



**FLORIDA
COMMERCIAL**
COMMERCIAL REALTORS

ALEX AYDELOTTE

PARTNER

D: 772.223.3646

ALEX@FLORIDA-COMMERCIAL.NET



FOR LEASE

Cedar Pointe Plaza - Medical or Professional Office Space

2873 SE OCEAN BLVD, STUART, FL 34996



OFFERING SUMMARY

Available SF:	2,000 SF
Lease Rate:	\$15.00 SF/yr (Gross)
Lot Size:	7.84 Acres
Year Built:	1982
Building Size:	79,189
Renovated:	1984

PROPERTY OVERVIEW

Unique Medical or Professional Office Space with functional floor plan, featuring a Waiting Room, Reception Area, 6 Exam Rooms or Offices, Large Kitchenette/Break Room, and Restroom. Convenient 1st Floor Walk-Up Space with Great Signage and Visibility to East Ocean Boulevard.

LOCATION OVERVIEW

This Well-Established Shopping Center is located on East Ocean Boulevard, just east of Monterey Road and the Fresh Market and just west of affluent Sewall's Point, Snug Harbor, and Hutchinson Island. East Ocean Boulevard is the main east-west thoroughfare connecting Downtown Stuart, US Highway 1, and the waterfront communities along the St. Lucie and Indian Rivers and the Atlantic Ocean. Ideal location for Medical or Professional Office user seeking Tremendous Exposure and Foot-Traffic in a Quaint and Upscale Setting. Co-Tenants include Specialty Restaurants, Boutique Retail Stores, and Professional Office users.

EXECUTIVE SUMMARY

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ADDITIONAL PHOTOS

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ADDITIONAL PHOTOS

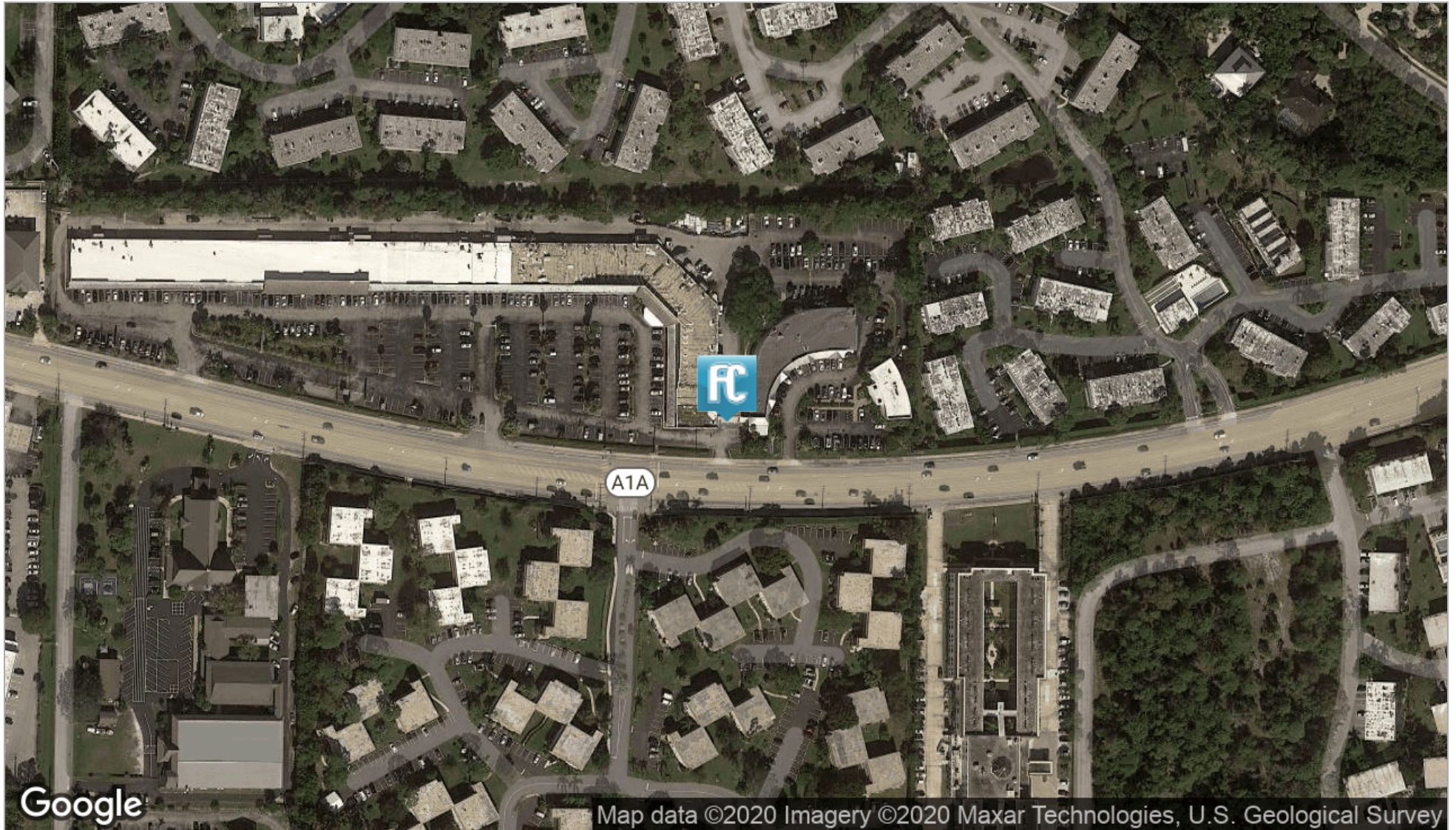
ALEX AYDELOTTE

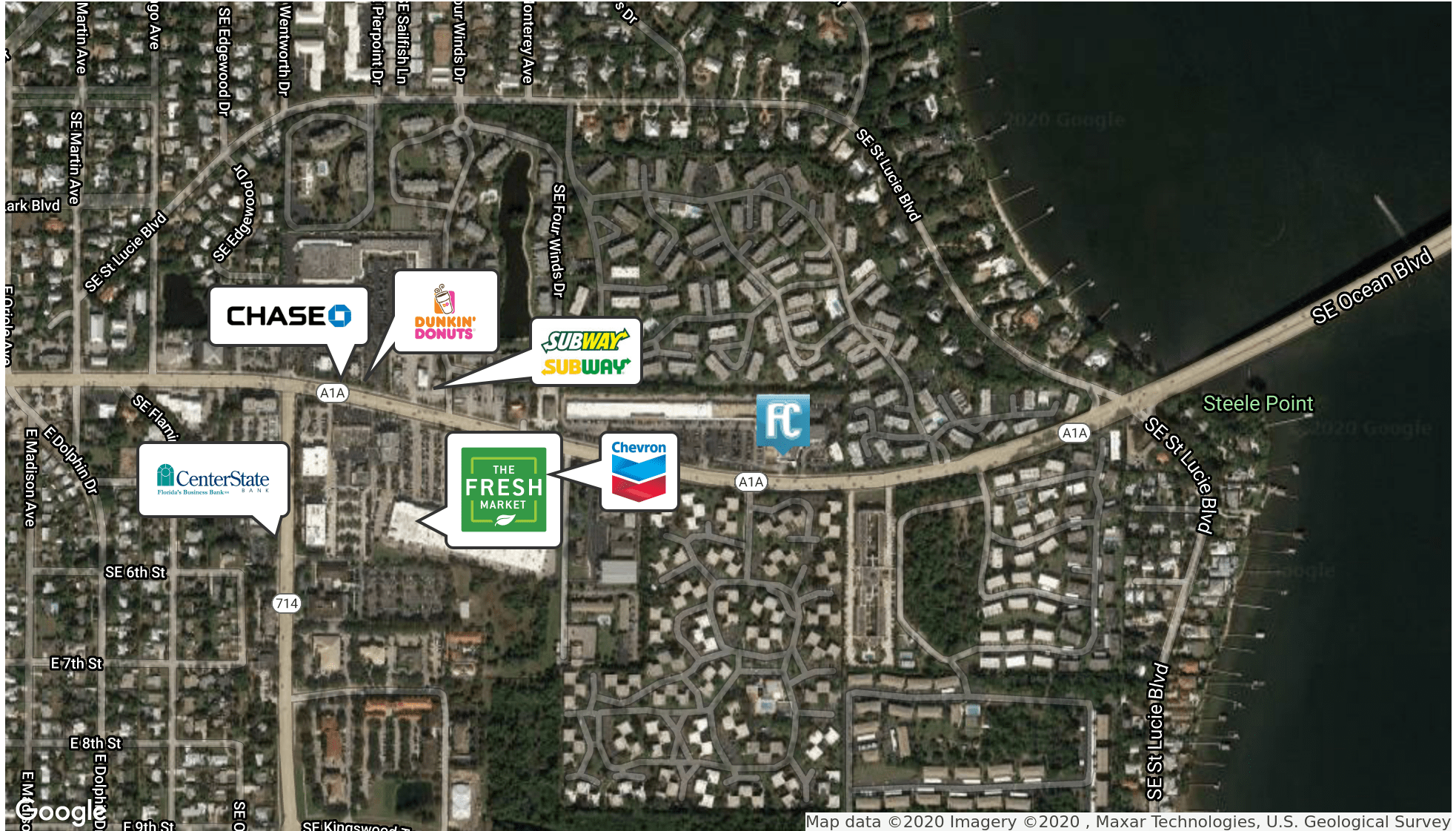
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RETAILER MAP

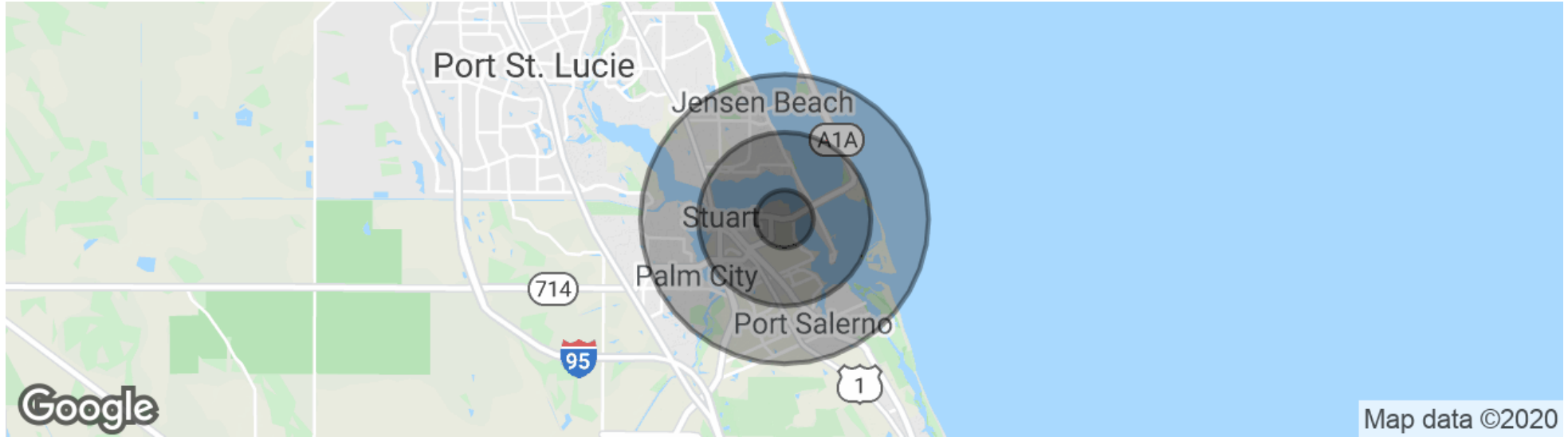
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	4,327	33,302	82,891
Median age	59.1	48.4	48.5
Median age (Male)	49.2	44.3	45.8
Median age (Female)	62.6	50.1	50.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,183	14,710	35,757
# of persons per HH	2.0	2.3	2.3
Average HH income	\$70,446	\$72,490	\$78,698
Average house value	\$233,398	\$225,509	\$296,360

* Demographic data derived from 2010 US Census