

2,598 SF Medical/Professional Office

3654 SW 30th Avenue, Palm City, FL 34990

NAI Southcoast



Presented by:

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FOR LEASE:

\$37.00/SF Gross

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Property Features

Location: 3654 SW 30th Avenue, Palm City, FL 34990

Space Size: 2,598 SF (Suites 3, 4, & 5)

Traffic Count: 25,000 Annual Average Daily Traffic Count

100% turn-key featuring dental exam rooms, private offices, patient check-in window, and large waiting room area.

Property Overview

Located at a primary entrance to Palm City, this upscale property serves a desirable community with strong demographics.

Easy access to the FL Turnpike and I-95 allow this property to conveniently serve customers from Palm City and beyond. In addition, the Veterans Memorial Bridge provides a direct link into Stuart.

Currently laid out as a dentist's office, this space could readily serve many medical specialties such as a general physician, pediatrician, optometrist, obstetrician, or other medical professional. The space will also convert for other professional industries, including financial advisors, attorneys, tax professionals, real estate professionals, and others.

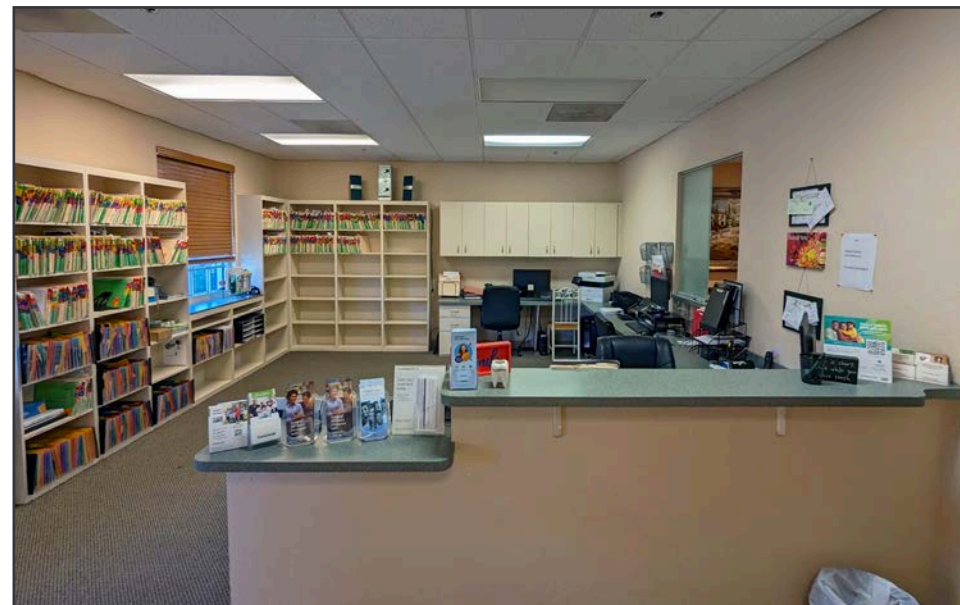
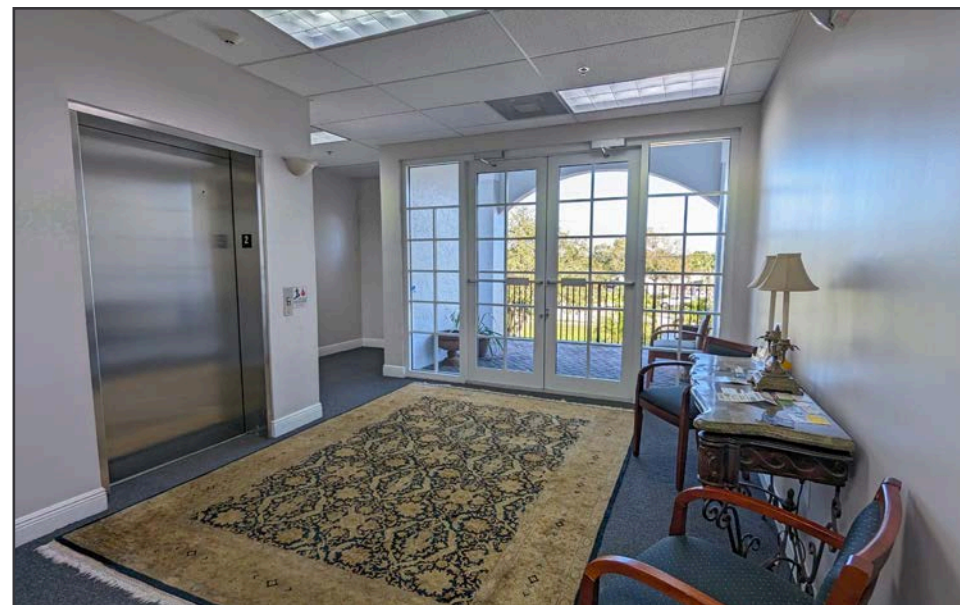
Join other established professional tenants, where customers enjoy high-end common spaces and ample parking!



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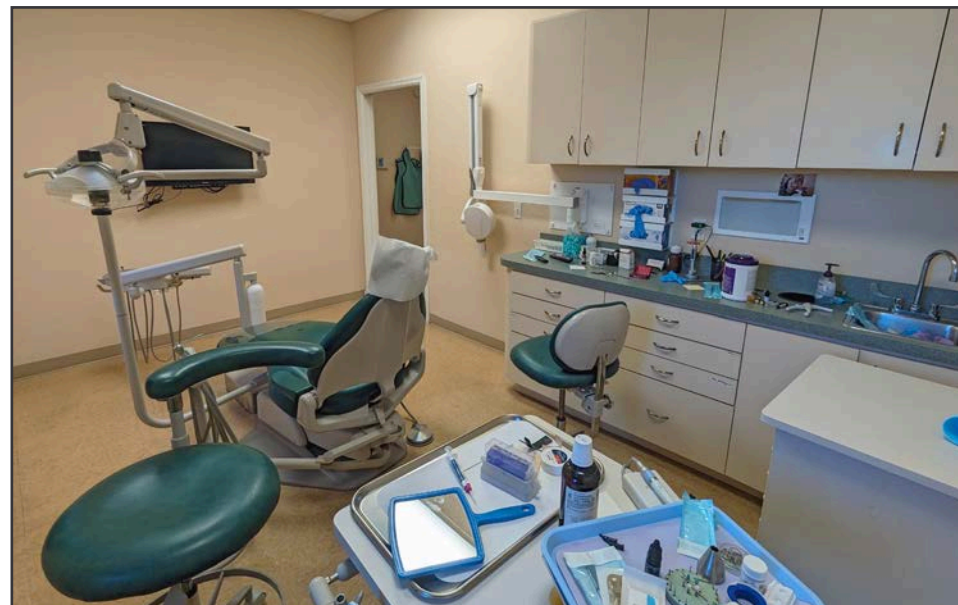
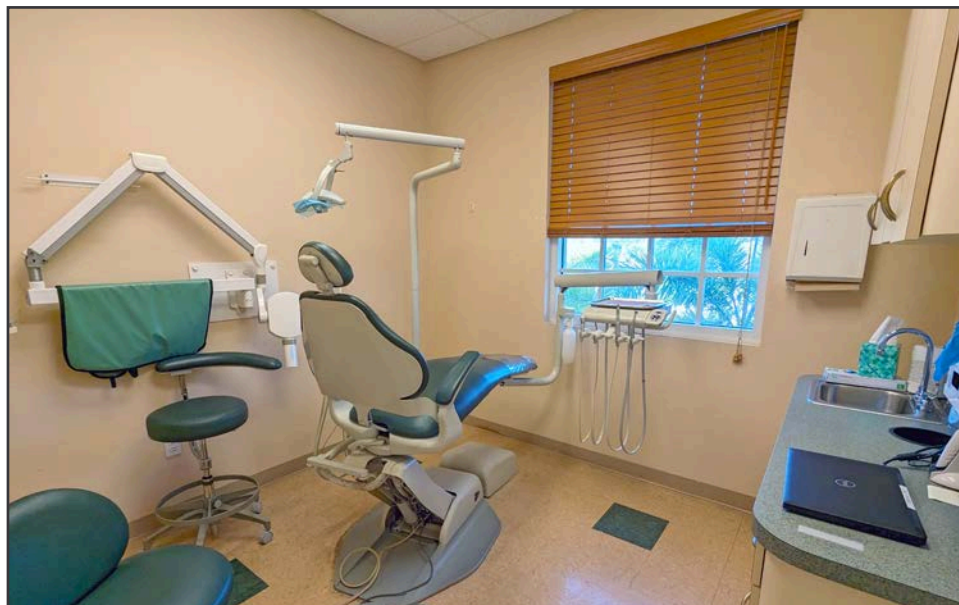
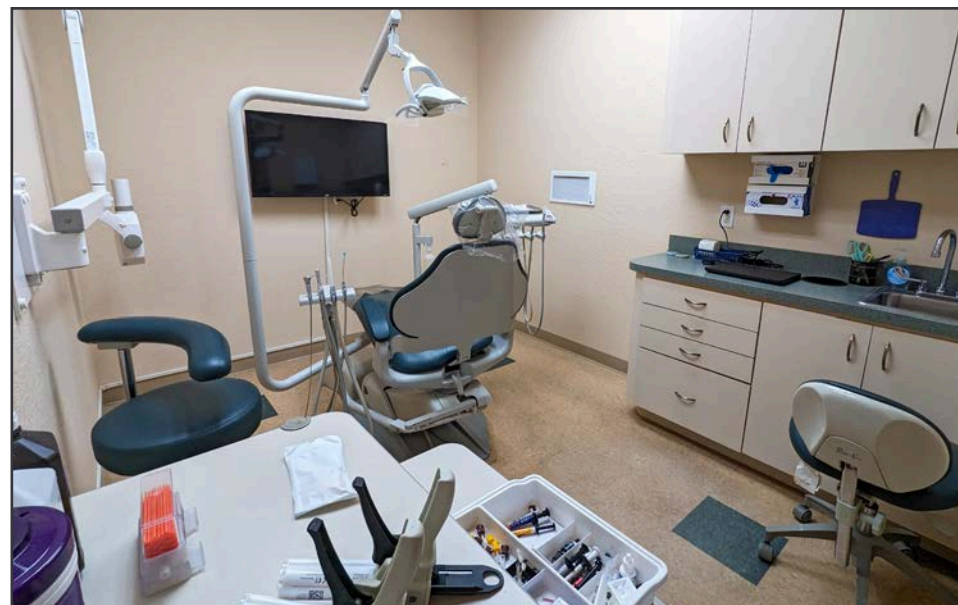
Interior Photos



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Exam Rooms



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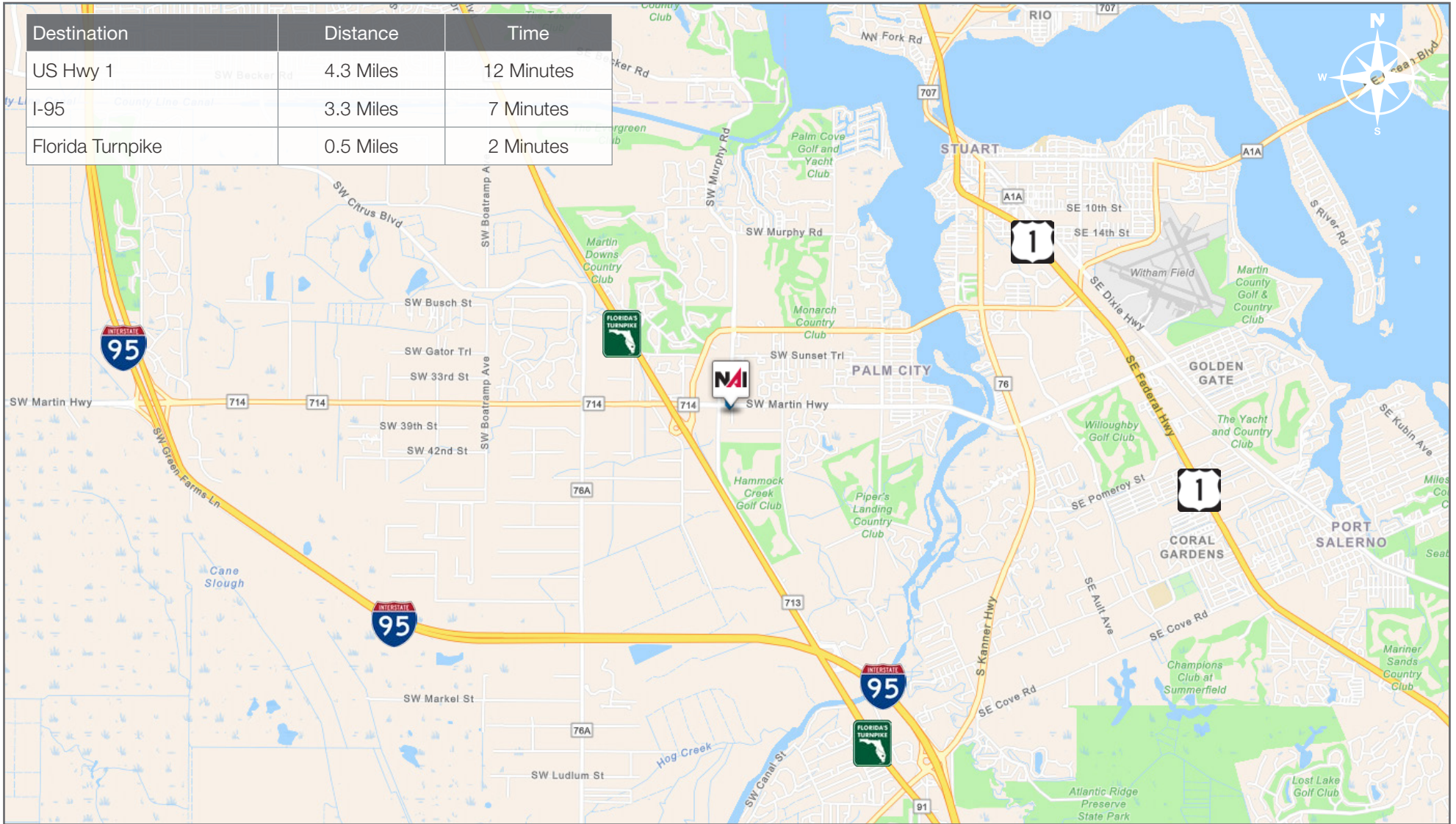
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Other Amenities



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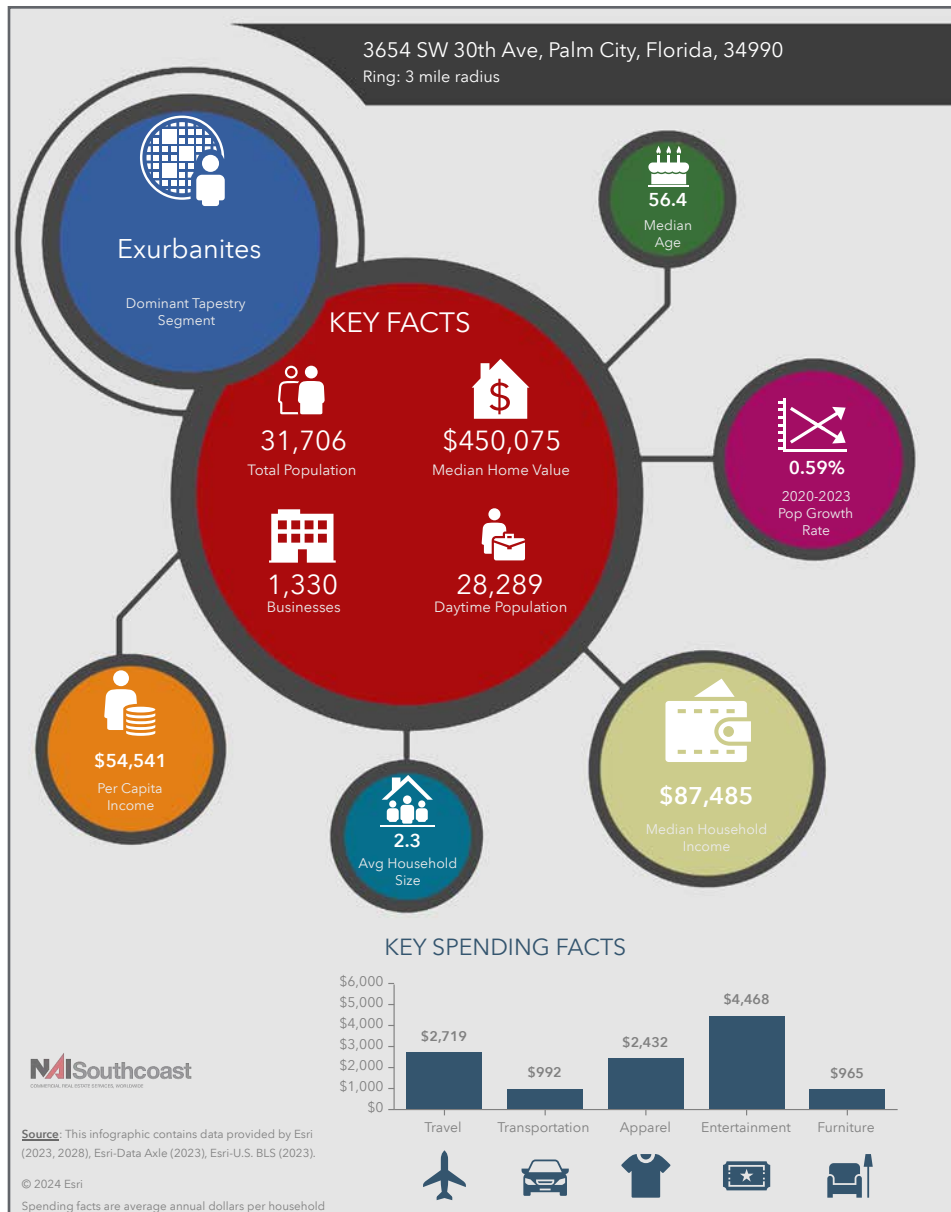
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2023 Demographics



Population

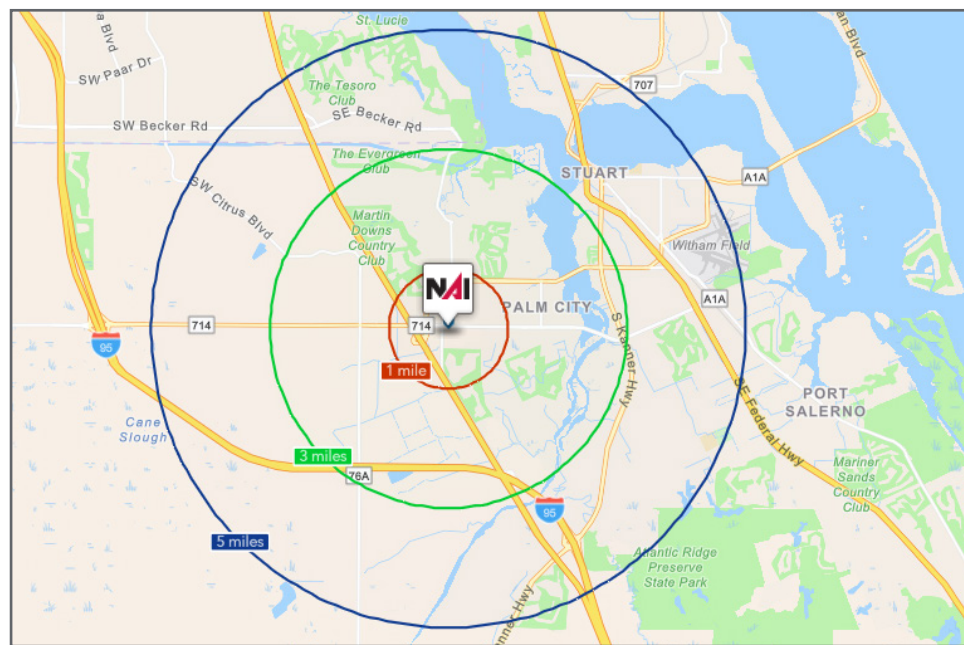
- 1 Mile: 5,101
- 3 Mile: 31,706
- 5 Mile: 76,117

Average Household Income

- 1 Mile: \$113,184
- 3 Mile: \$126,121
- 5 Mile: \$111,674

Median Age

- 1 Mile: 51.6
- 3 Mile: 56.4
- 5 Mile: 51.5



County Overview

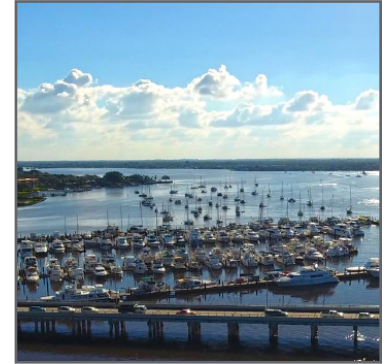
Martin County, Florida

The cities that make up Martin County are Jensen Beach/Rio, Stuart/Sewall's Point, Hutchinson Island, Hobe Sound, Jupiter/ Tequesta, Palm City, Port Salerno and Indiantown. Martin County is a wonderful place to visit and live, with beaches, golf, fishing and boating. The County boasts arts amenities, quaint downtowns with shops, gourmet dining and galleries, museums, historic places, festivals and more.

Martin County is for...

The golf enthusiast... Martin County is home to over 35 world-class golf courses all within a 15-mile radius. The sun worshiper... The County offers its visitors and residents alike some of the finest beaches on the east coast. The discriminating arts shopper... More than 20 galleries participate in a monthly First Thursday gallery night. Many of these galleries are in the historic downtowns of Stuart, Jensen Beach, Port Salerno and Hobe Sound. The music lover... The historic Lyric Theatre offers a wide-array of first class talent nearly 300 days a year... This acoustically amazing theatre features concerts for all music lovers, from classical to rock and roll, and theatrical performances by local and national talent.

For the die-hard festivals-goer... There are plenty to choose from and during the best Florida weather you can find. The Port Salerno Seafood Festival, Bookmania, ArtsFest, Pineapple Festival or one of the many festivals throughout the year. The Treasure Coast Children's Museum is a great place for the kids located at Indian Riverside Park which has a fabulous water play area, fishing, and a riverfront view. Often, there are also events in the park including concerts, orchid shows, and more. Indian Riverside Park also features the Maritime and Yachting Museum. Hutchinson Island houses the Elliott Museum which focuses on art, history and technology. Named after prolific inventor Sterling Elliott, the museum houses permanent including Model AA Trucks, early transportation, history of Stuart and surrounding regions and baseball memorabilia. For the more scientifically minded and curious kids, the Florida Oceanographic Coastal Center which offers a fun opportunity to learn more about our local ecosystem and even feed a stingray!



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