

ROYAL PALM FINANCIAL CENTER SOUTH

1111 SE FEDERAL HWY., STUART, FL 34994

OFFICE SPACE FOR LEASE - SUITE 228



360° VIRTUAL TOUR

OFFICE DESCRIPTION

2nd floor office featuring a reception area, 2 or 3 private offices (or 2 private offices and a large break room/conference room) and a private restroom.

PROPERTY HIGHLIGHTS

- Prime location with high visibility
- Ample parking for employees and customers
- High-quality interior finishes
- Close proximity to major highways and transportation hubs
- Flexible lease terms available
- Energy-efficient lighting and HVAC systems

OFFERING SUMMARY

Lease Rate:	\$25.50 SF/yr (MG)
Available SF:	918 SF
Suite Number	228
Building Size:	61,110 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,121	50,458	121,854
Total Population	5,674	98,384	251,100
Average HH Income	\$54,019	\$80,834	\$71,920

JOHN W. CHAPMAN, BROKER

772.631.9168

John@ChapmanCommercialRealEstate.com

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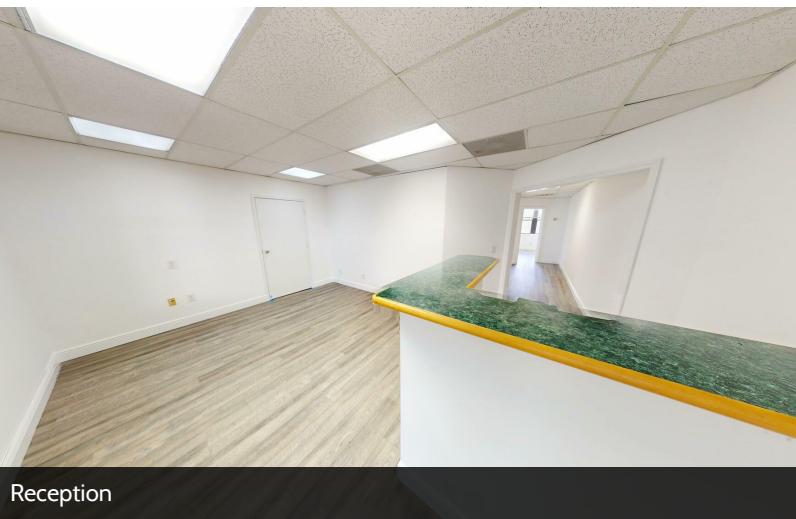
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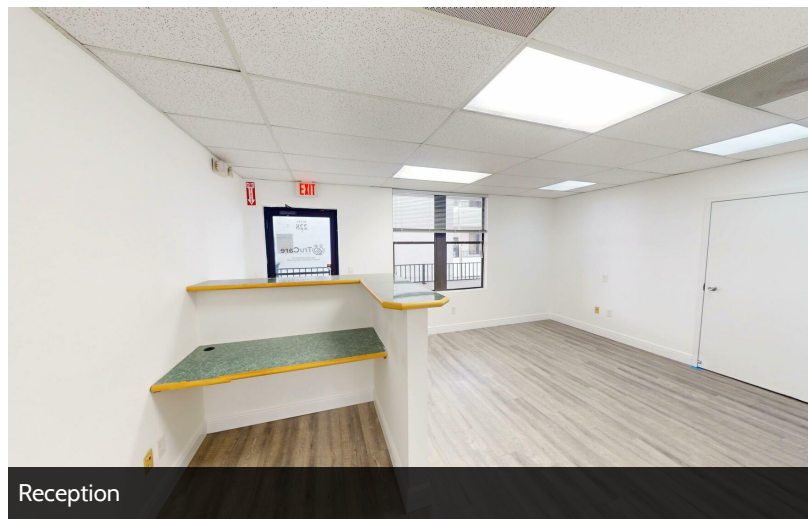
Building Front Entry



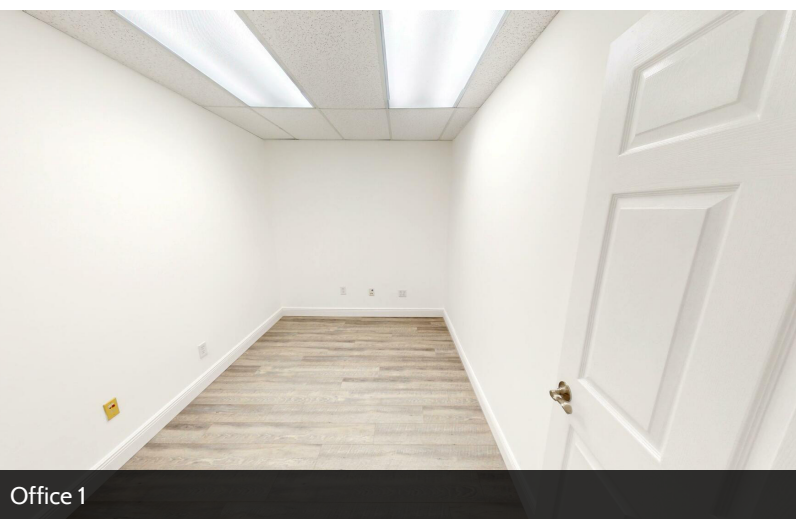
Break Room/Conference Room with Private Restroom



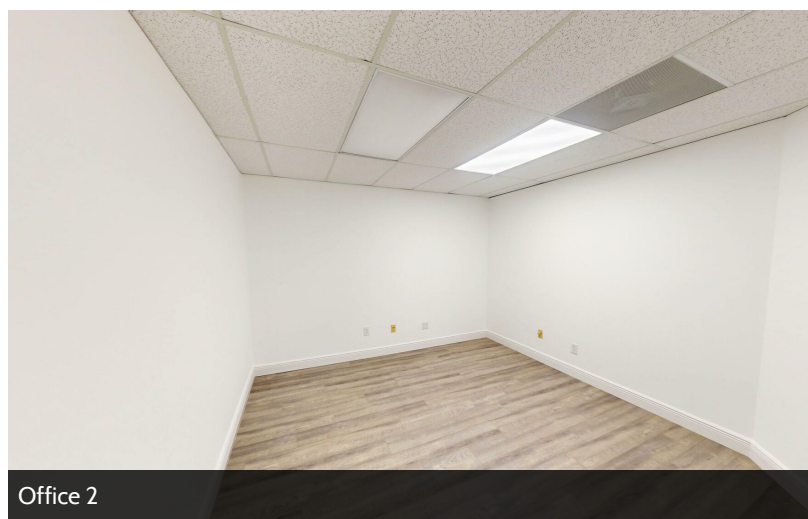
Reception



Reception



Office 1



Office 2

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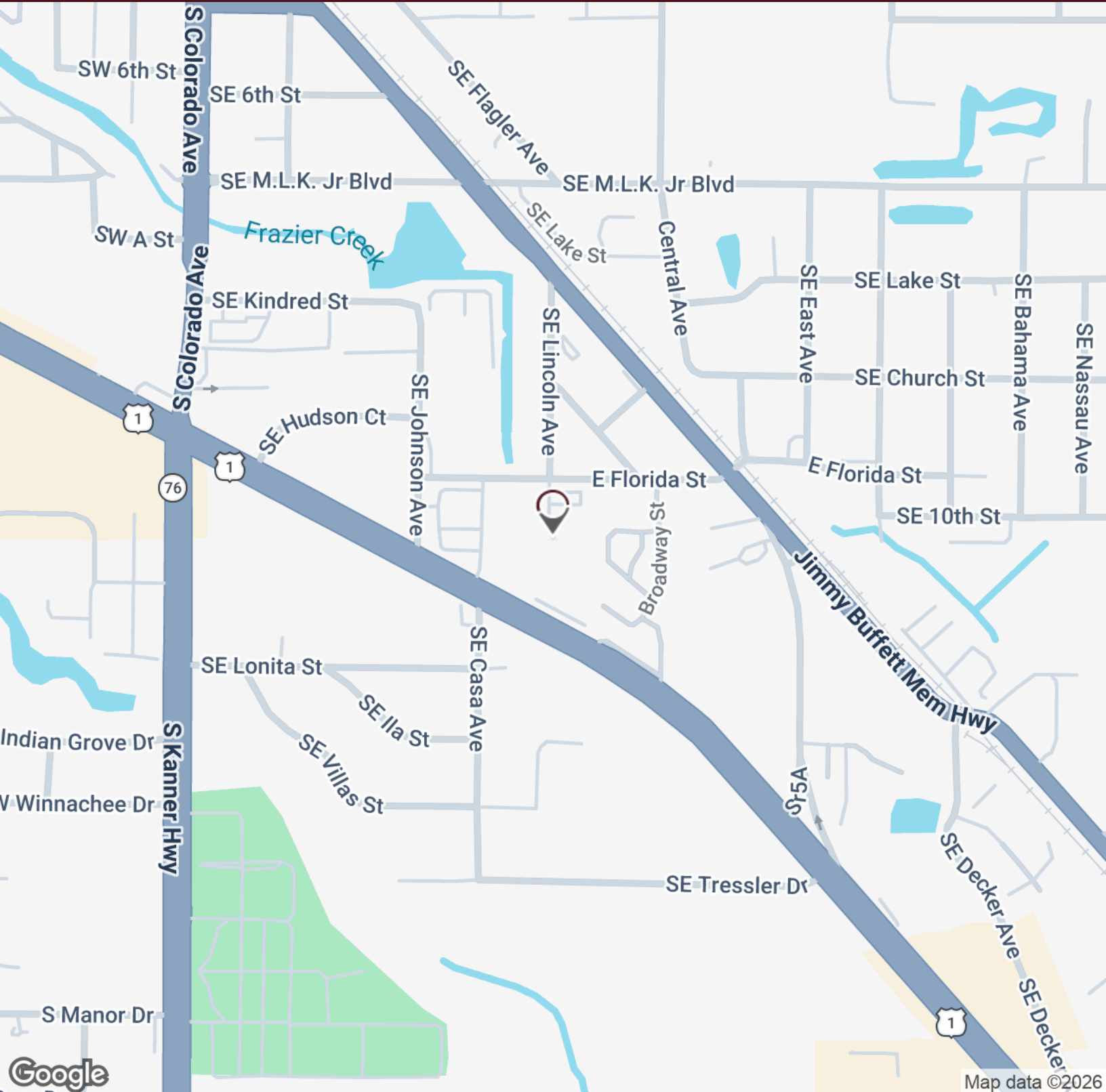
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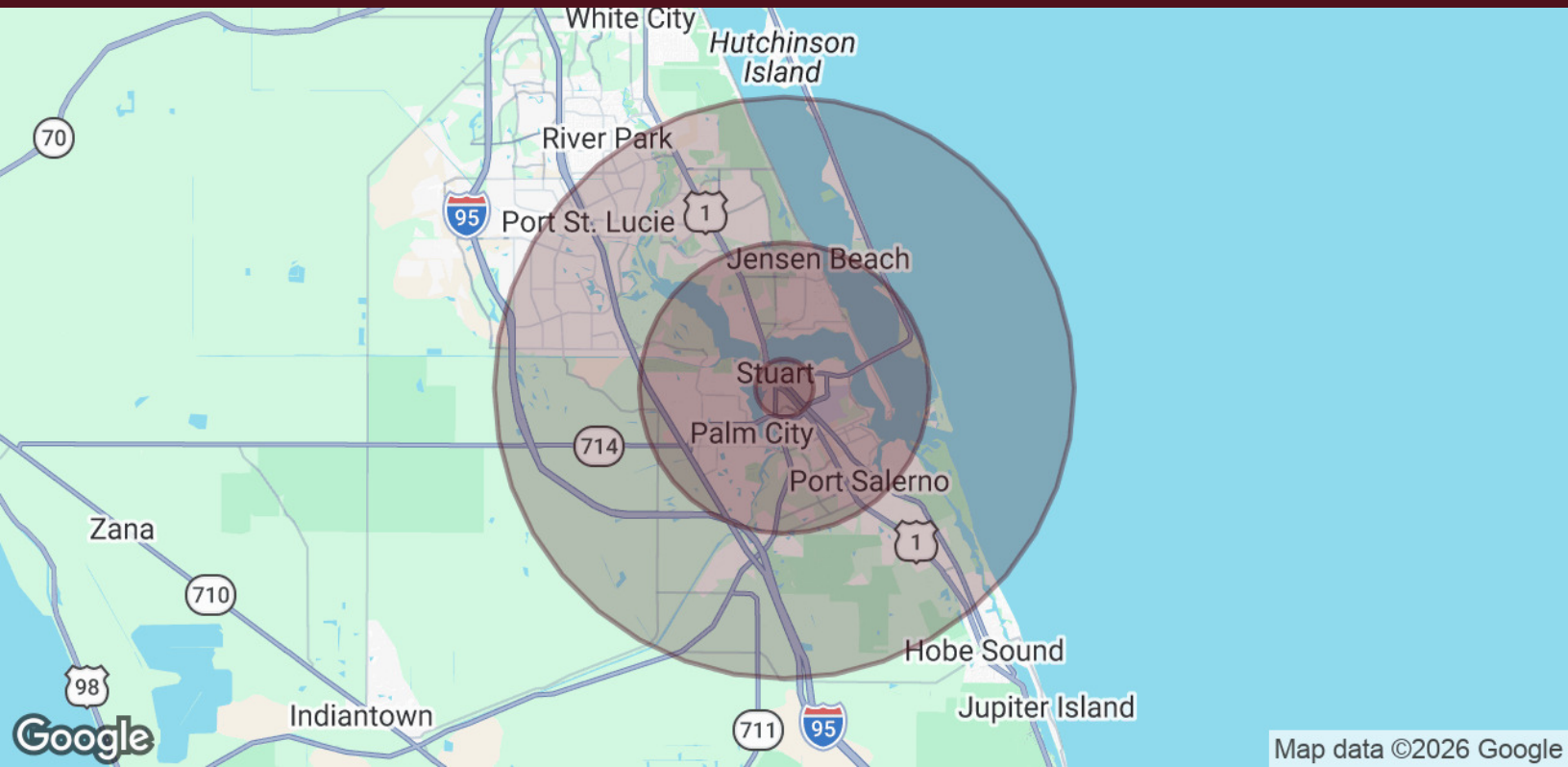
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,674	98,384	251,100
Average Age	50.3	50.1	47.8
Average Age (Male)	45.1	47.8	46.4
Average Age (Female)	51.4	51.2	48.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,121	50,458	121,854
# of Persons per HH	1.8	1.9	2.1
Average HH Income	\$54,019	\$80,834	\$71,920
Average House Value	\$213,379	\$316,011	\$270,189

2020 American Community Survey (ACS)

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BROKER BIOGRAPHY



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PROFESSIONAL BACKGROUND

John W. Chapman is the owner and operator of Chapman Commercial Real Estate. With over 45 years of residency on the Treasure Coast, John brings extensive local knowledge to his work. He is a licensed Real Estate Broker and a Florida Licensed Attorney.

John's career includes significant experience as in-house counsel for a large Florida-based real estate development company and as the owner of a law firm. In these roles, he represented businesses, local governments, and individuals in a variety of real estate matters.

As a real estate broker and agent, John has facilitated the purchase and sale of diverse commercial properties. Additionally, he has actively represented both landlords and tenants in leasing professional/medical office space, industrial/warehouse space, retail spaces, and other types of commercial properties.

EDUCATION

FLORIDA STATE UNIVERSITY COLLEGE OF LAW

Honors: Graduated With Honors in May, 1999; Named Outstanding Sub-citer for Law Review; Scored in top 10% on LSAT

Scholarships: Katzentine-Simon Scholarship, Blank-Miller Scholarship, W. Paul and Erin C. Shelley Scholarship

Book Awards: Professional Responsibility, Accounting & The Law

Journals: Law Review, Journal of Land Use and Environmental Law

WIDENER UNIVERSITY

Honors: Graduated from Honors Program Magna Cum Laude in May, 1995

Major: Political Science; Minor: Economics

Scholarships: Tiger Touchdown Club, PMC Alumni Scholarship, Charles W. Gorsuch Scholarship

Sports: Played Strong Safety on Varsity Football Team for Head Coach Bill Cubit and Assistant Head Coach Bill Zwaan from 1992-1995; Played Varsity Baseball for Head Coach Bill Zwaan from 1992-1994.

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