

# FOR SALE

3477 SE Willoughby Boulevard

Stuart, FL 34994

## Freestanding Office Building



### PROPERTY OVERVIEW

8,100 SF Class A office building with Generac Generator. Located in the heart of Stuart next to the Martin County Property Appraiser and Tax Collector. 6,000 SF vacant, with long term tenant occupying remaining 2,100 SF.

### LOCATION OVERVIEW

Located on Willoughby Boulevard just north of Indian Street, within the Willoughby Commons office complex.

### OFFERING SUMMARY

Building Size:	8,100 SF
Available SF:	5,400 SF & 600 SF (6,000 SF contiguous)
	CPUD - Permitted Uses Below

[CLICK HERE FOR PERMITTED USES](#)

**SALE PRICE**

**\$1,850,000.00**

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SLC Commercial  
Realty & Development



The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.



# Additional Photos

PROFESSIONAL OFFICE SPACE

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# Additional Photos

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6,000 SF Interior Space Available  
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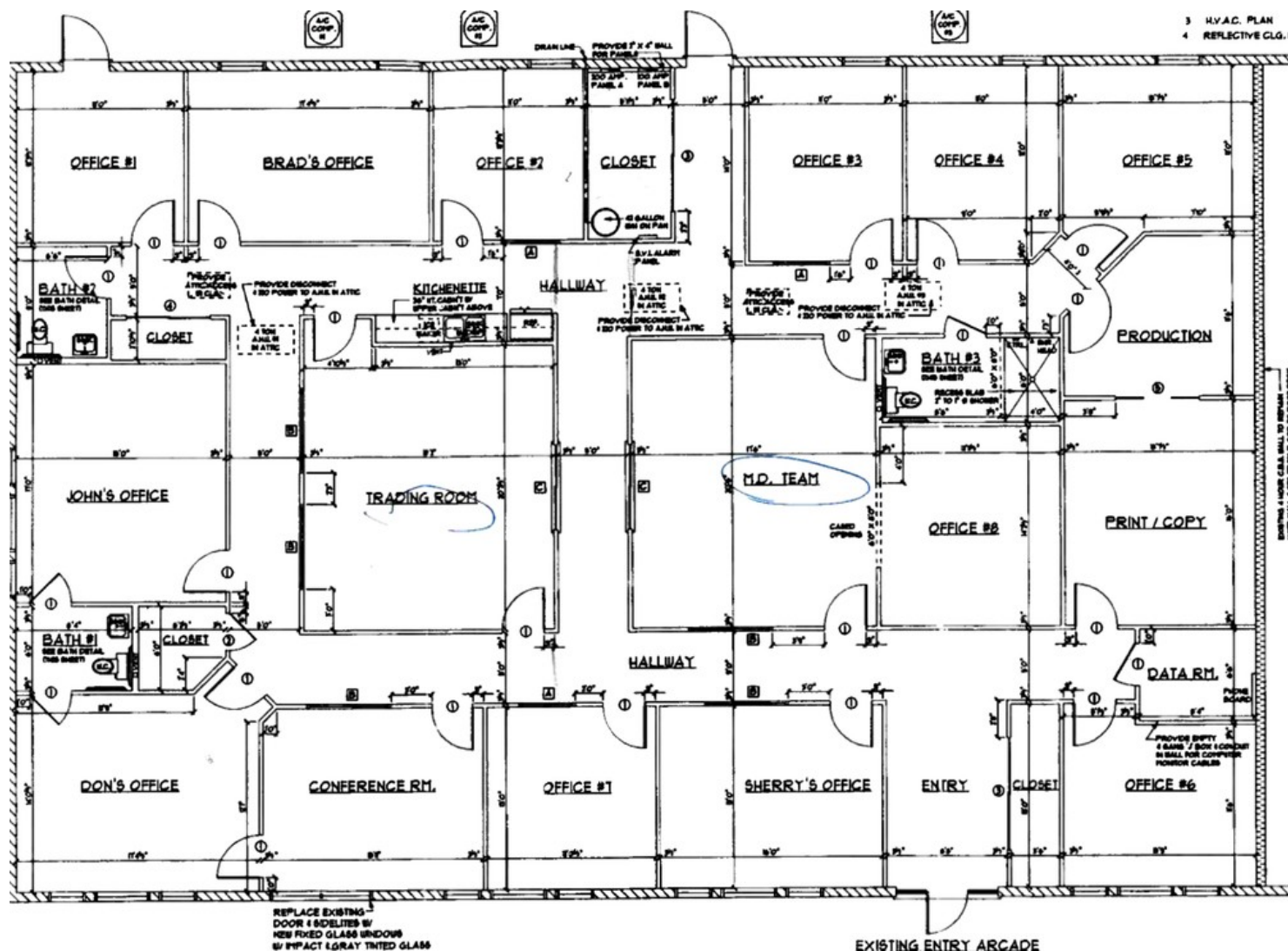


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# Available 5,400 SF Office Space Floor Plan

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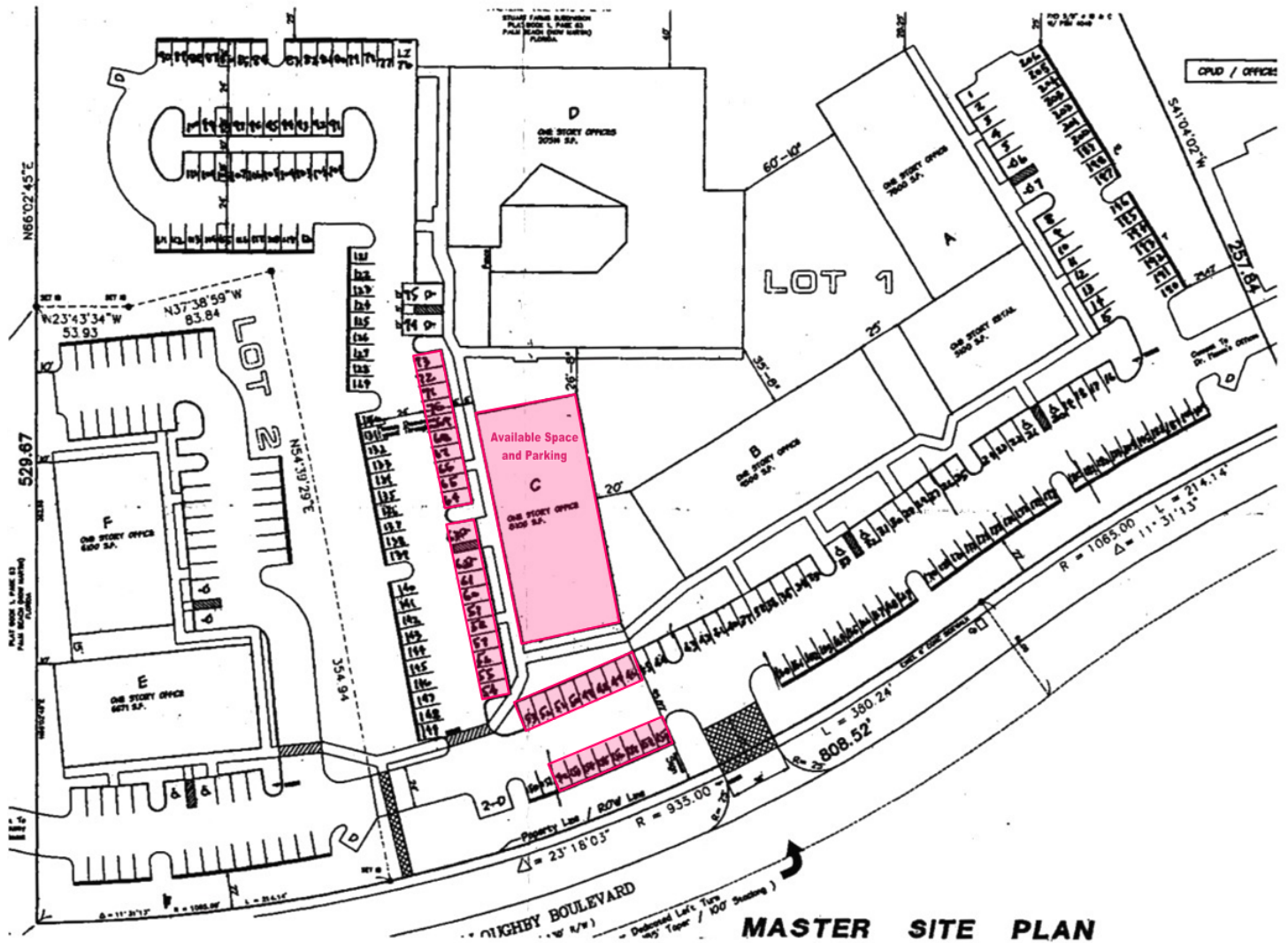




# Site Plan

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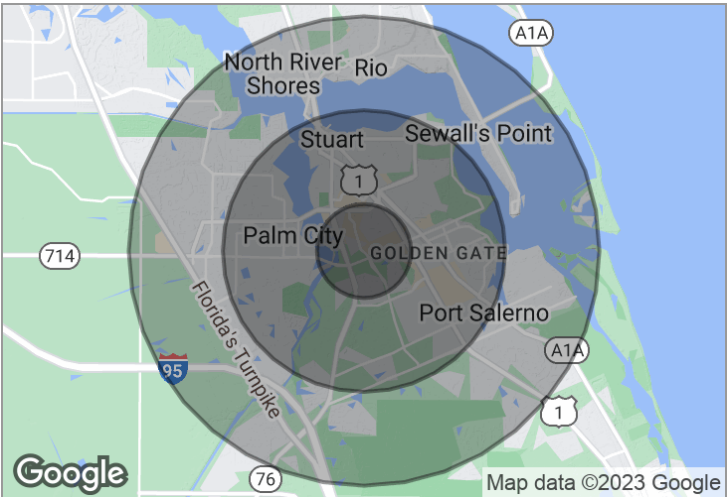
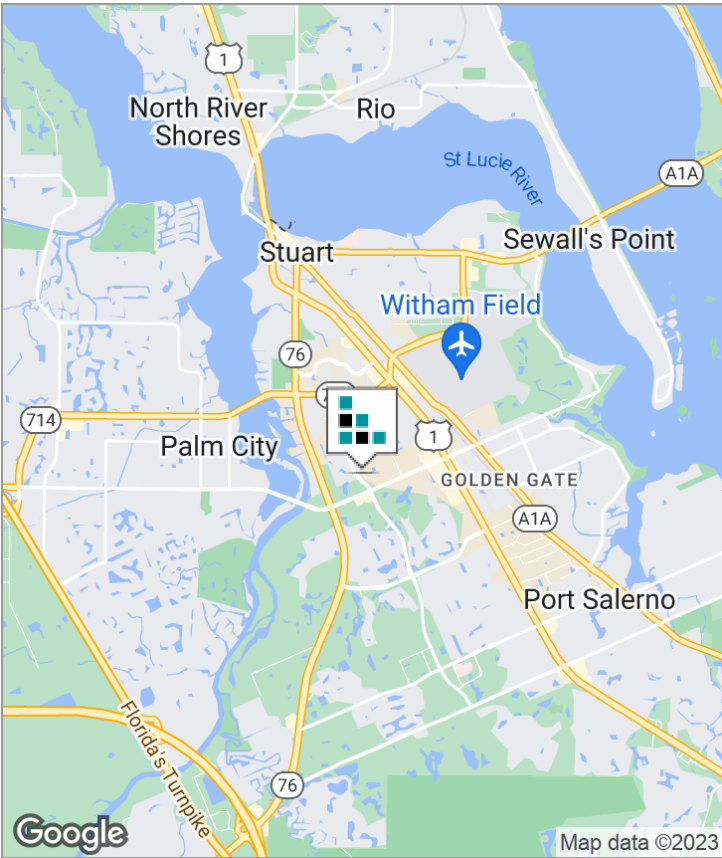
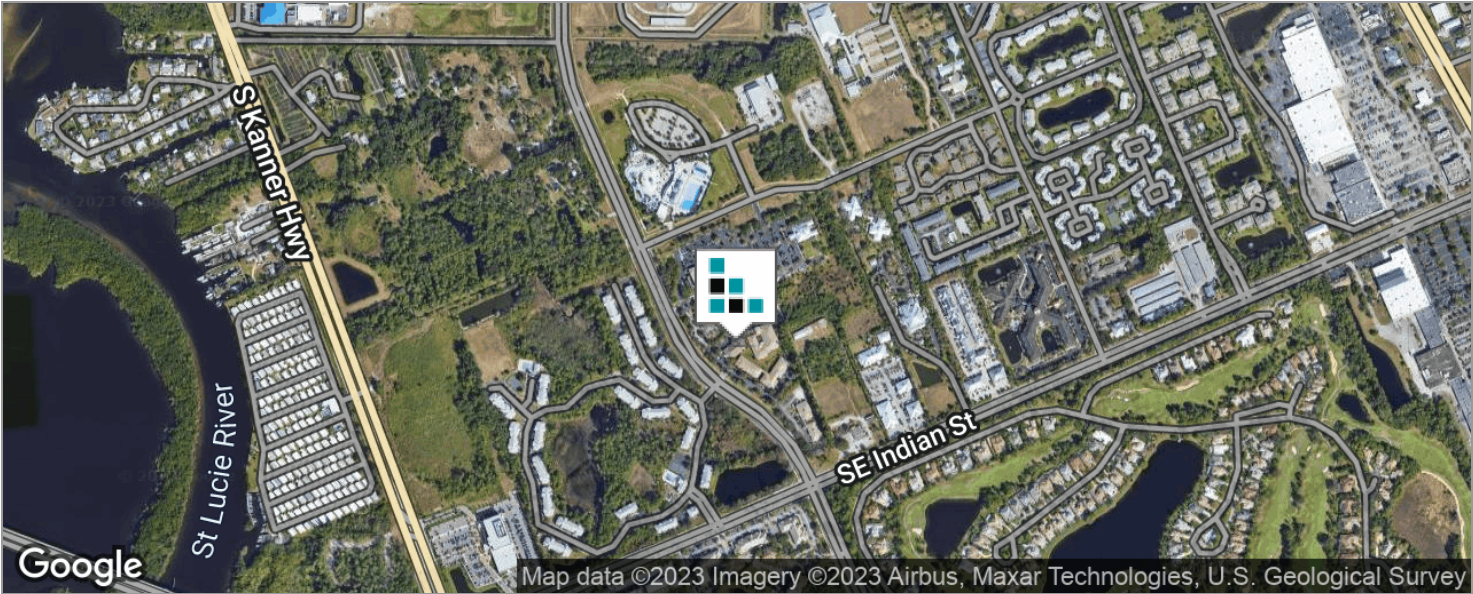
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# Demographics Map

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## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	6,191	44,392	89,733
Total Households	2,561	18,419	37,824
Average HH Income	\$61,578	\$74,022	\$80,389
Average Age	40.5	46.0	48.3

# Disclaimer

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

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