

ROYAL PALM FINANCIAL CENTER

729, 759, 789 and 819 SW Federal Hwy., Stuart, FL 34994



JOHN W. CHAPMAN, BROKER

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CHAPMAN COMMERCIAL REAL ESTATE, INC.

100 Southwest Albany Avenue Suite 300

Stuart, FL 34994

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www.ChapmanCommercialRealEstate.com

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OFFICE SPACE FOR LEASE - 759 SW FEDERAL HWY., SUITE 320



360° VIRTUAL TOUR

OFFICE DESCRIPTION

350 Square Foot Third Floor Office

2 Private Offices (or 1 Office with a Reception)

Conference Room Available (no additional cost - must be scheduled)

Rent Includes Electric, Cleaning and Access to Conference Room

PROPERTY HIGHLIGHTS

- Prime location on SW Federal Highway near downtown Stuart
- Modern and well-maintained commercial property
- Flexible floor plans to accommodate various businesses
- Ample parking for tenants and their customers
- Garage parking available for an additional price
- High visibility with excellent signage opportunities
- Professional property management on-site

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OFFERING SUMMARY

Lease Rate:	\$1,100/month
Building:	759 SW Federal Hwy.
Suite #:	320
Office Size:	350 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



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BUILDING PHOTOS



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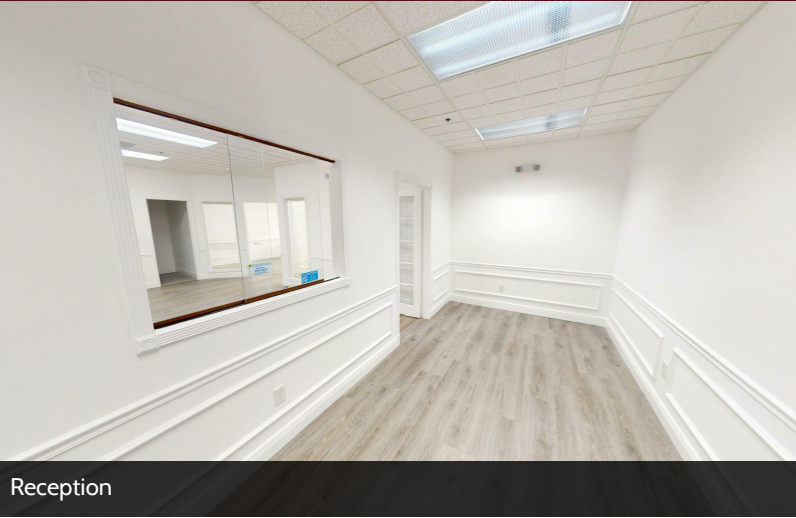
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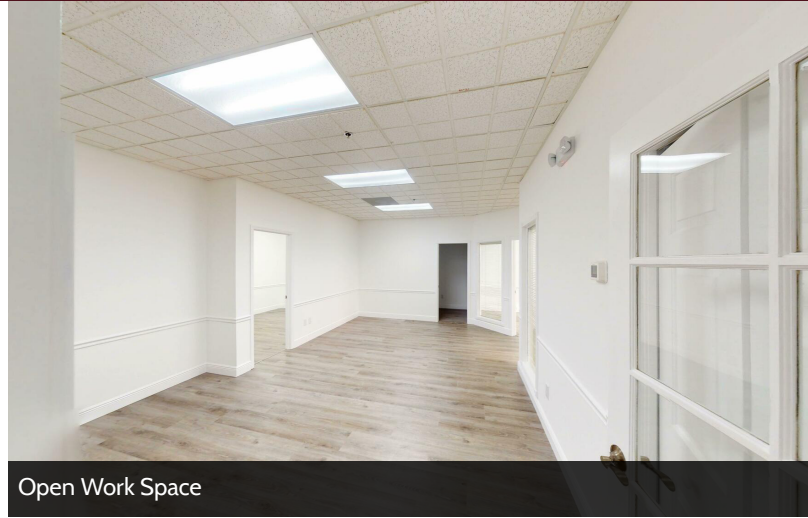
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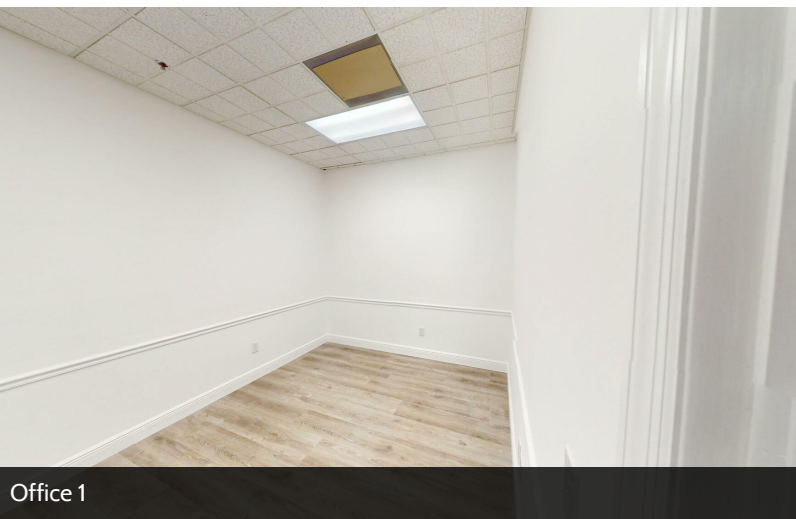
SUITE 320 OFFICE PHOTOS



Reception



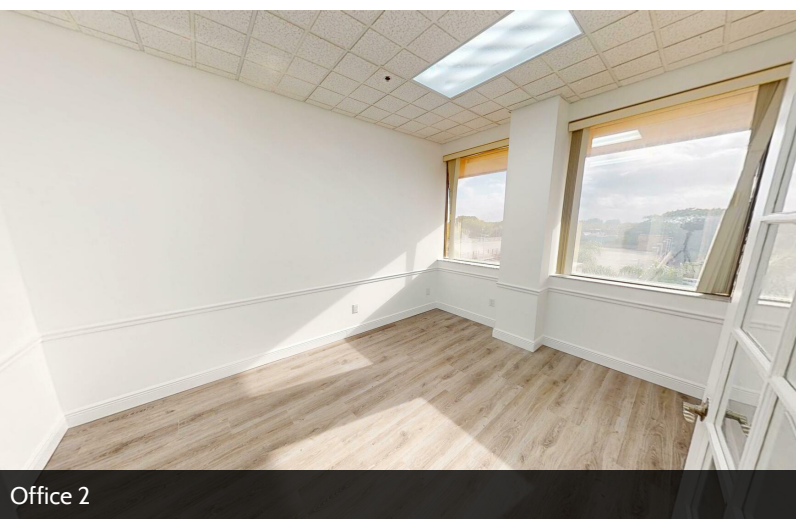
Open Work Space



Office 1



Open Work Space



Office 2



Office 3

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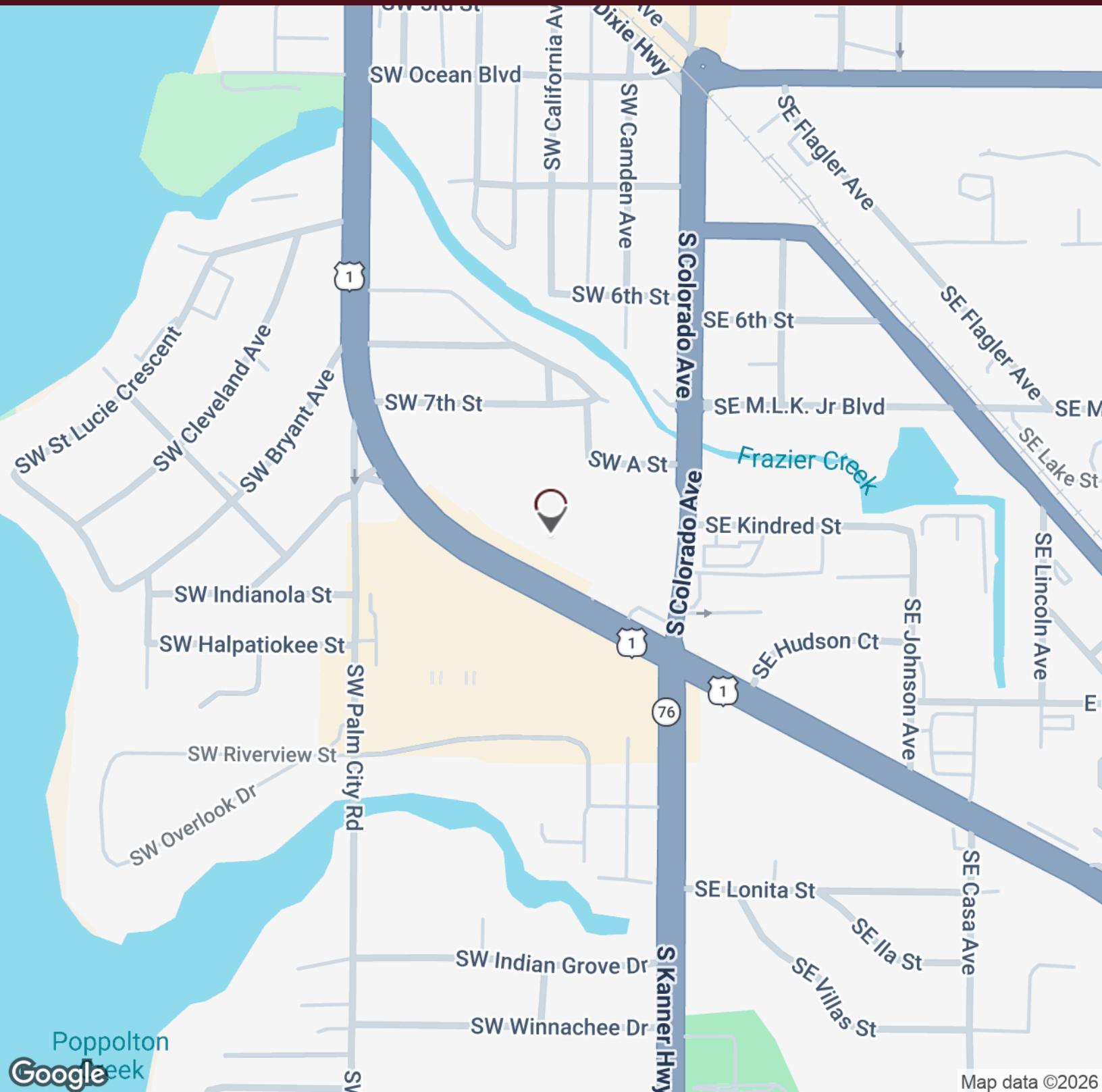
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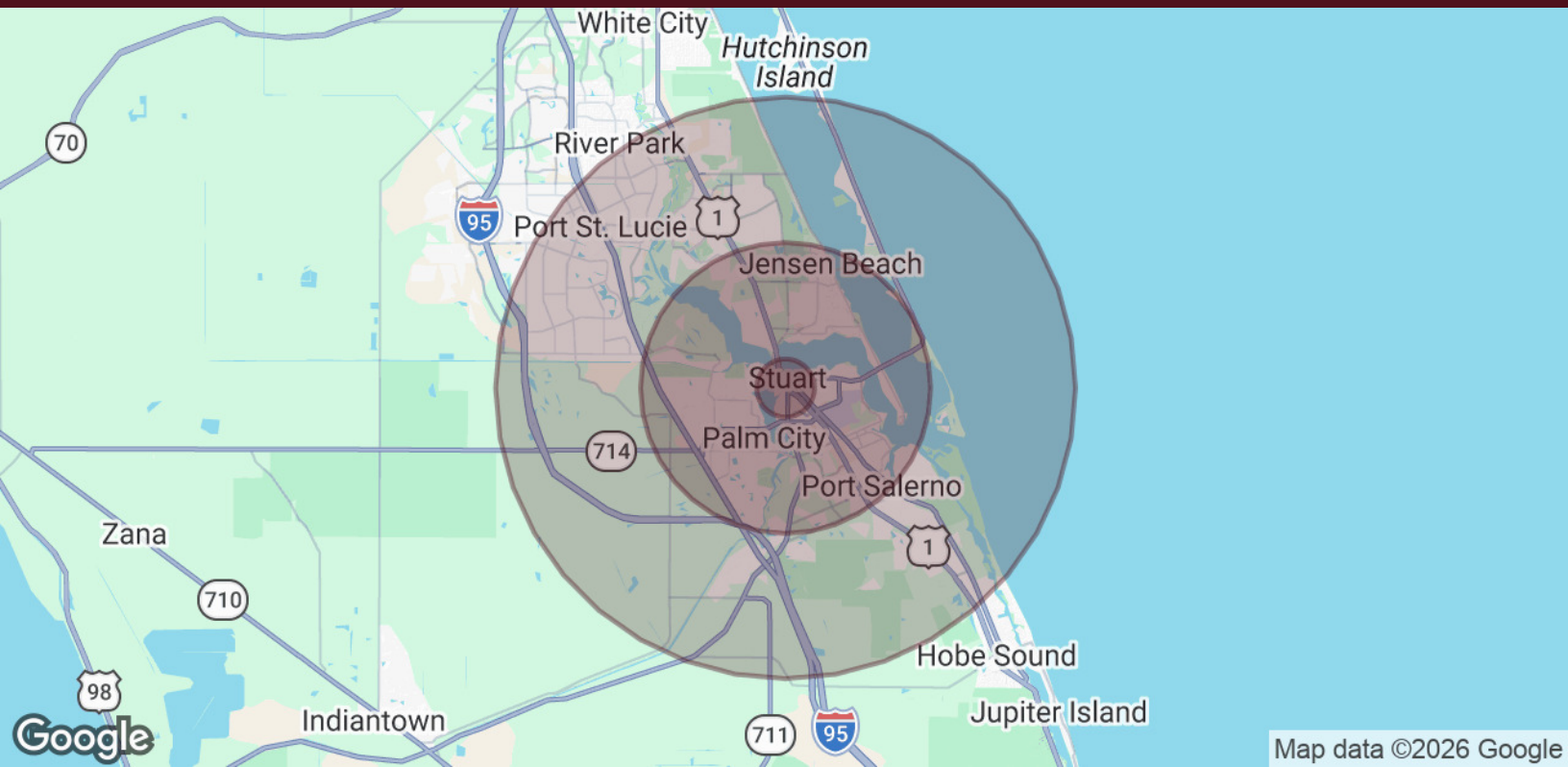
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,132	104,616	282,672
Average Age	51	49	47
Average Age (Male)	49	48	46
Average Age (Female)	53	50	48
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,805	45,961	115,950
# of Persons 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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BROKER BIO



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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

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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