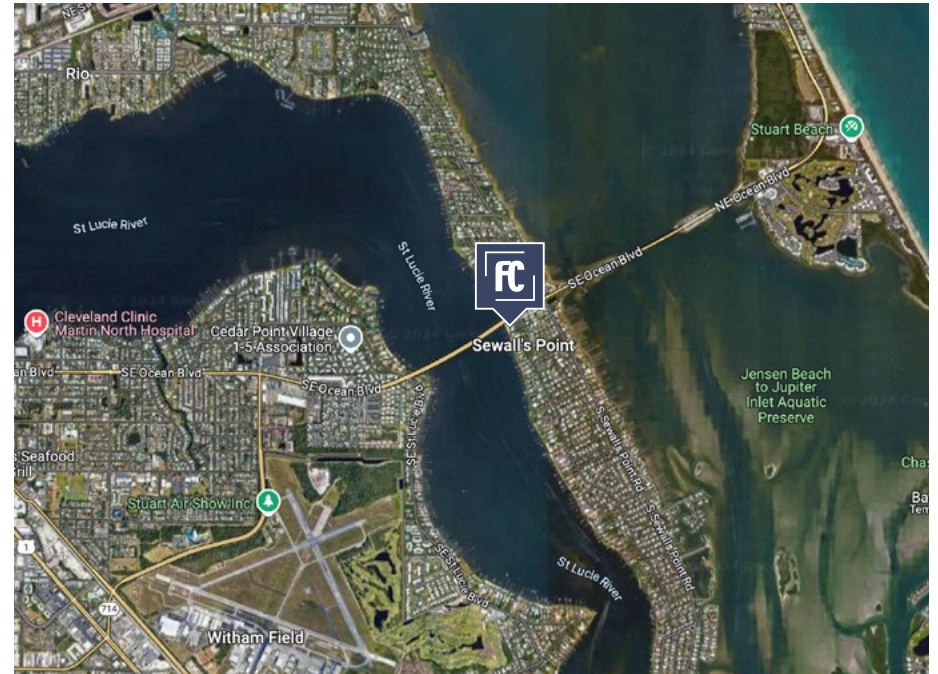
POPULATION

	1 MILE	3 MILES	5 MILES
Population	3.4K	30.9K	86.3K
Median Age	65.7	55.2	53.9



HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1.7K	14.3K	39.6K
# of Employees	9.7K	38.1K	96.3K
Average HH Income	\$150.3K	\$72.5K	\$71.4K



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