

EXECUTIVE OFFICE SPACE

500 SE Osceola Street, 1st Floor, Stuart, FL 34994



FOR LEASE | \$35.00/SF NNN



Chris Belland

772.286.5744 Office

772.418.4506 Mobile

cbelland@commercialrealestatellc.com

Brian Schwan

772.286.5744 Office

772.215.1167 Mobile

bschwan@commercialrealestatellc.com

PROPERTY OVERVIEW

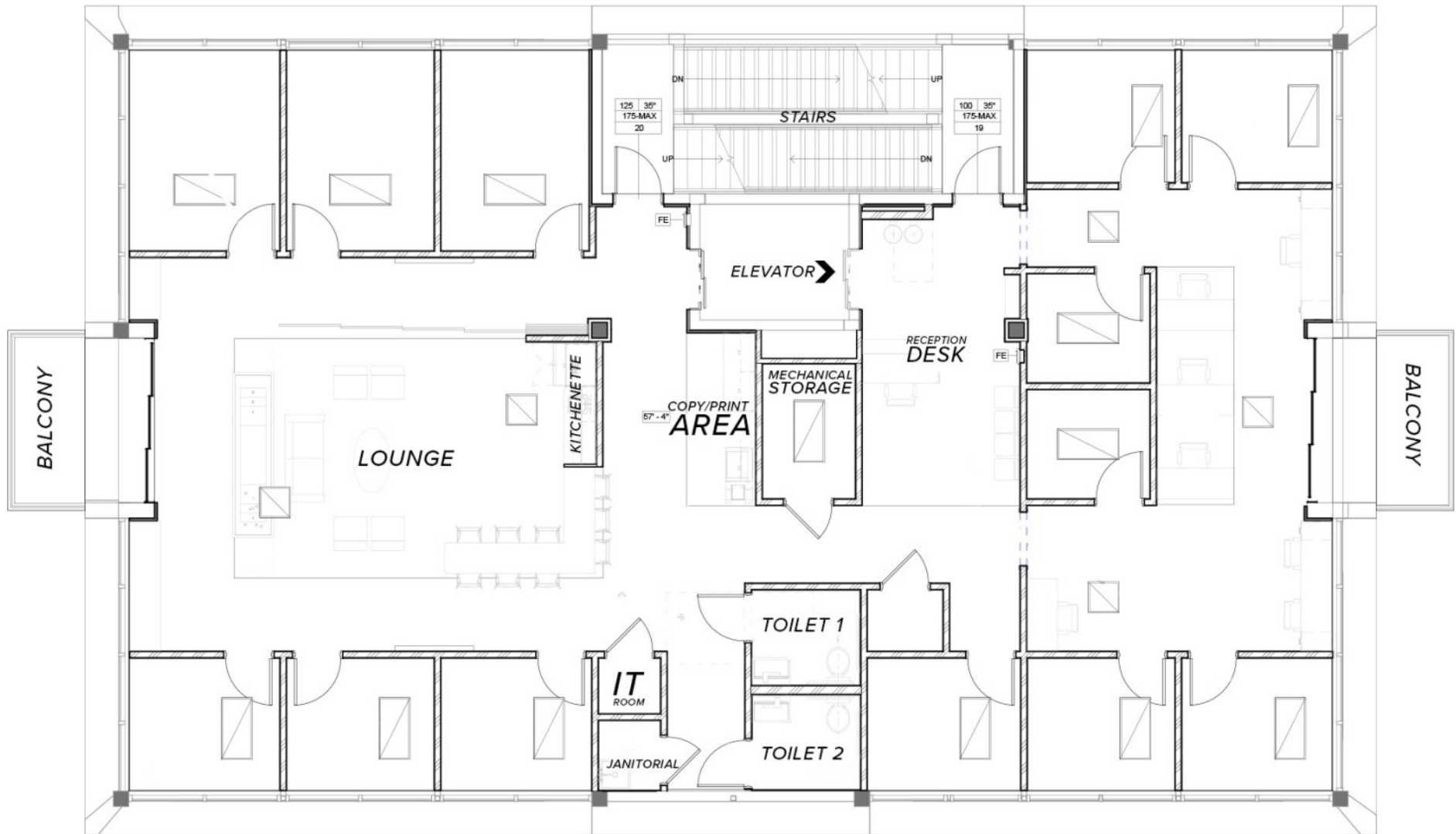
- Place your business in a highly accessible and professional setting along SE Osceola Street, just minutes from Downtown Stuart and directly across from Cleveland Clinic Martin North Hospital.
- The 1st floor office suite features a layout that includes 13 private offices, with 11 offices ranging from approximately 56-84 SF and two larger offices measuring 124-126 SF. Most offices feature windows, providing natural light throughout the suite.
- The space also includes a reception area with desk, copy/print station, storage, and two restrooms.
- A spacious common area presents the opportunity to build out a conference room, adding further functionality for professional users.
- Ideal for medical-related professionals, therapists, attorneys, consultants, or other executive users seeking a well-located, turnkey office environment.



LEASE RATE	\$35.00/SF NNN
1ST FLOOR SIZE	4,046 SF
BUILDING TYPE	Office
NO. OF OFFICE SUITES	13
ACCESS	Elevator / Stairs
FRONTAGE	100'
TRAFFIC COUNT	3,700 AADT (Osceola St) 13,100 AADT (Ocean Blvd)
YEAR BUILT	1984
YEAR RENOVATED	2025
ZONING	R-3: Residential-Multifamily/Office
LAND USE	Office-Residential

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FLOOR PLAN



INTERIOR PHOTOS



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DEMOGRAPHICS

Population	1 mile	3 miles	5 miles
2020 Population	4,646	46,778	98,627
2024 Population	4,919	50,663	106,068
2029 Population Projection	5,204	53,815	113,480
Households			
2020 Households	2,011	21,452	43,795
2024 Households	2,108	23,114	47,060
2029 Household Projection	2,230	24,569	50,410
Income			
Avg Household Income	\$75,982	\$80,899	\$93,662
Median Household Income	\$49,038	\$56,674	\$66,653
Worker Travel Time To Job			
<30 Minutes	1,321	13,025	27,147
30-60 Minutes	418	4,404	10,648
60+ Minutes	126	1,571	3,308



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ZONING INFORMATION

Land Uses	R-3
Family day care home in a residence	P
Multi-family dwelling units	P
Residential units combined with non-residential uses	P
Hotels/motels	P
Adult day care centers (< five acres)	P
Adult day care centers (> five acres)	P
Child care center (< five acres)	P
Child care center (> five acres) (refer to supplemental standards in section 2.06.04)	P
Schools—Private, parochial, or technical (< five acres)	P
Schools—Private, parochial, or technical (> five acres)	P
Massage therapy establishment	P
Office, low intensity medical	P
Office, medical	P

Office, business or professional	P
Office, low intensity medical	P
Office, veterinary	P
Outdoor storage (refer to standards in section 6.10.00)	P
Restaurants, convenience and general	P
Retail, intensive sales	P
Banks/financial institutions	P
Barbershop, beauty salons, specialty salons	P
Bars	P
Catering shops	P
Craft distillery	P



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TRADE AREA MAP



 Cleveland Clinic

SUBJECT PROPERTY

CMB
CRADY MACKIN BELLAND
COMMERCIAL REAL ESTATE

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