

# ROYAL PALM FINANCIAL CENTER III

789 SW FEDERAL HWY., STUART, FL 34994

## OFFICE BUILDING FOR LEASE



### PROPERTY DESCRIPTION

Royal Palm Financial Center

### PROPERTY HIGHLIGHTS

- Prime location on SW Federal Highway in Stuart, FL
- Modern and well-maintained commercial property
- Flexible floor plans to accommodate various businesses
- Ample parking for tenants and their customers
- High visibility with excellent signage opportunities
- Professional property management on-site
- Close proximity to major transportation arteries
- Energy-efficient building features for cost savings

### OFFERING SUMMARY

Lease Rate:	\$29.50 SF/yr (MG; NN)
Number of Units:	54
Available SF:	770 SF
Lot Size:	150,659 SF
Building Size:	47,157 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,805	45,961	115,950
Total Population	6,132	104,616	282,672
Average HH Income	\$79,101	\$106,636	\$101,742

### JOHN W. CHAPMAN, BROKER

772.631.9168

John@ChapmanCommercialRealEstate.com

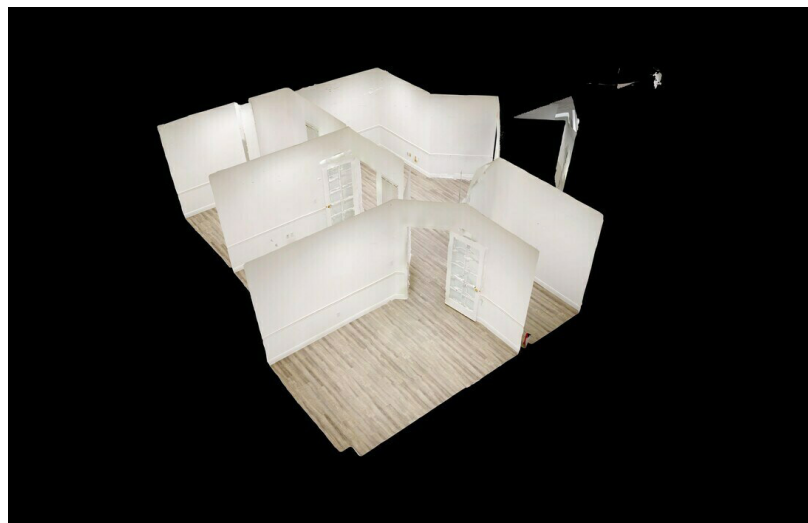
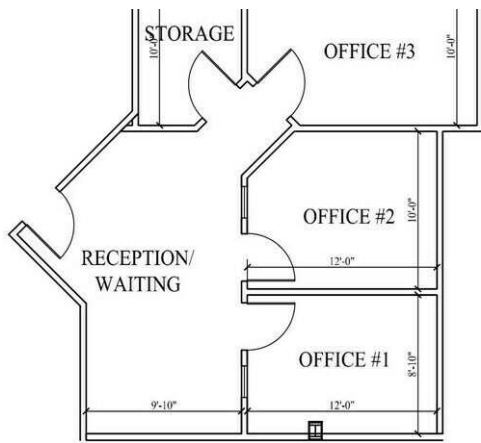
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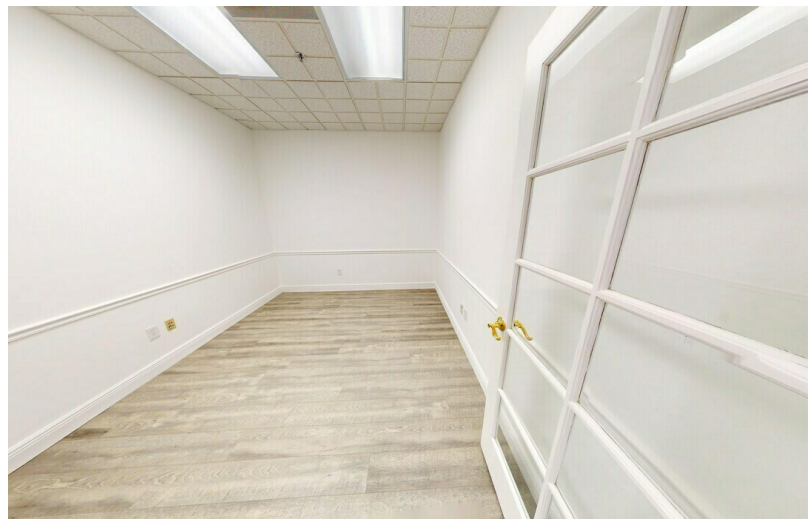
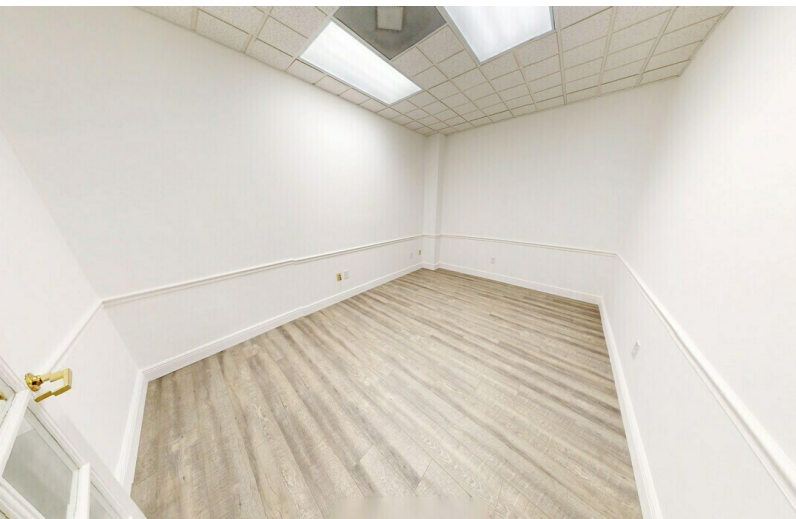
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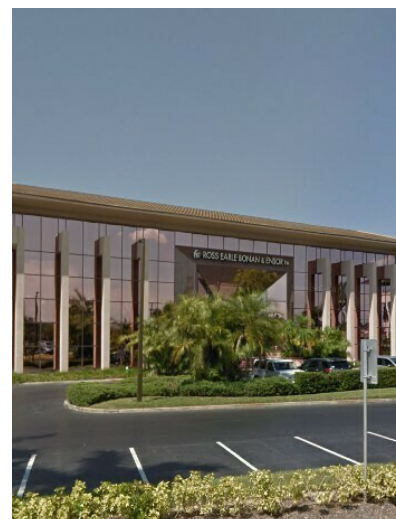
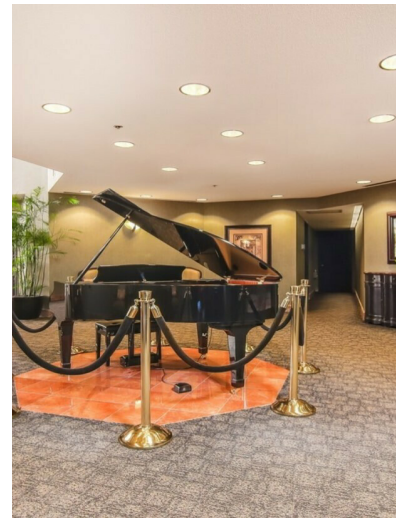
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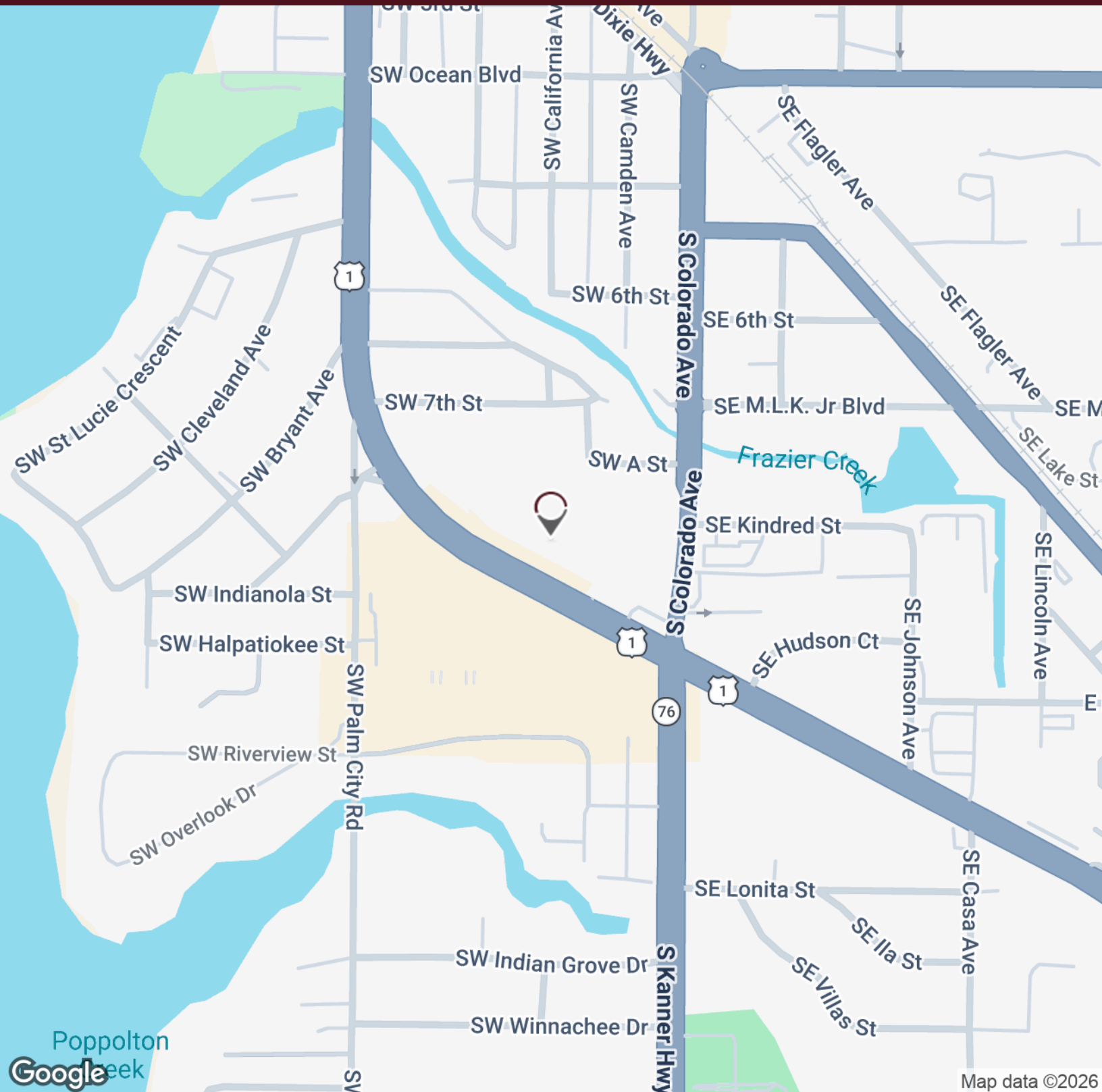
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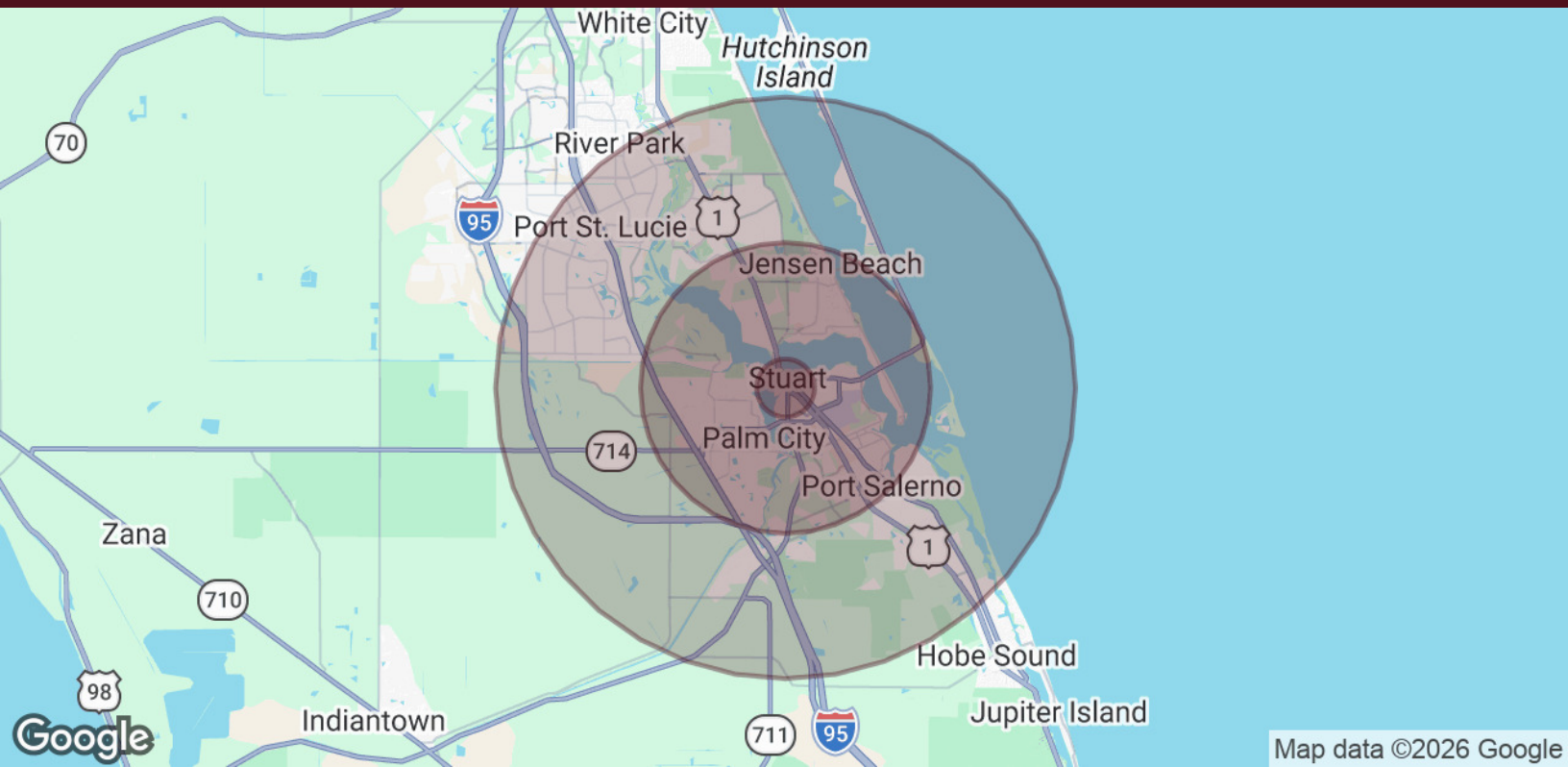
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,132	104,616	282,672
Average Age	51	49	47
Average Age (Male)	49	48	46
Average Age (Female)	53	50	48
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,805	45,961	115,950
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$79,101	\$106,636	\$101,742
Average House Value	\$360,416	\$473,207	\$412,765

Demographics data derived from AlphaMap

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