

For Lease: 3,122 SF Professional Office

1497 SW Martin Downs Boulevard, Palm City, FL 34990

NAI Southcoast



Entire First Floor Available!

SW MARTIN DOWNS BLVD



Presented by
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FOR LEASE:

\$25.00/SF NNN

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Property Highlights

Address: 1497 SW Martin Downs Blvd., Palm City, FL 34990

Space Size: 3,122 SF

Pricing: \$25.00/SF NNN

Year Built: 2013

Available: Immediate Occupancy

Traffic: 31,000 AADT

Property Overview

This newly renovated office space includes the entire first floor. Fully built out as a professional office space, the first floor includes private offices, a large waiting area, break room with kitchenette, storage closets, and more.

The building offers a prime location along Martin Downs Boulevard, and is located just 5 minutes from the Florida Turnpike and 10 minutes from I-95. Martin Downs Blvd. is Palm City's commercial corridor, offering local residents several options for shopping, dining, medical services, banking, recreation, and more.

Available now for immediate occupancy, this space is perfect for a medical or professional office for a doctor, financial advisor, real estate brokerage, or insurance agency.



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Interior Photos



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Offices & Tiki Lounge



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STUART

SW MARTIN DOWNS BLVD



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FLORIDA'S TURNPIKE
TOLL PLAZA 133

Just minutes away from:



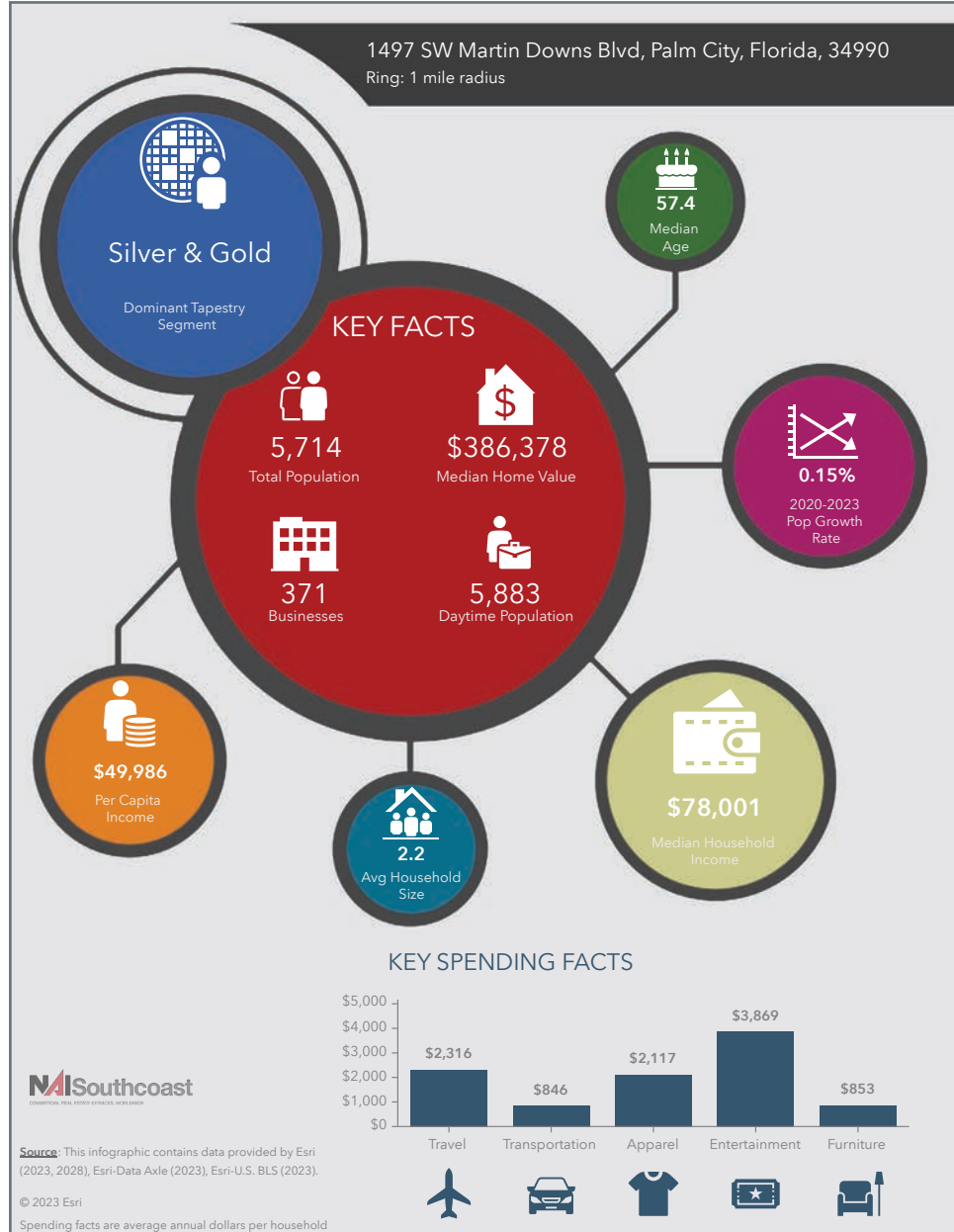
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2023 Demographics



Population

- 1 Mile: 5,714
- 3 Mile: 44,822
- 5 Mile: 95,068

Average Household Income

- 1 Mile: \$108,329
- 3 Mile: \$107,385
- 5 Mile: \$107,868

Median Age

- 1 Mile: 57.4
- 3 Mile: 52.4
- 5 Mile: 52.4



City Overview

Palm City, Florida

Palm City, situated in Martin County, Florida, is a captivating blend of natural beauty and suburban charm. Nestled along the St. Lucie River, this scenic town offers a tranquil escape from the bustling cities nearby. Renowned for its lush landscapes, Palm City showcases an array of palm trees and well-manicured greenery, painting a picturesque backdrop against the Florida sky.

The community prides itself on a family-friendly atmosphere, with top-rated schools, safe neighborhoods, and a strong sense of camaraderie. Residents enjoy a range of recreational opportunities, including boating, fishing, and golfing, thanks to the area's proximity to bodies of water and golf courses. The historic downtown area exudes a quaint ambiance, hosting local boutiques, eateries, and cultural events that reflect the town's unique character.

Palm City's location offers easy access to both the Atlantic Coast and Lake Okeechobee via inland river systems, making it a haven for water enthusiasts and nature lovers. The warm climate ensures year-round outdoor enjoyment, while the town's commitment to preserving its natural surroundings contributes to a sustainable and eco-friendly lifestyle.

Palm City, Florida, is more than just a location; it's a lifestyle embraced by those who value a balance between nature's splendor and modern comforts. Whether you seek serene landscapes, engaging community activities, or a peaceful haven to call home, Palm City invites you to experience its one-of-a-kind charm.

County Overview

Martin County, Florida

Martin County is one of 67 counties in Florida and was established by an Act of the Florida Legislature in 1925. It was named for John W. Martin, Governor of Florida from 1925 to 1929. By the authority of the Constitution of the State of Florida, the Martin County Board of County Commissioners shares the functions of government with Martin County's Constitutional Officers.

The Board of County Commissioners has responsibility for the provision of general government services (fire/rescue, library services, building inspections), oversees the development of infrastructure (roads, utilities, parks), and determines regulations regarding zoning and land use provisions. The Board is also responsible for determining the millage rate (tax on real property) to fund all functions of County government with the exception of the Tax Collector and most court-related functions. Martin County's five Commissioners are each elected to serve a four-year term. These terms are staggered and each member is elected at-large but represents a geographic district within the county. The Chairperson of the Commission is elected annually by the other Board members and presides over all Board meetings.

The county has a population of around 160,000 and has experienced growth of over 15% since 2000. Several top employers that are headquartered in Martin County include Cleveland Clinic Martin Health Systems, Paradigm Precision, Triumph Aerostructures, and Seacoast Bank. The Martin County School District is consistently ranked among the highest performing school districts in the state.

The Martin County Parks and Recreation Department manages a very diverse parks system with more than 1,700 acres of public land, consisting of 77 active and passive parks that include community and regional parks, beaches and causeways, a public golf course, a waterpark and competitive aquatic center, a 55-acre campground, two beachside cafes, skate parks, athletic fields, historic buildings, community centers and much more.



About NAI Southcoast



Southcoast brings industry leading resources to its brokerage services and property management services. Speed, agility, and keen insight are hallmarks of our services. The result is connecting properties with our exclusive list of investors. NAI Southcoast services rely upon the skills and insights of our experienced team of brokerage, marketing and data resource management professionals. Our process begins with an internal launch meeting that unifies client's objectives with marketing and sales strategies. This launch begins a process that involves the following phases:

- Comprehensive Property Profile - competitive review and capital market summary
- Marketing Promotional Strategy Development - advertising, direct mail, email, html flyers, web listings, and a public relations tactical outline
- Sales Planning & Execution - database profile analysis, identification of network connections, and direct contact with an exclusive list of buyers
- Client Communication - communication of progress through regularly scheduled activity reports and updates
- Maximum Price - the result is the capitalization of market dynamics to achieve a competitive bid environment in order to maximum sale price

NAI Southcoast's key point of differentiation in our services is the volume of strong relationships we have established with institutional, local, regional and national private equity firms, life companies, and owner/investors. We created and maintain a database of property and investor profiles that encompasses portfolio details and acquisition criteria of these nationwide firms.

The information gathered and analyzed by the NAI Southcoast's team allows us to utilize the speed and the efficiency of technology to promptly connect our investors and institutional partners with properties that correspond to their acquisition requirements. Our clients have access to more opportunities and can make faster and better decisions armed with targeted information.

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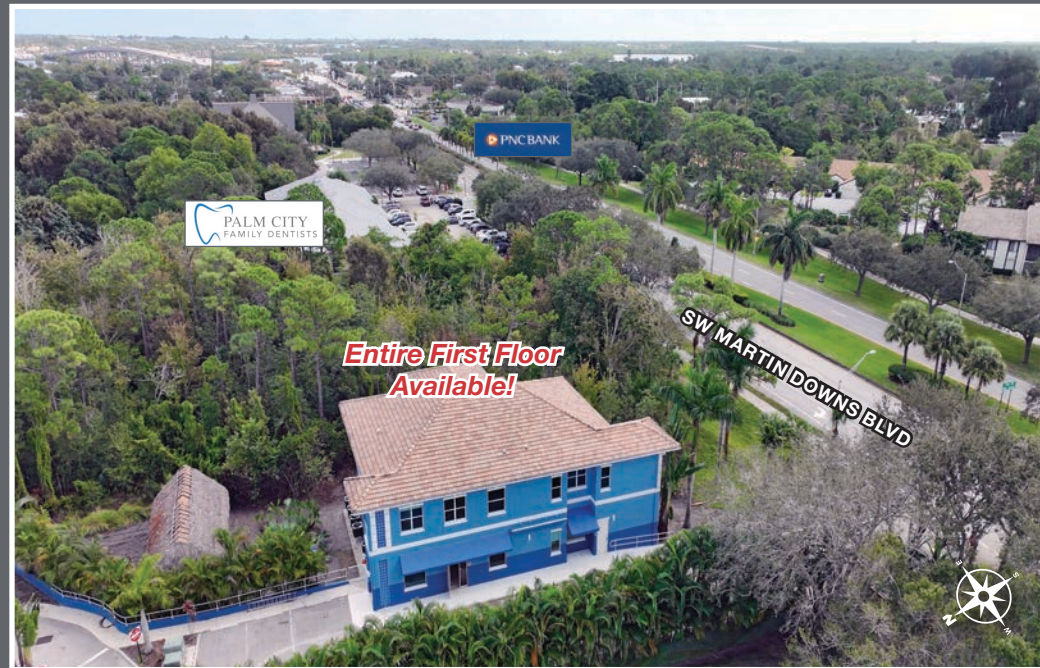


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