

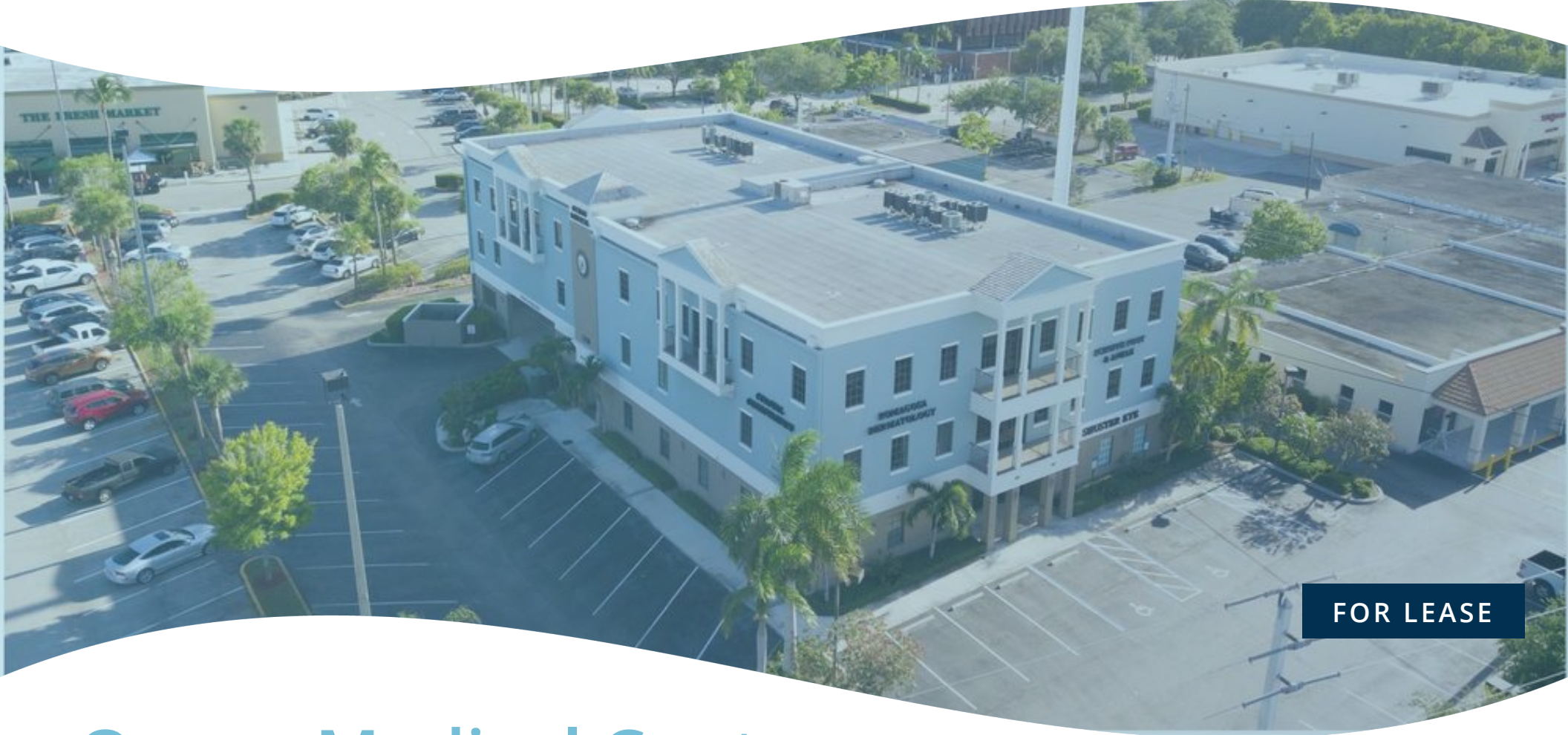


**FLORIDA
COMMERCIAL**
COMMERCIAL REALTORS

ALEX AYDELOTTE
PARTNER

D: 772.223.3646

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Ocean Medical Center

2220 SE OCEAN BOULEVARD, STUART, FL 34996



OFFERING SUMMARY

Available SF: Fully Leased

Lease Rate: N/A

Building Size: 25,000

PROPERTY OVERVIEW

Class "A" Turn-Key Medical Suites adaptable for many medical specialties. Functional and efficient Floor Plans, featuring Beautiful Waiting Rooms/Reception Areas, a good mix of Exam Rooms and individual Offices, Open Work Areas, Employee Lounge Areas, and Multiple ADA Compliant Restrooms. Rare opportunity to join one of Stuart's most Prestigious Medical Office Facilities!

LOCATION OVERVIEW

Located directly on East Ocean Boulevard, just east of Monterey Road and convenient to Cleveland Clinic Martin North Hospital, Downtown Stuart, Martin County Courthouse and many other medical offices, restaurants and shopping.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
2220 SE Ocean Boulevard #101	\$18.00 SF/yr	2,600 - 4,617 SF
2220 SE Ocean Boulevard #102	\$18.00 SF/yr	2,017 - 4,617 SF
2220 SE Ocean Boulevard #203	\$18.00 SF/yr	2,362 SF

EXECUTIVE SUMMARY

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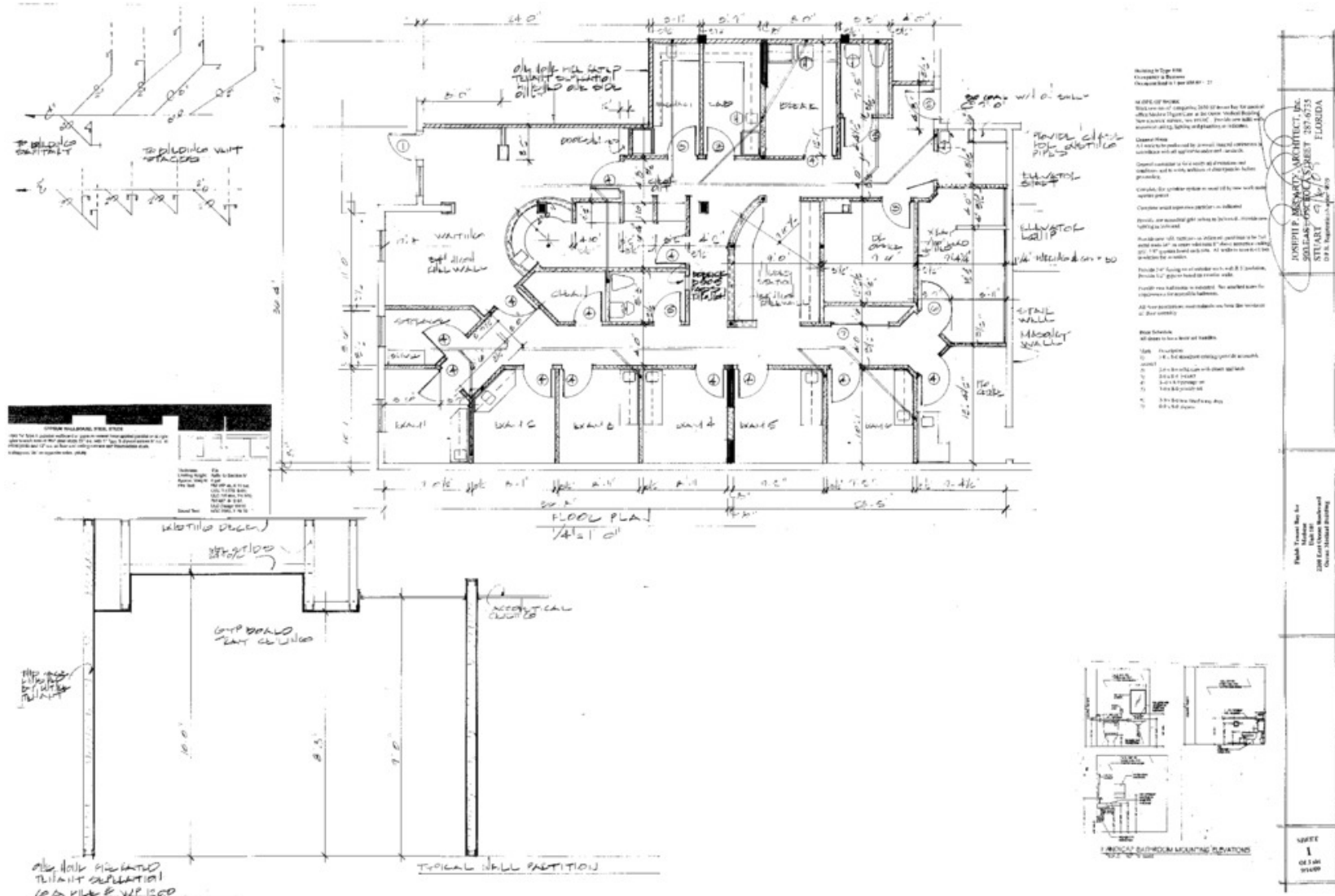
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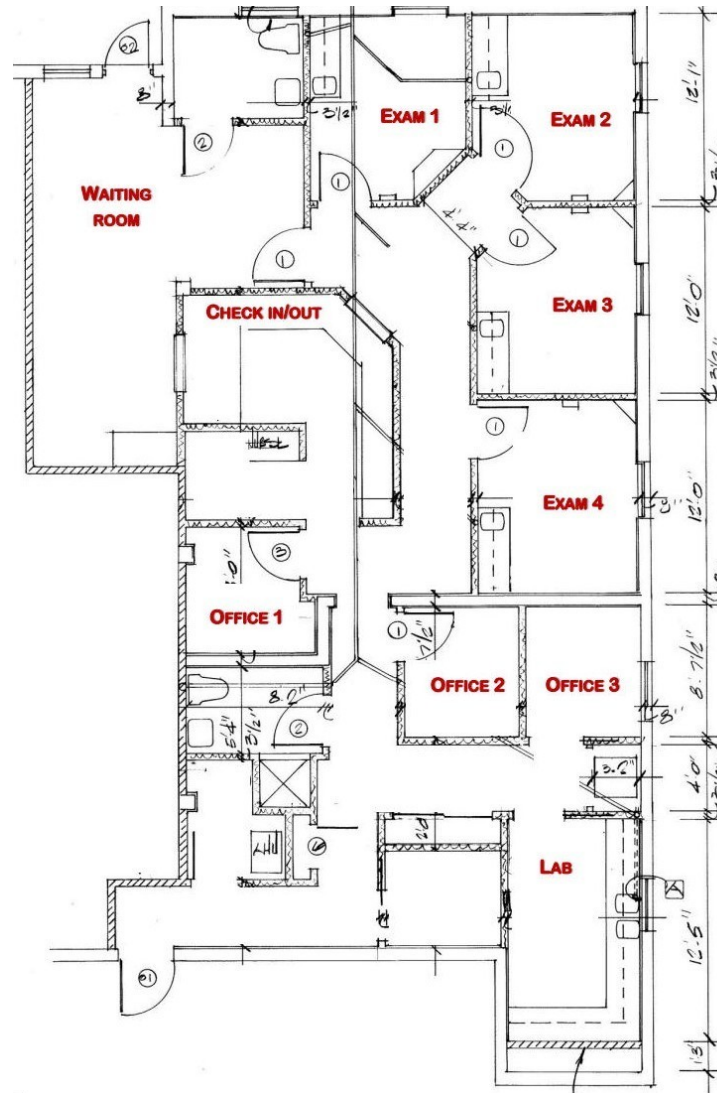
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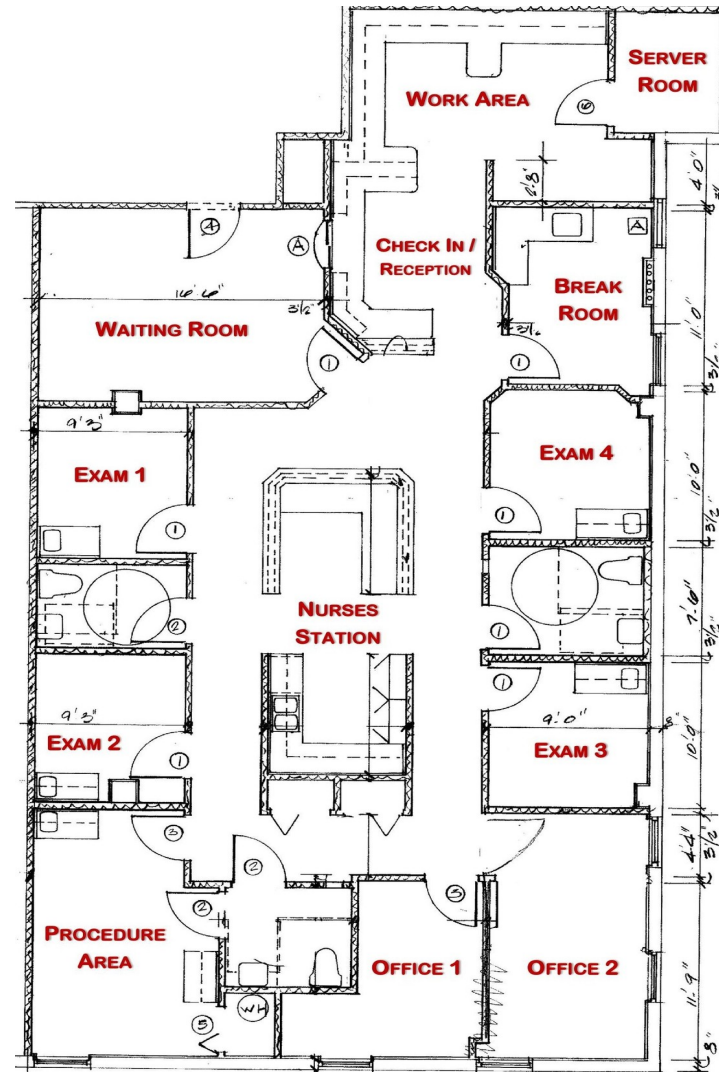


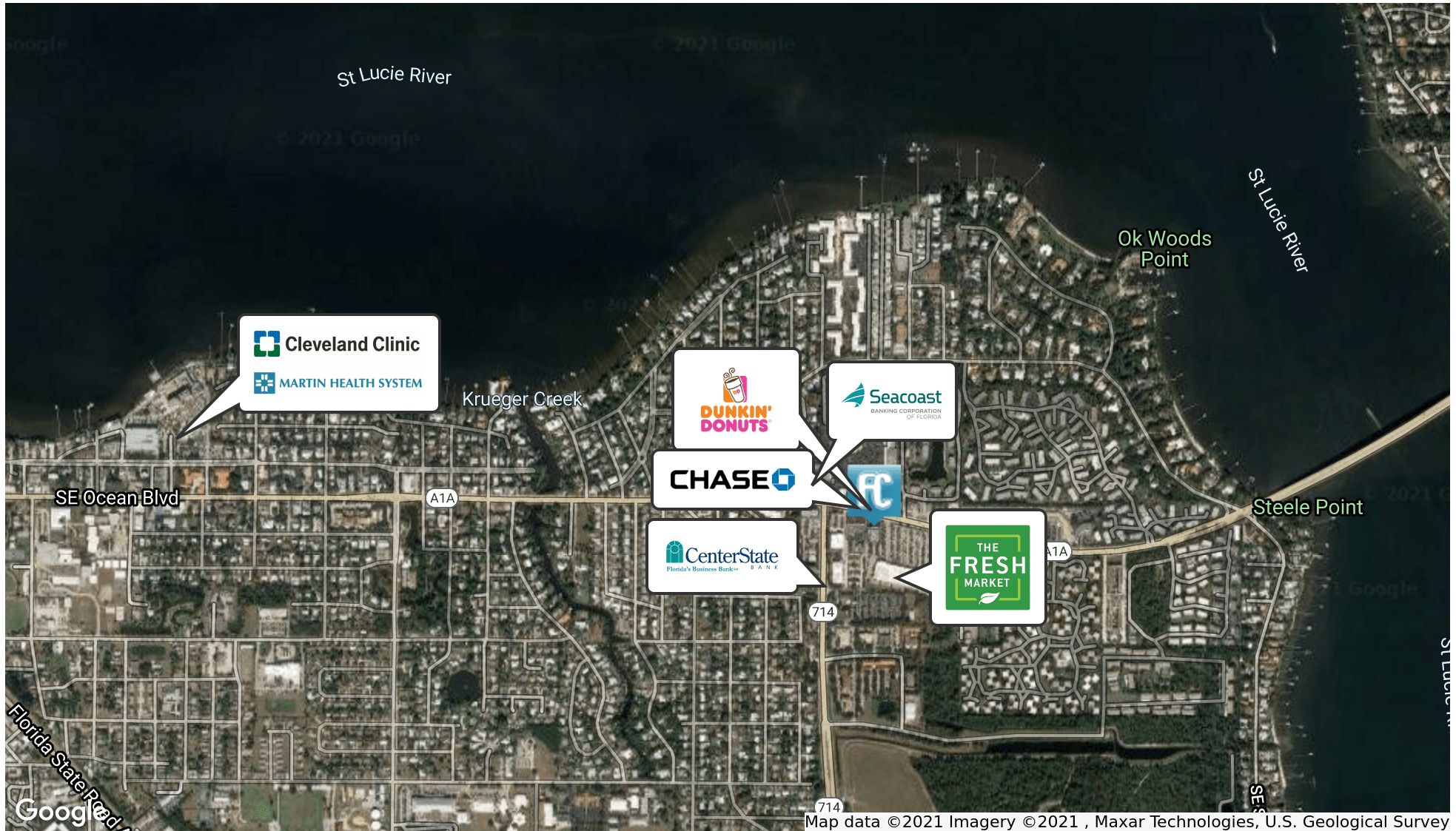


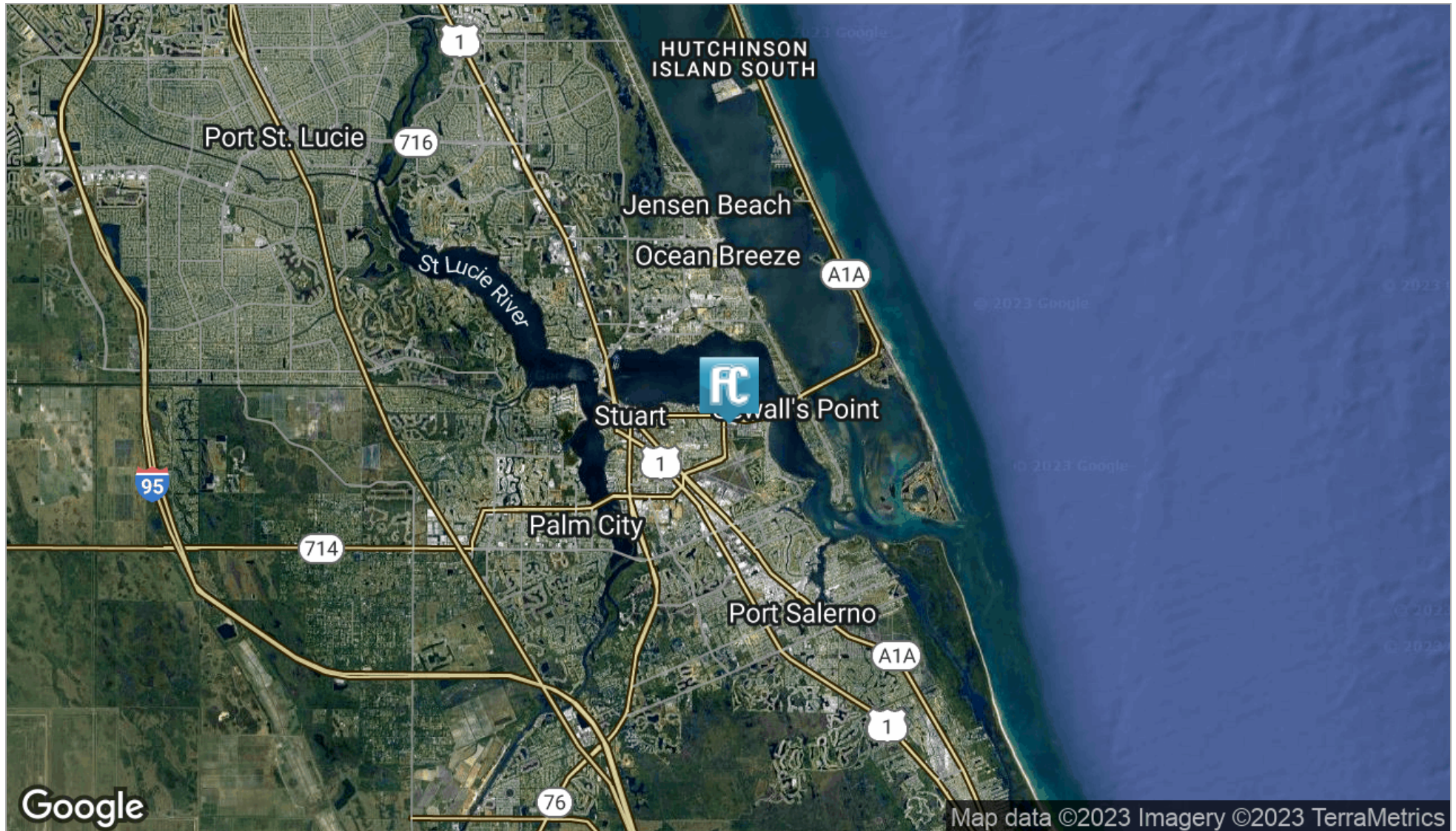












LOCATION MAP

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,212	86,793	187,729
Average age	57.4	48.4	48.3
Average age (Male)	46.1	45.8	46.6
Average age (Female)	61.5	49.9	49.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,561	37,349	79,129
# of persons per HH	2.0	2.3	2.4
Average HH income	\$66,481	\$78,635	\$74,030
Average house value	\$233,575	\$296,268	\$266,910

* Demographic data derived from 2020 ACS - US Census

