

Ocean East Mall & Ocean East Medical Center

2300 SE Ocean Blvd, Stuart, FL 34996 //



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Property Description

OCEAN EAST MALL & OCEAN EAST MEDICAL CENTER

FOR LEASE



PROPERTY DESCRIPTION

This property offers versatile spaces strategically positioned directly on SE Ocean Boulevard, and serving Sewall's Point and some of the wealthiest neighborhoods in Martin County. Home to The Fresh Market and Dollar Tree, with a freestanding Starbucks drive-thru coming soon, this bustling location is surrounded by a diverse blend of retail, medical and professional offices, and residential neighborhoods. Minutes from Cleveland Clinic's Martin North Hospital. With 622 parking spaces and a daily traffic count of 38,000 vehicles, the property offers exceptional visibility and accessibility for businesses.

LOCATION DESCRIPTION

Ocean East Mall in Stuart, FL is the perfect location for a Retail/Strip Center. This area offers easy accessibility via US-1 and Florida's Turnpike and is minutes from Jensen Beach and Martin County Airport. With a vibrant downtown area and a rich cultural tapestry, this location is ideal for retail ventures seeking a dynamic and thriving setting.

Site Plan

OCEAN EAST MALL & OCEAN EAST MEDICAL CENTER

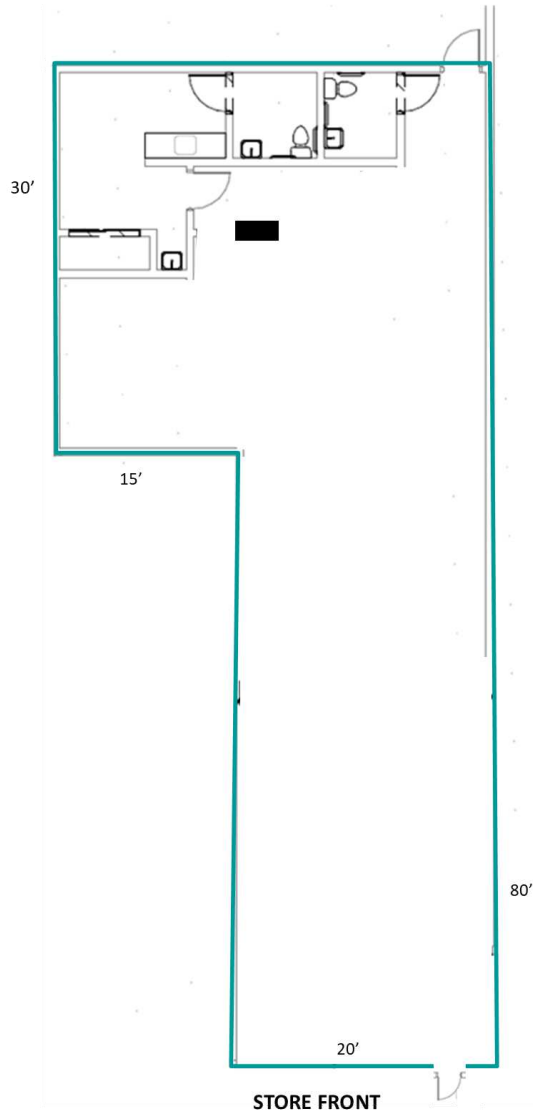
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Suite 1A - 2,025sf

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RETAIL SPACE

Rent: \$25.00/sf NNN

CAM: \$6.87/sf

Currently open vanilla shell floorplan with two restrooms and drop ceiling & lighting

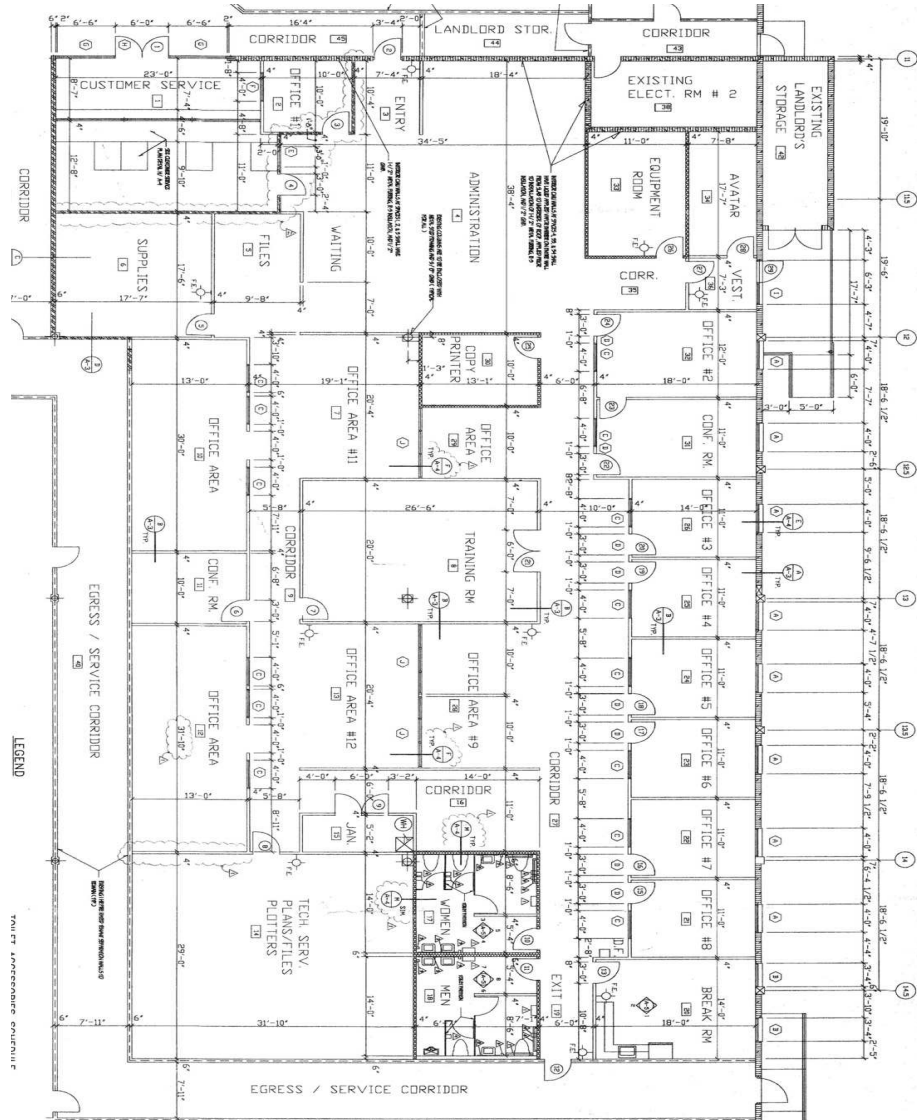
Building Signage Available



Suite 9 - 10,002sf

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OFFICE SPACE

Rent: \$15.00/sf NNN

CAM: \$6.87/sf

Existing built out office space, consisting of a of large reception area, 8 private offices, 6 open office areas for cubicles, large training room, 2 conference rooms, supplies room, large file room, breakroom and men's and women's restrooms.

Building Signage Available on Entry Tower



Suite 9 Lobby & Entry Photos

OCEAN EAST MALL & OCEAN EAST MEDICAL CENTER

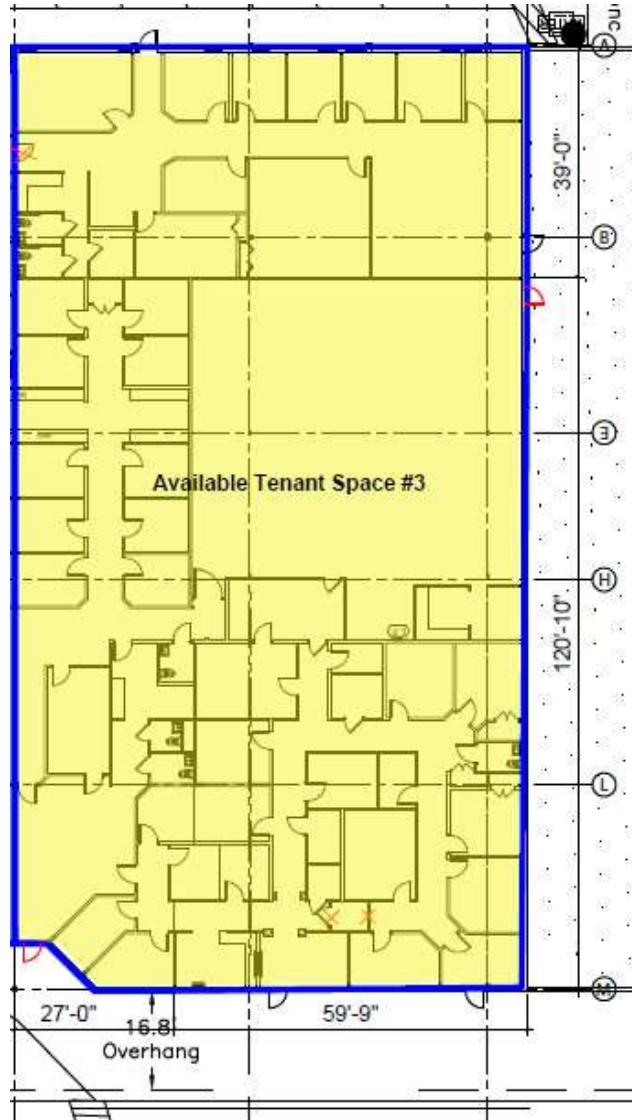
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Suite 14C - 13,755sf

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MEDICAL OFFICE SPACE

Rent: \$25.00/sf NNN

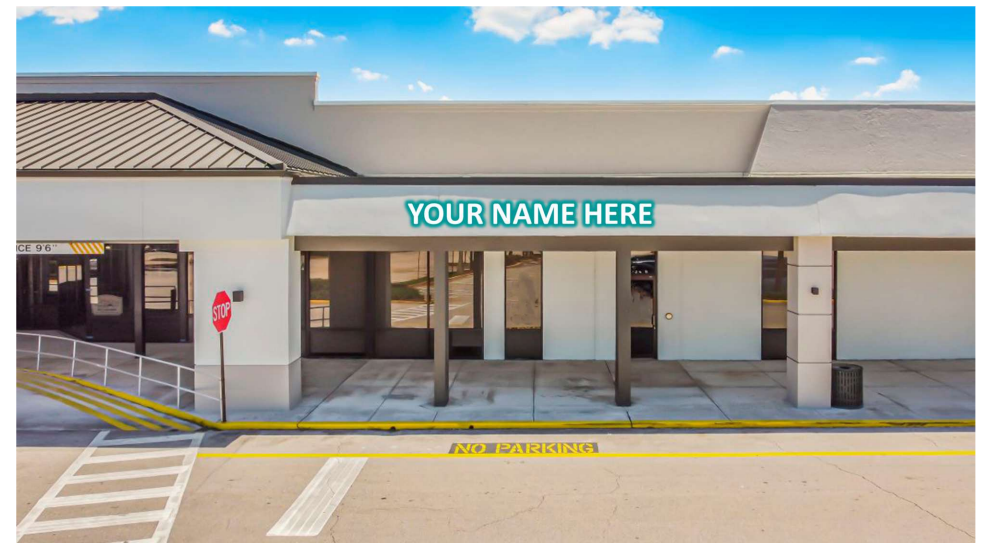
CAM: \$6.87/sf

Walk up store front entry.

Customize your ideal layout!

Building and Monument Signage Available

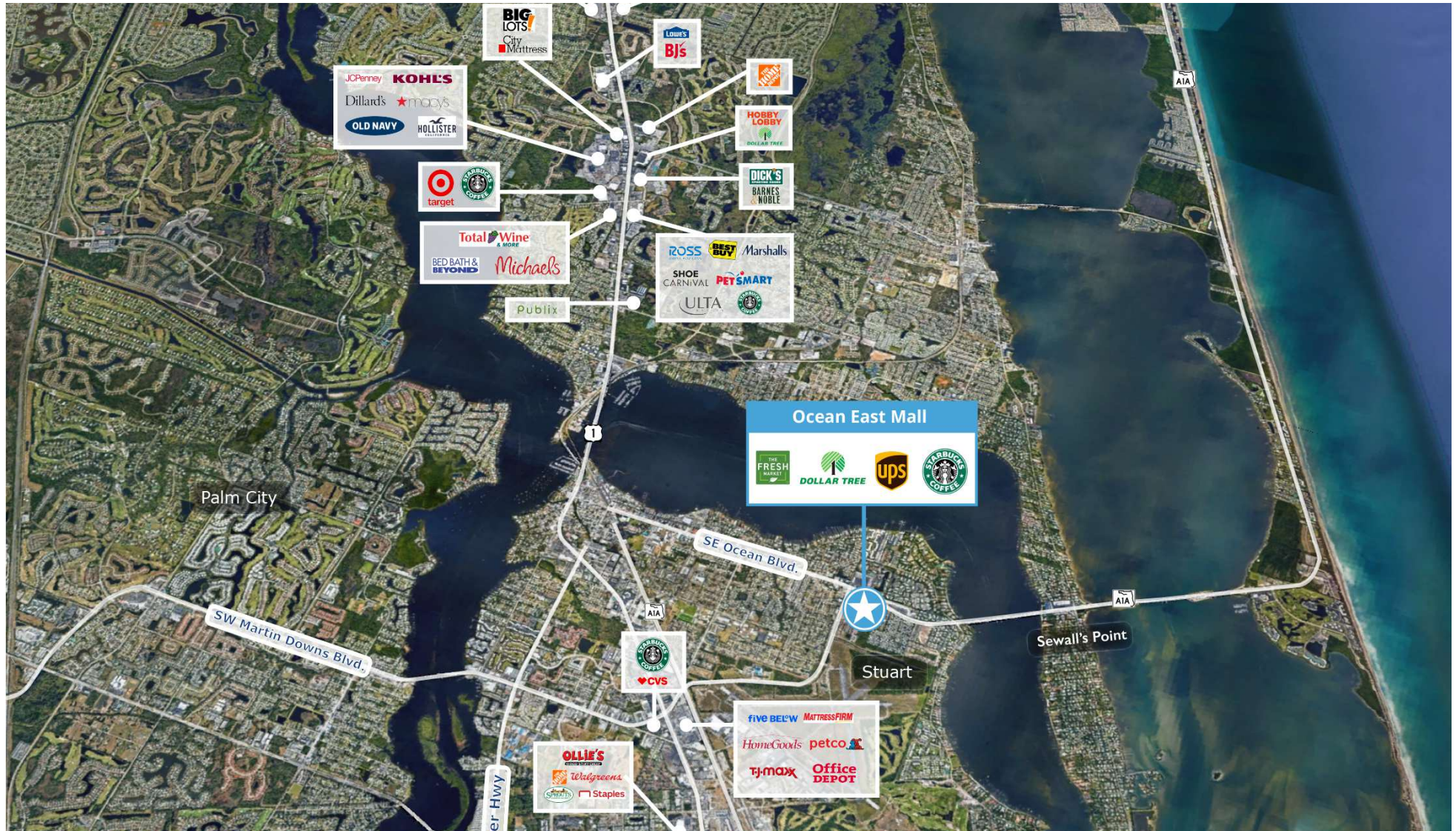
Buildout Allowance Negotiable



Area Map

OCEAN EAST MALL & OCEAN EAST MEDICAL CENTER

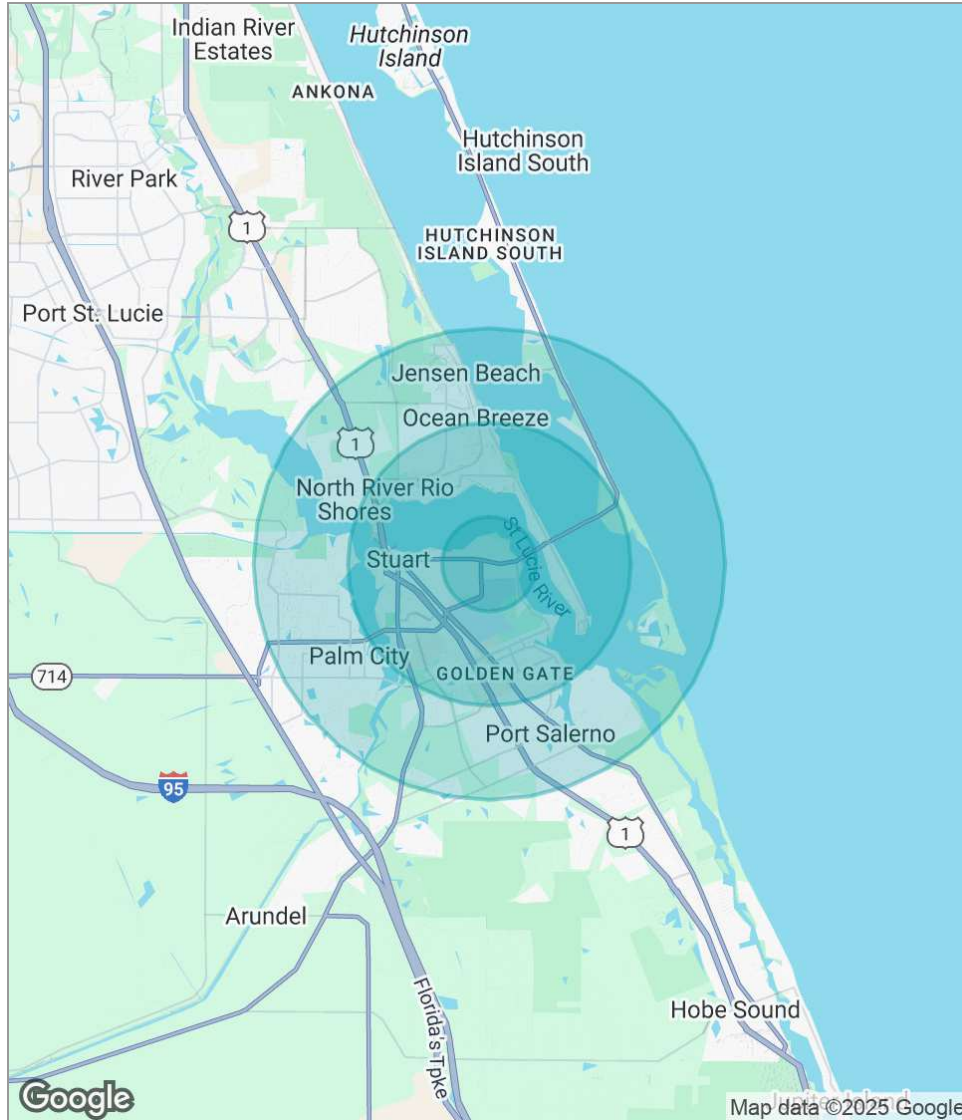
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Demographics Map

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,159	38,312	90,646
Median age	57	51	50
Median age (Male)	55	49	50
Median age (Female)	58	52	51
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,251	17,699	40,959
# of persons per HH	1.9	2.2	2.2
Average HH income	\$83,361	\$87,266	\$100,111
Average house value	\$418,159	\$423,303	\$461,874

* Demographic data derived from 2020 ACS - US Census

Disclaimer

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

This information is subject to errors, omissions, changes, prior sale or withdrawal without notice by the Company representing the property and does not constitute a recommendation, endorsement or advice as to the value for the purchase of any property. Each prospective lessee or purchaser is to rely upon his/her own investigation, evaluation and judgment as to the advisability of leasing or purchasing the property.

Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.



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