

613 SE CENTRAL PKWY STUART FL 34994

CENTRAL PARKWAY
BUSINESS CENTER



FOR LEASE



Albert Brown
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2,576 SF
Stuart, FL

309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • florida-commercial.net

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SPECS

Available SF:	2,576 SF
Price:	\$5,500.00 /month + Tax
Lot Size:	5.22 Acres
Year Built:	2002
Zoning:	1204 - 1204 Mixed Use condo

PROPERTY OVERVIEW

This is a fully equipped personal training center with a big open gym area, waiting area, administration area with changing rooms, 3 treatment rooms for massage or any other treatments. There is a laundry room with washer and dryer and a supply room for storage and a kitchenette area. The owners would like to lease back 1 of the treatment rooms and there are 2 trainers that would like to lease back time to do their 1 on 1 training sessions. There are lots of possibilities here. Give me a call to discuss them.

Centrally Located off of Central Parkway in Stuart between US1 and Kanner Highway.



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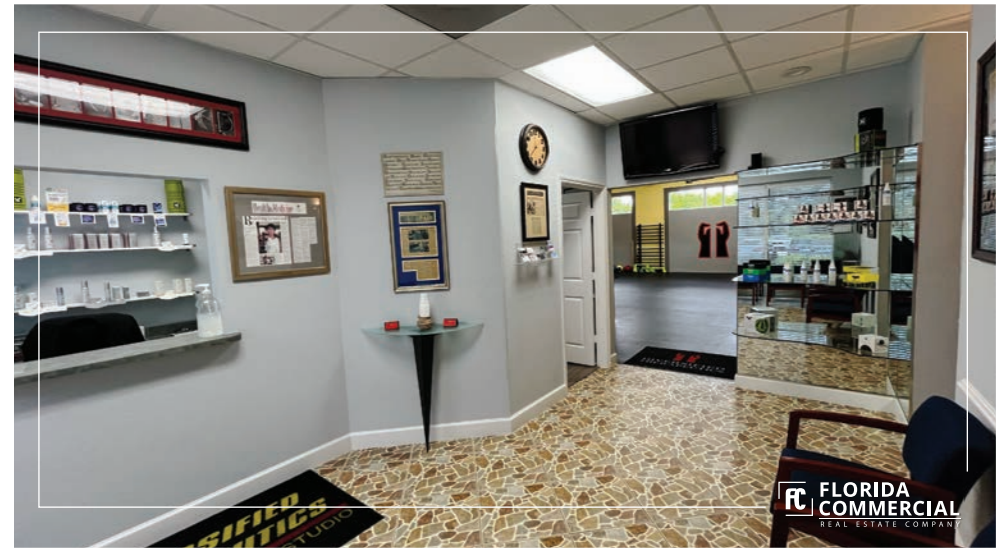
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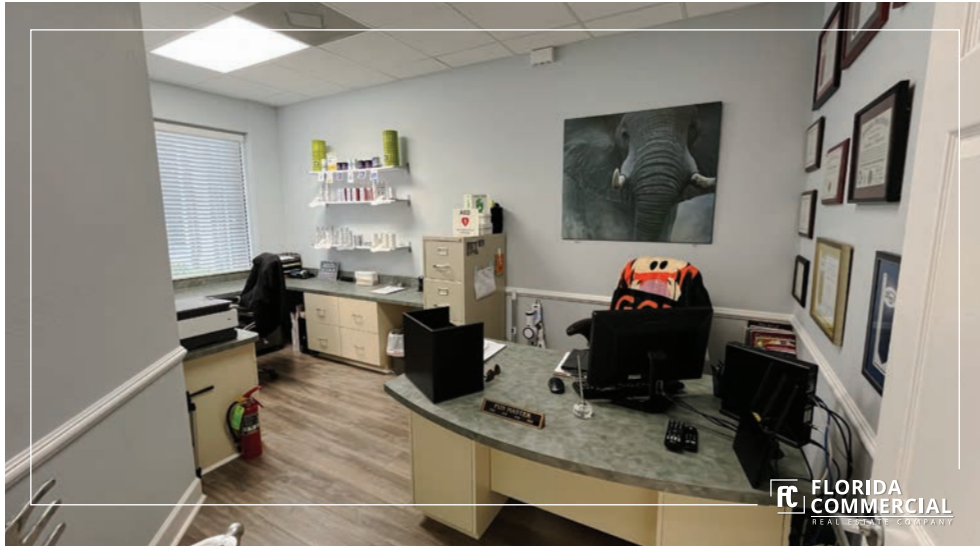
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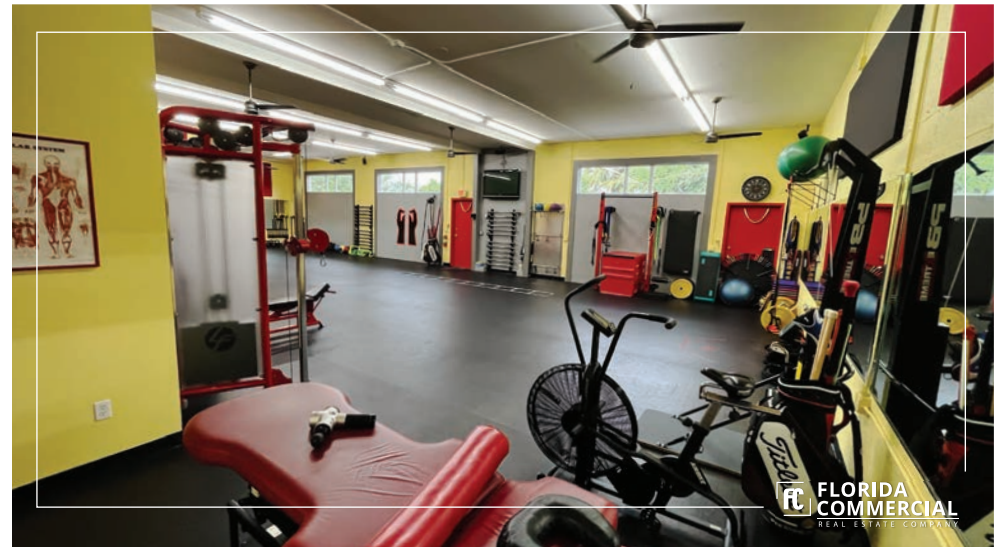
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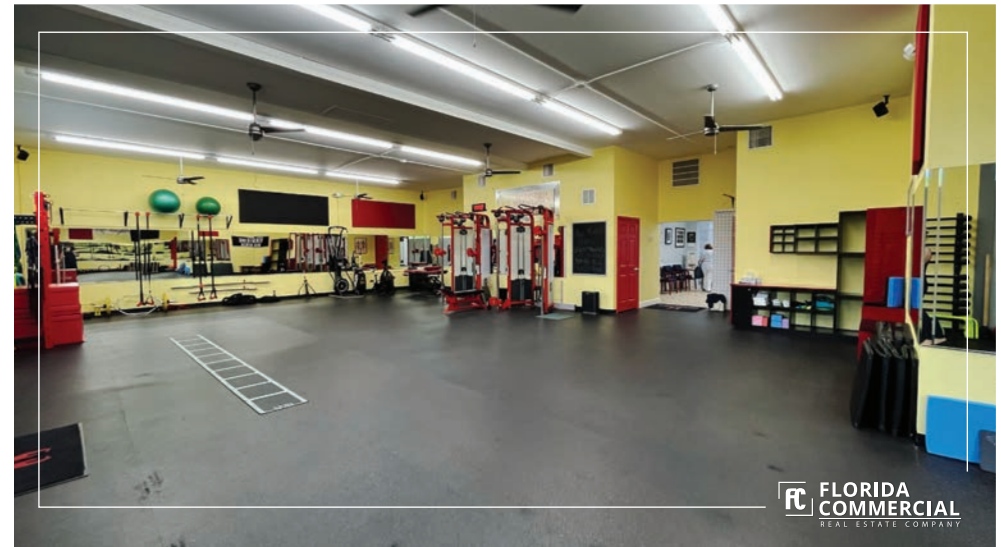
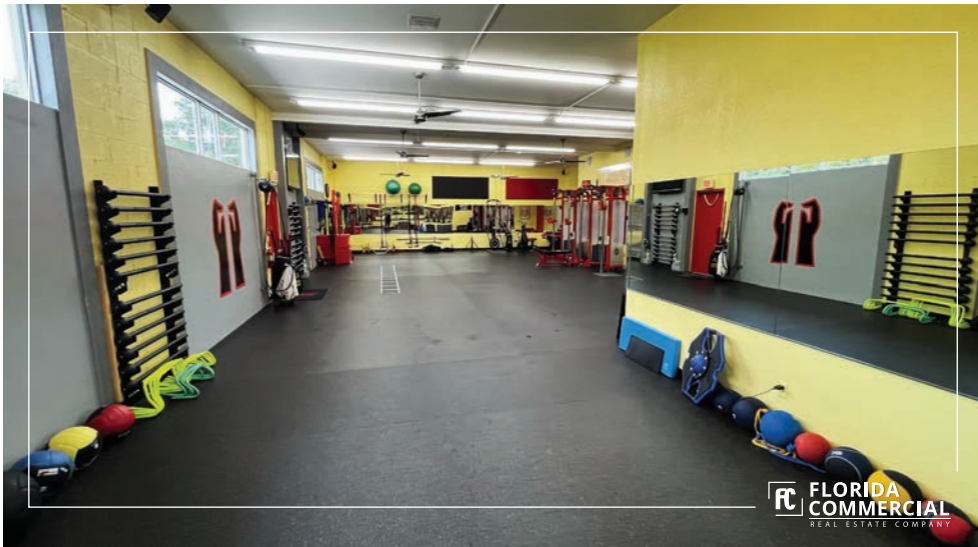
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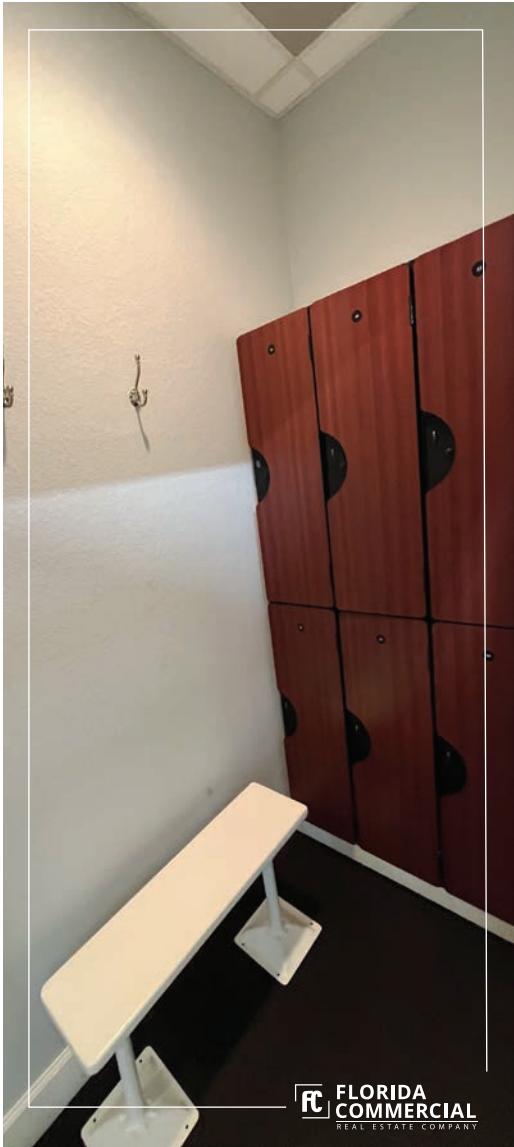
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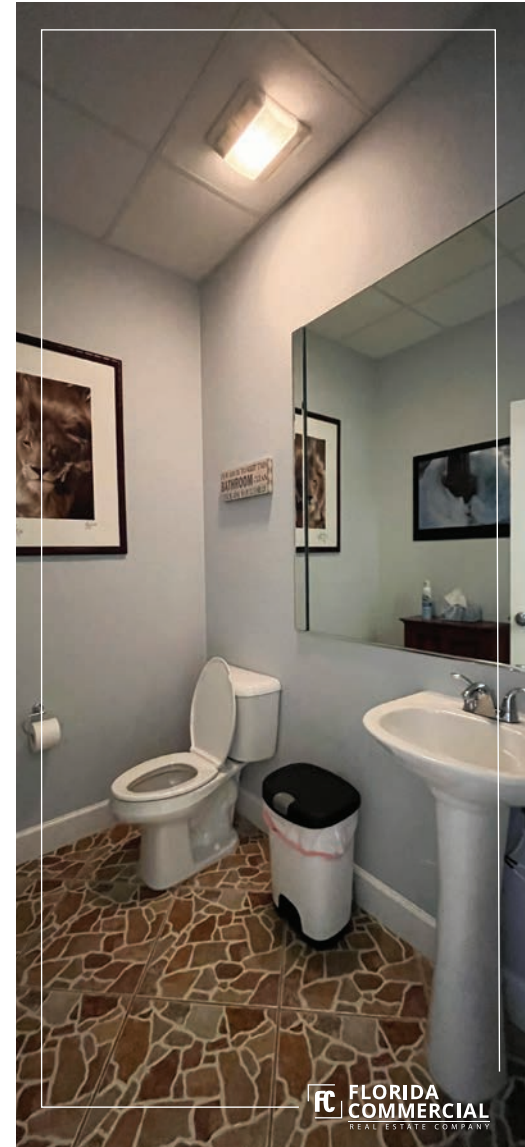
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,912	46,027	95,498
Median age	42.8	47.8	47.9
Median age (Male)	40.5	44.7	45.5
Median age (Female)	42.4	49.1	49.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,583	19,939	40,283
# of persons per HH	2.3	2.3	2.4
Average HH income	\$49,202	\$72,031	\$79,571
Average house value	\$234,508	\$292,726	\$291,437



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LOCATION MAP

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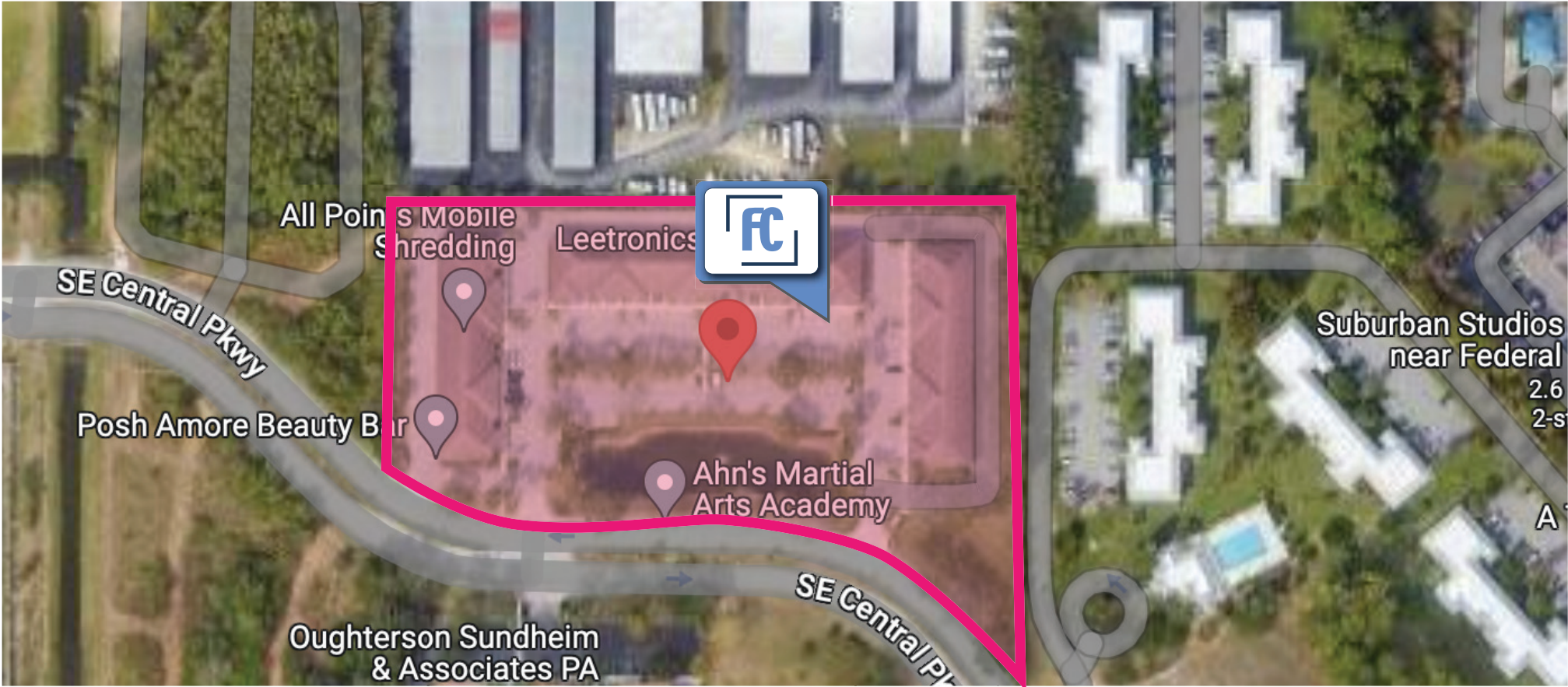
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AERIAL VIEW

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