



**FLORIDA  
COMMERCIAL**  
COMMERCIAL REALTORS

**ALBERT BROWN**  
AGENT  
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**FOR LEASE**

**6096-6102 SW Federal Hwy**

**STUART, FL 34997**



**OFFERING SUMMARY**

Available SF: 5,332 SF

Lease Rate: \$15.00 SF/yr (Full Service)

Lot Size: 0.92 Acres

Year Built: 1994

Building Size: 5,332

**PROPERTY OVERVIEW**

Space Available in WellMed Plaza. Fantastic Location across the street from Publix Shopping Center, just south of Cove Rd. Space can be used for Office or Retail and features Large Open Area in front, Large Office in the back, and Restroom. Great Pylon Signage on US#1 in Highly Trafficked area.

Located directly on US #1 South of Cove Rd.

**LOCATION OVERVIEW**

Fantastic U.S. #1 Location across the street from Publix Shopping Center, just south of Cove Road.

**EXECUTIVE SUMMARY**

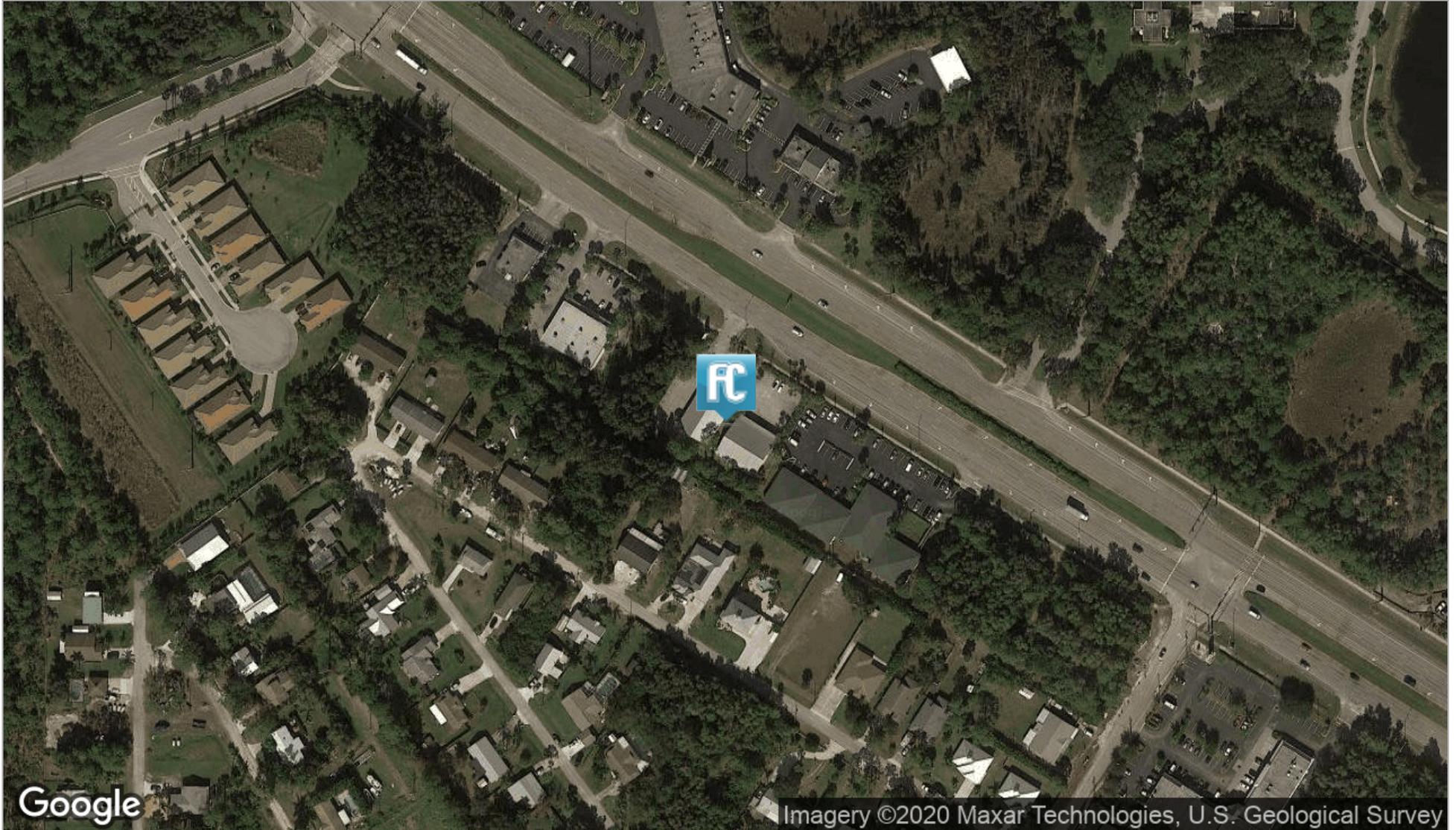
**ALBERT BROWN**

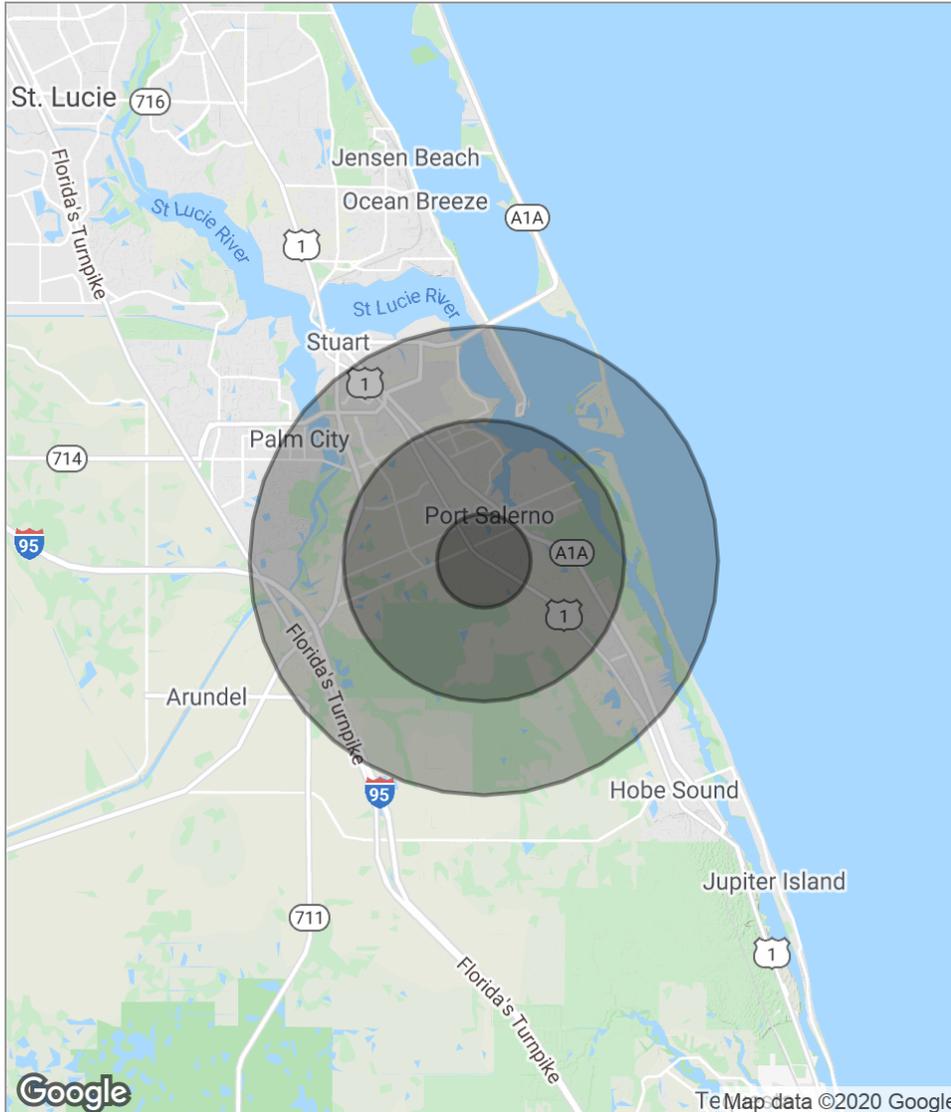
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,031	33,664	65,104
Median age	50.8	48.2	49.9
Median age (Male)	47.2	45.2	47.6
Median age (Female)	53.7	50.6	51.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,696	13,773	27,794
# of persons per HH	2.4	2.4	2.3
Average HH income	\$69,901	\$79,337	\$78,778
Average house value	\$264,007	\$272,752	\$267,823

\* Demographic data derived from 2010 US Census

