

# AVAILABLE

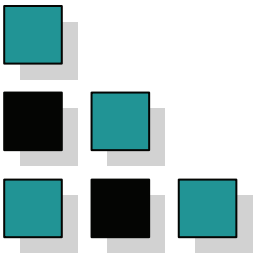
TWO STORY OFFICE BUILDING, PALM CITY, FL

PRICE  
REDUCED!



- LOCATION:** 3550 SE Corporate Parkway, Palm City, Florida. Minutes from Florida's Turnpike and I-95.
- DESCRIPTION:** The property consists of a 30,000+/- sf modern two story tilt wall concrete office building, plus a 1,200 +/- sf maintenance building, on 4+/- acres. The facility was built in 1998, and features an elevator, three stairwells, individual air conditioning units, and bathrooms on both the 1st and 2nd floor. Although built for primarily one tenant, the building has great potential for conversion to a traditional multi-tenant office building. The entry features a drive up covered porte cochère, and a grand lobby. Approx. 149 parking spaces provided. Suitable for office, educational, institutional and other uses.
- ZONING:** PUD zoning, unincorporated Martin County. Land Use designation is Industrial. (Martin Downs DRI, PUD-R, Parcel 46D [Martin Downs Business Park]).
- UTILITIES:** Water and sewer from Martin County Utilities. Electric from FPL.
- R. E. TAXES:** 2012 Real Estate Taxes were \$48,402 (\$1.61 sf) based upon assessed value of \$2,940,190.
- SUITE SIZES:** Will divide. Suite sizes up to 30,000 sf.
- PRICE:**
- |                   |                           |                |
|-------------------|---------------------------|----------------|
| <b>FOR SALE:</b>  | <del>\$3,300,000.00</del> | \$2,999,000.00 |
| <b>FOR LEASE:</b> | \$13.50 S/F NNN           |                |





# Property Description And Photos

772-220-4096 SLC COMMERCIAL



## BUILDING DESCRIPTION

- 30,000+/- s/f Two story building
- Built in 1998
- Tilt wall concrete construction
- Porte cochere drive up entry
- Grand lobby
- Elevator and three stairwells
- Gang bathrooms on both floors
- 9' ceilings on both floors
- Fire sprinklered

## ACCESSORY BUILDING DESCRIPTION

- 1,200 +/- s/f maintenance building
- Built in 1998
- Concrete construction
- 4 garage doors

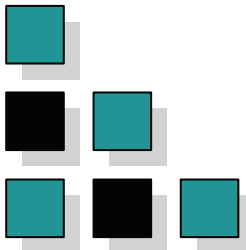


## LOT DESCRIPTION

- +/- 4 acres
- PUD Zoning
- Unincorporated Martin County
- Located near Martin Downs Blvd.
- Close proximity to Turnpike and I-95
- Public/municipal utilities including water, sewer, electric, telephone and cable/satellite TV are serviced to the building.
- Lush extensive landscaping.
- 149 +/- Parking spaces
- Campus like setting

## GAZEBO

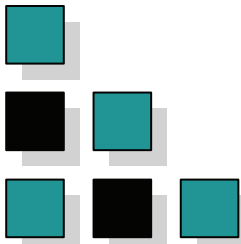




# Interior Photos

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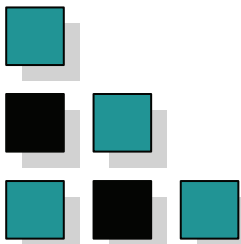




# Interior Photos

772-220-4096 SLC COMMERCIAL

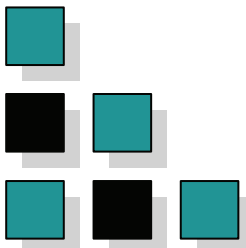




# Exterior Photos

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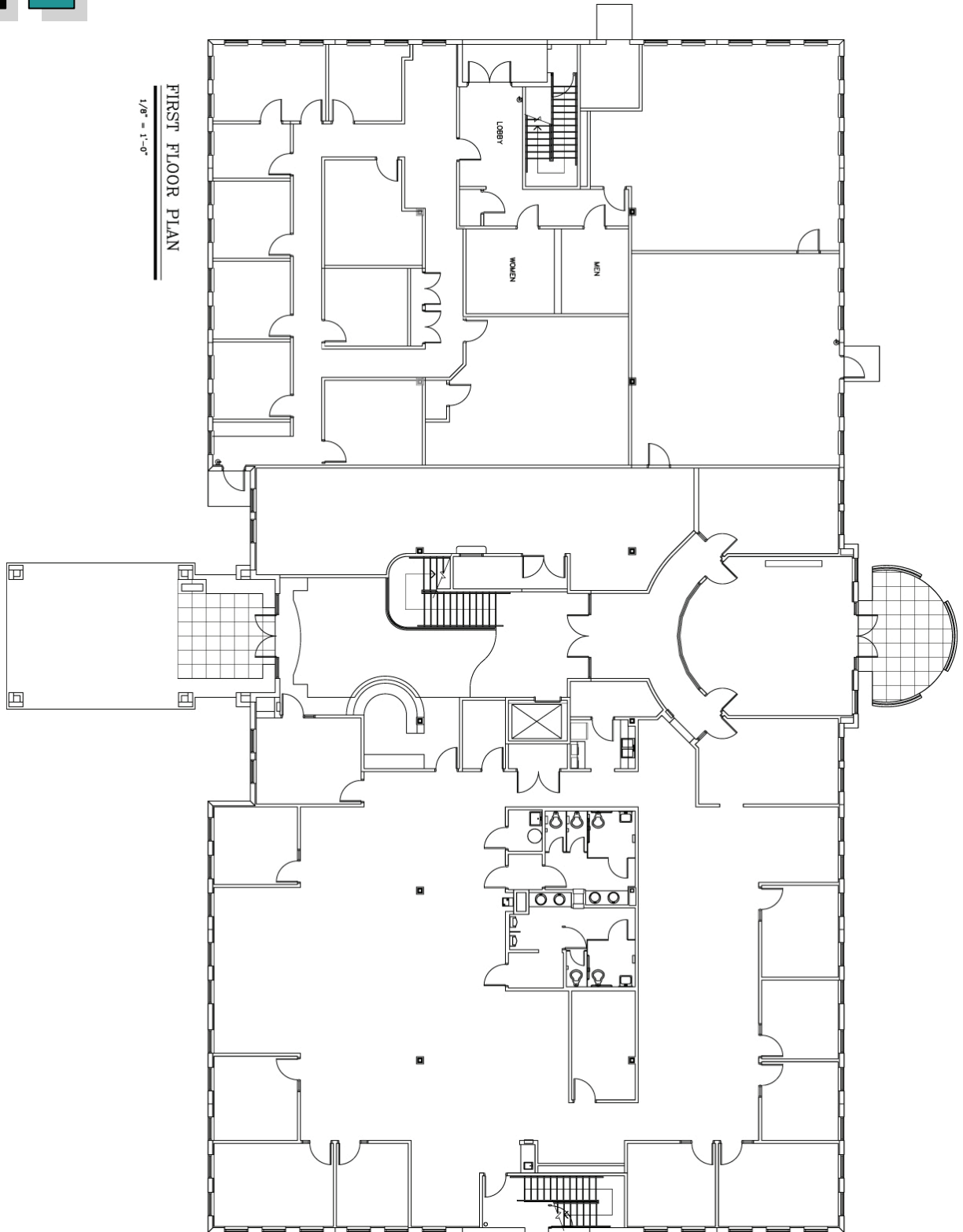




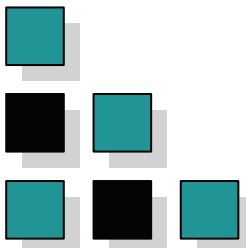
# Existing Floor Plan

## First Floor

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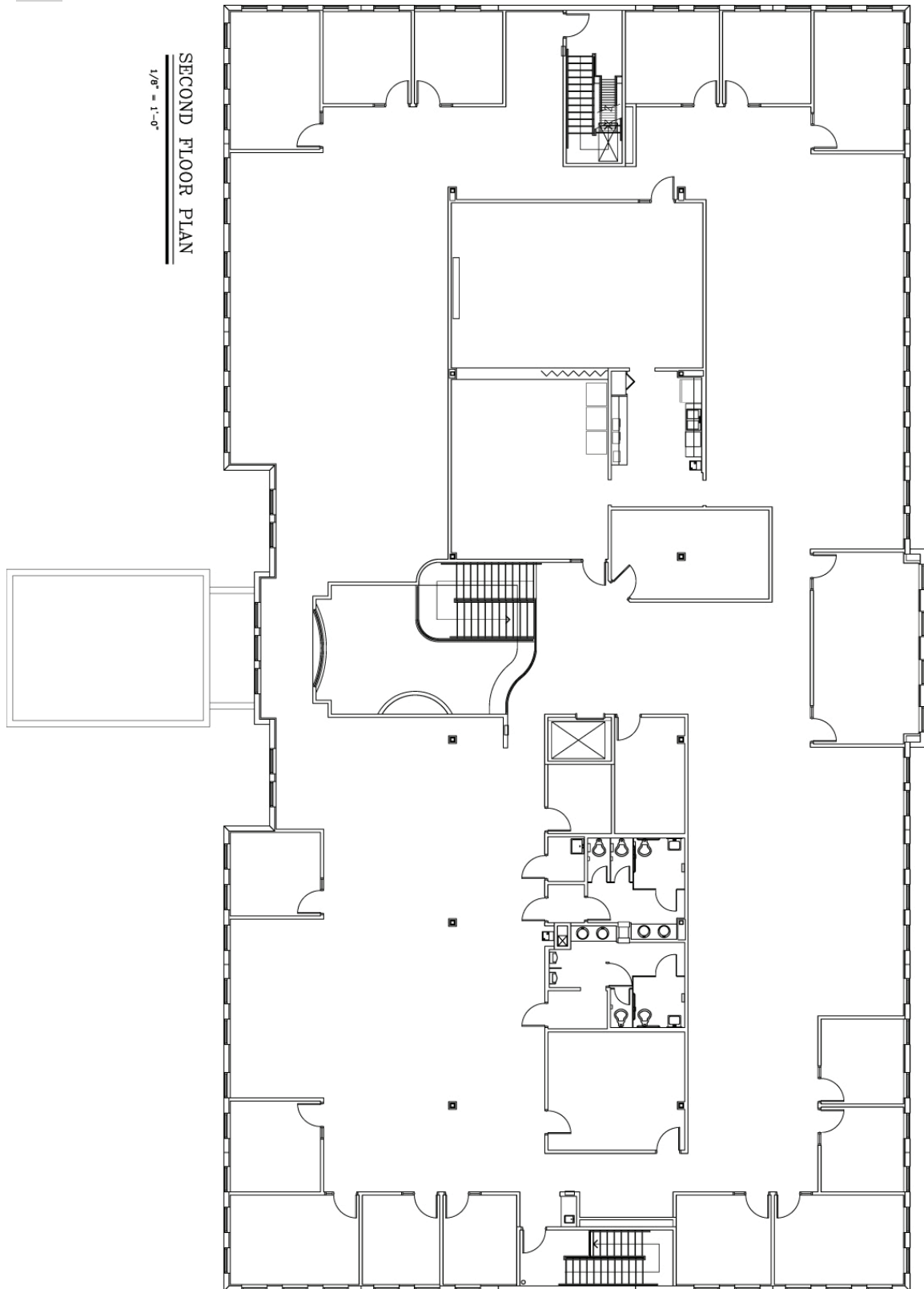


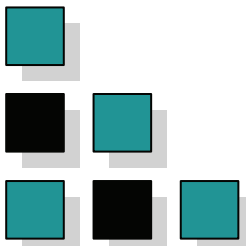
FIRST FLOOR PLAN  
1/8" = 1'-0"



# Existing Floor Plan Second Floor

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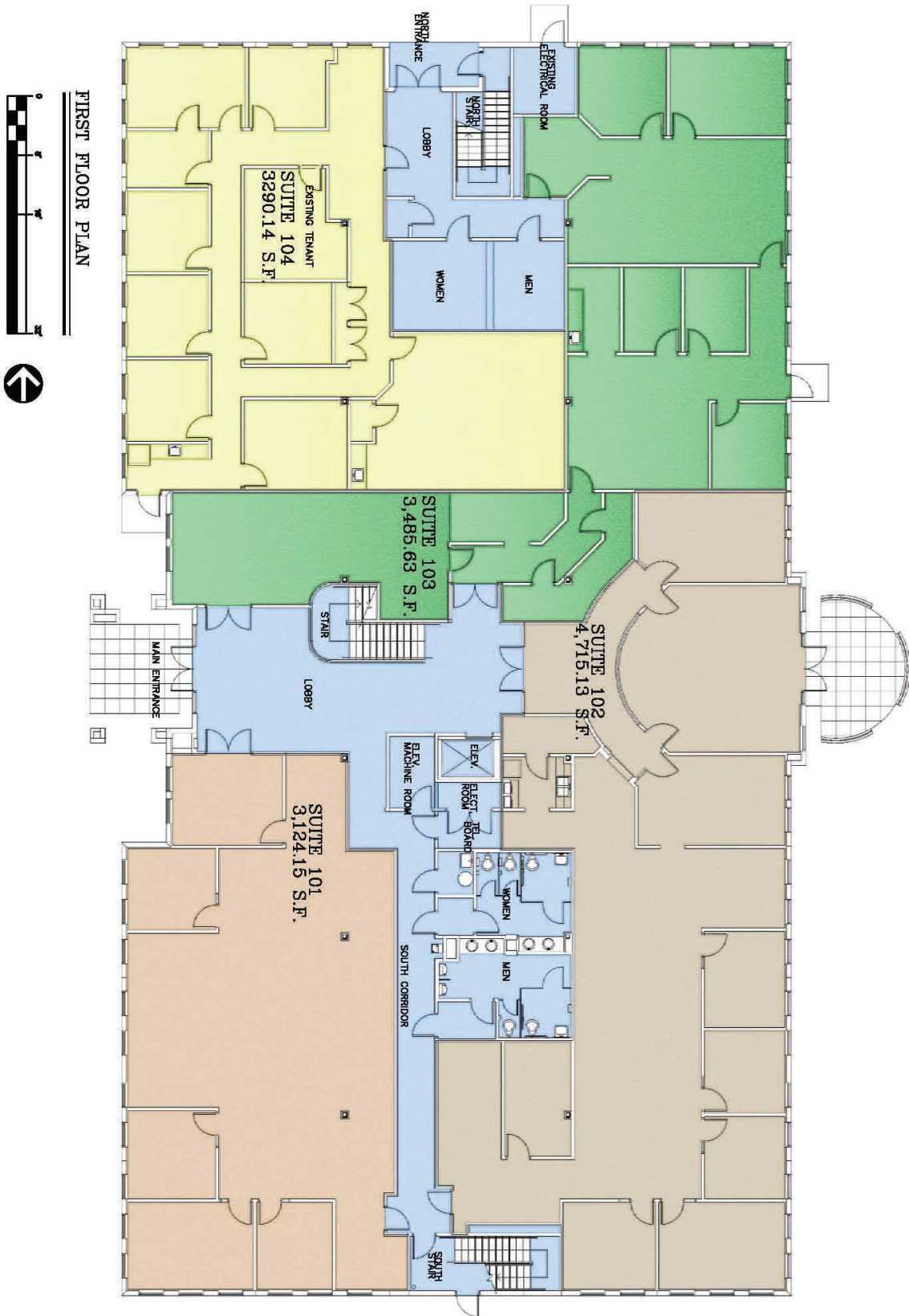




# Conceptual Floor Plan

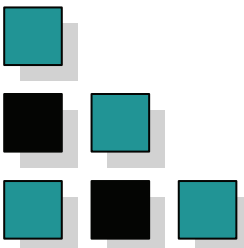
## First Floor

772-220-4096 SLC COMMERCIAL



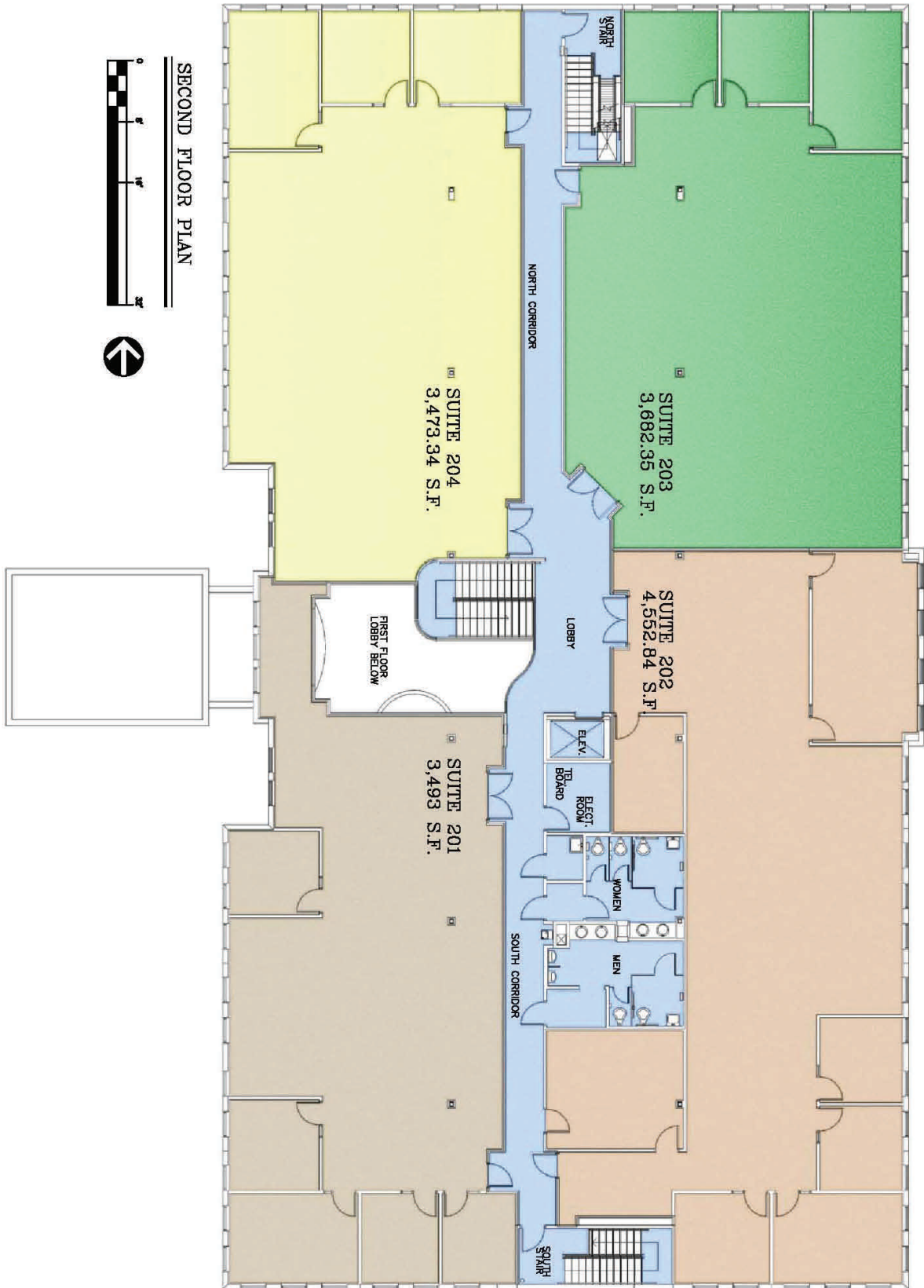
FIRST FLOOR PLAN

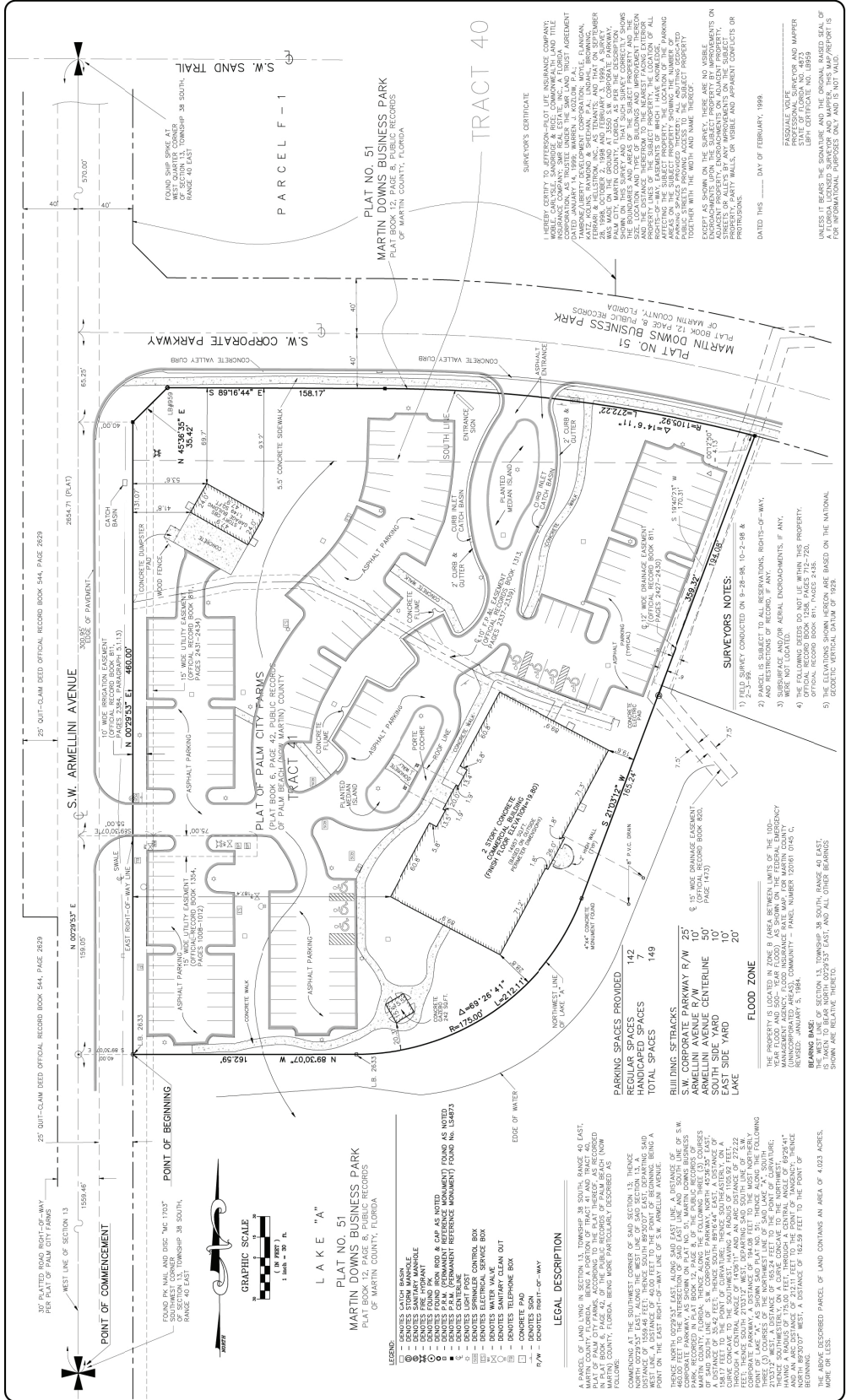




# Conceptual Floor Plan Second Floor

772-220-4096 SLC COMMERCIAL





PROJECT NUMBER  
**99-0042**

DATE: **2/14/19**

SHEET: **1** OF **3**

**BOUNDARY SURVEY**

**LBFH, INC. BUILDING**

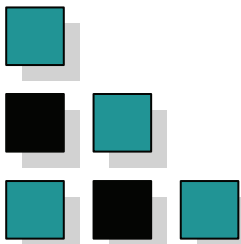
**LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.**  
 CONSULTING ENGINEERS, PLANNERS & SURVEYORS  
 7400 WEST PALM BEACH BLVD., SUITE 300  
 WEST PALM BEACH, FLORIDA 33409  
 PHONE: 561.834.4800 FAX: 561.834.8844  
 WEST PALM BEACH - JUPITER - STUART - FORT PIERCE

FIELD: **SLC** / **J/S**

DATE: **02-14-19**

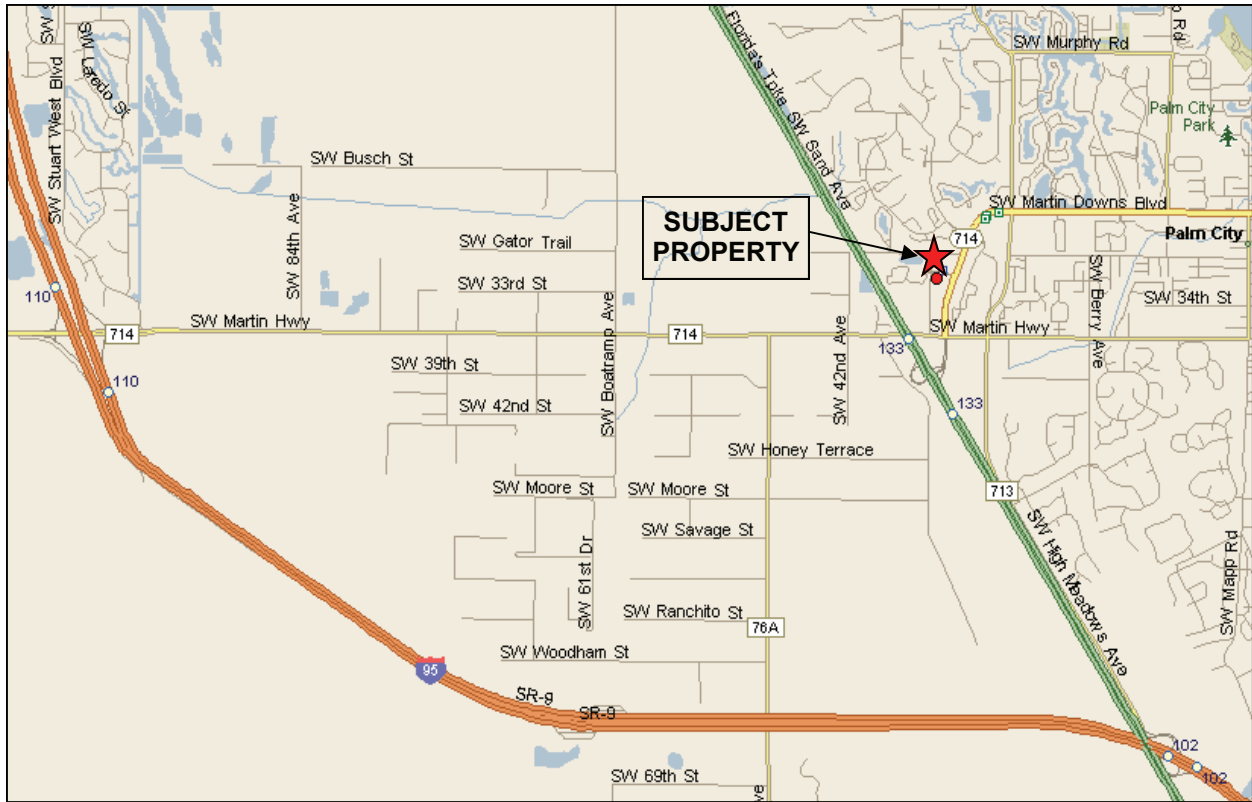
COMPUTER: **TP**

CHECKED: **JV**



# Location

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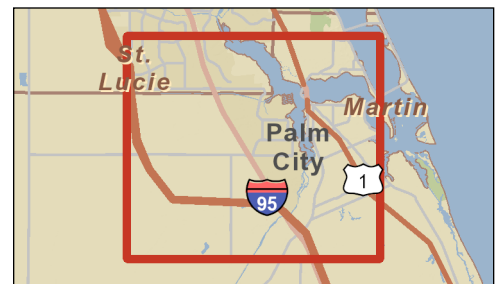
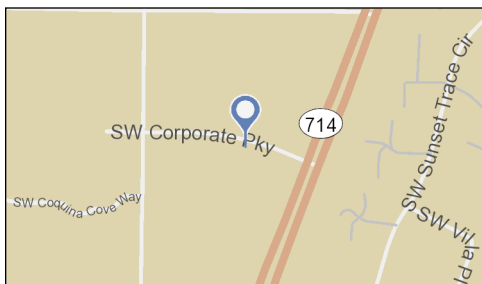
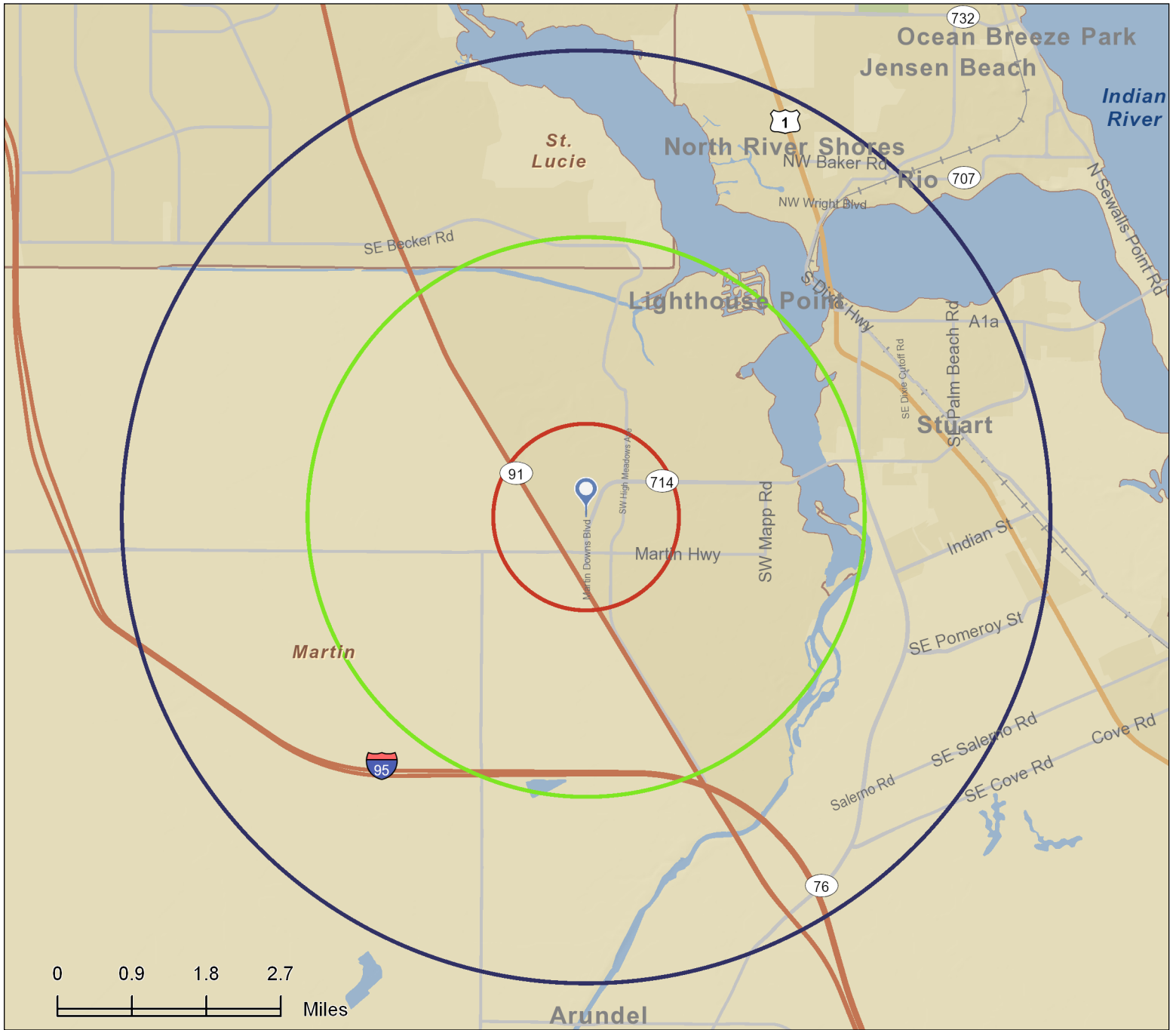




# Site Map

3550 SW Corporate Pky, Palm City, FL, 34990  
Ring: 1, 3, 5 Miles

Prepared by Jeff Chamberlin  
Latitude: 27.166964  
Longitude: -80.300757





# Demographic and Income Profile

3550 SW Corporate Pky, Palm City, FL, 34990  
 Ring: 1 mile radius

Prepared by Jeff Chamberlin  
 Latitude: 27.166963790  
 Longitude: -80.30075683

Summary	2010	2011	2016
Population	4,750	4,817	5,171
Households	2,200	2,229	2,388
Families	1,382	1,406	1,498
Average Household Size	2.11	2.11	2.12
Owner Occupied Housing Units	1,701	1,704	1,854
Renter Occupied Housing Units	499	526	533
Median Age	49.2	49.3	50.9
Trends: 2011 - 2016 Annual Rate	Area	State	National
Population	1.43%	0.73%	0.67%
Households	1.39%	0.71%	0.71%
Families	1.28%	0.59%	0.57%
Owner HHs	1.70%	0.93%	0.91%
Median Household Income	2.17%	3.59%	2.75%

Households by Income	2011		2016	
	Number	Percent	Number	Percent
<\$15,000	124	5.6%	113	4.7%
\$15,000 - \$24,999	207	9.3%	148	6.2%
\$25,000 - \$34,999	206	9.2%	146	6.1%
\$35,000 - \$49,999	382	17.1%	348	14.6%
\$50,000 - \$74,999	477	21.4%	645	27.0%
\$75,000 - \$99,999	287	12.9%	377	15.8%
\$100,000 - \$149,999	367	16.5%	417	17.5%
\$150,000 - \$199,999	84	3.8%	91	3.8%
\$200,000+	96	4.3%	103	4.3%
Median Household Income	\$57,811		\$64,372	
Average Household Income	\$77,237		\$85,142	
Per Capita Income	\$35,239		\$38,652	

Population by Age	2010		2011		2016	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	144	3.0%	143	3.0%	151	2.9%
5 - 9	255	5.4%	259	5.4%	271	5.2%
10 - 14	375	7.9%	381	7.9%	407	7.9%
15 - 19	269	5.7%	273	5.7%	270	5.2%
20 - 24	157	3.3%	160	3.3%	163	3.2%
25 - 34	332	7.0%	333	6.9%	357	6.9%
35 - 44	521	11.0%	525	10.9%	535	10.3%
45 - 54	734	15.4%	743	15.4%	726	14.0%
55 - 64	617	13.0%	630	13.1%	712	13.8%
65 - 74	550	11.6%	568	11.8%	720	13.9%
75 - 84	570	12.0%	573	11.9%	606	11.7%
85+	227	4.8%	228	4.7%	254	4.9%

Race and Ethnicity	2010		2011		2016	
	Number	Percent	Number	Percent	Number	Percent
White Alone	4,488	94.5%	4,552	94.5%	4,847	93.7%
Black Alone	66	1.4%	66	1.4%	72	1.4%
American Indian Alone	5	0.1%	5	0.1%	6	0.1%
Asian Alone	85	1.8%	85	1.8%	106	2.0%
Pacific Islander Alone	1	0.0%	1	0.0%	2	0.0%
Some Other Race Alone	35	0.7%	37	0.8%	52	1.0%
Two or More Races	70	1.5%	71	1.5%	87	1.7%
Hispanic Origin (Any Race)	311	6.5%	329	6.8%	459	8.9%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2011 and 2016.



# Demographic and Income Profile

3550 SW Corporate Pky, Palm City, FL, 34990  
 Ring: 3 mile radius

Prepared by Jeff Chamberlin  
 Latitude: 27.166963790  
 Longitude: -80.30075683

Summary	2010	2011	2016
Population	25,277	25,535	27,068
Households	11,006	11,102	11,725
Families	7,618	7,714	8,109
Average Household Size	2.28	2.28	2.29
Owner Occupied Housing Units	9,322	9,310	9,939
Renter Occupied Housing Units	1,684	1,793	1,786
Median Age	50.8	50.9	52.9
Trends: 2011 - 2016 Annual Rate	Area	State	National
Population	1.17%	0.73%	0.67%
Households	1.10%	0.71%	0.71%
Families	1.00%	0.59%	0.57%
Owner HHs	1.32%	0.93%	0.91%
Median Household Income	2.46%	3.59%	2.75%

Households by Income	2011		2016	
	Number	Percent	Number	Percent
<\$15,000	757	6.8%	679	5.8%
\$15,000 - \$24,999	943	8.5%	669	5.7%
\$25,000 - \$34,999	912	8.2%	643	5.5%
\$35,000 - \$49,999	1,515	13.6%	1,344	11.5%
\$50,000 - \$74,999	1,927	17.4%	2,510	21.4%
\$75,000 - \$99,999	1,558	14.0%	1,902	16.2%
\$100,000 - \$149,999	1,927	17.4%	2,200	18.8%
\$150,000 - \$199,999	741	6.7%	862	7.4%
\$200,000+	821	7.4%	915	7.8%
Median Household Income	\$66,570		\$75,160	
Average Household Income	\$89,539		\$101,534	
Per Capita Income	\$39,029		\$44,065	

Population by Age	2010		2011		2016	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	806	3.2%	804	3.1%	838	3.1%
5 - 9	1,319	5.2%	1,324	5.2%	1,352	5.0%
10 - 14	1,832	7.2%	1,847	7.2%	1,918	7.1%
15 - 19	1,555	6.2%	1,567	6.1%	1,516	5.6%
20 - 24	748	3.0%	755	3.0%	743	2.7%
25 - 34	1,243	4.9%	1,251	4.9%	1,309	4.8%
35 - 44	2,631	10.4%	2,642	10.3%	2,612	9.7%
45 - 54	4,305	17.0%	4,320	16.9%	4,124	15.2%
55 - 64	3,684	14.6%	3,757	14.7%	4,205	15.5%
65 - 74	3,300	13.1%	3,405	13.3%	4,306	15.9%
75 - 84	2,732	10.8%	2,746	10.8%	2,903	10.7%
85+	1,123	4.4%	1,117	4.4%	1,241	4.6%

Race and Ethnicity	2010		2011		2016	
	Number	Percent	Number	Percent	Number	Percent
White Alone	24,107	95.4%	24,346	95.3%	25,623	94.7%
Black Alone	274	1.1%	275	1.1%	297	1.1%
American Indian Alone	33	0.1%	34	0.1%	50	0.2%
Asian Alone	382	1.5%	386	1.5%	474	1.8%
Pacific Islander Alone	7	0.0%	7	0.0%	10	0.0%
Some Other Race Alone	156	0.6%	162	0.6%	219	0.8%
Two or More Races	318	1.3%	324	1.3%	395	1.5%
Hispanic Origin (Any Race)	1,335	5.3%	1,413	5.5%	1,952	7.2%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2011 and 2016.



# Demographic and Income Profile

3550 SW Corporate Pky, Palm City, FL, 34990  
 Ring: 5 mile radius

Prepared by Jeff Chamberlin  
 Latitude: 27.166963790  
 Longitude: -80.30075683

Summary	2010	2011	2016
Population	62,360	62,771	65,896
Households	26,505	26,648	27,876
Families	17,207	17,359	18,067
Average Household Size	2.30	2.31	2.32
Owner Occupied Housing Units	19,937	19,690	20,787
Renter Occupied Housing Units	6,568	6,958	7,089
Median Age	46.5	46.7	48.3

Trends: 2011 - 2016 Annual Rate	Area	State	National
Population	0.98%	0.73%	0.67%
Households	0.91%	0.71%	0.71%
Families	0.80%	0.59%	0.57%
Owner HHs	1.09%	0.93%	0.91%
Median Household Income	2.79%	3.59%	2.75%

Households by Income	2011		2016	
	Number	Percent	Number	Percent
<\$15,000	2,692	10.1%	2,570	9.2%
\$15,000 - \$24,999	2,894	10.9%	2,152	7.7%
\$25,000 - \$34,999	2,931	11.0%	2,165	7.8%
\$35,000 - \$49,999	4,418	16.6%	4,022	14.4%
\$50,000 - \$74,999	4,893	18.4%	6,539	23.5%
\$75,000 - \$99,999	3,059	11.5%	3,892	14.0%
\$100,000 - \$149,999	3,178	11.9%	3,654	13.1%
\$150,000 - \$199,999	1,231	4.6%	1,398	5.0%
\$200,000+	1,352	5.1%	1,485	5.3%

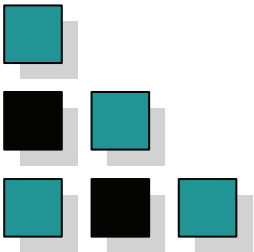
Median Household Income	\$51,340	\$58,901
Average Household Income	\$73,267	\$82,891
Per Capita Income	\$31,700	\$35,635

Population by Age	2010		2011		2016	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,837	4.5%	2,814	4.5%	2,921	4.4%
5 - 9	3,337	5.4%	3,338	5.3%	3,398	5.2%
10 - 14	3,976	6.4%	3,991	6.4%	4,122	6.3%
15 - 19	3,754	6.0%	3,762	6.0%	3,611	5.5%
20 - 24	2,776	4.5%	2,800	4.5%	2,765	4.2%
25 - 34	5,503	8.8%	5,544	8.8%	5,784	8.8%
35 - 44	7,438	11.9%	7,431	11.8%	7,311	11.1%
45 - 54	10,085	16.2%	10,077	16.1%	9,526	14.5%
55 - 64	8,498	13.6%	8,641	13.8%	9,606	14.6%
65 - 74	6,930	11.1%	7,138	11.4%	9,038	13.7%
75 - 84	5,014	8.0%	5,025	8.0%	5,341	8.1%
85+	2,212	3.5%	2,211	3.5%	2,473	3.8%

Race and Ethnicity	2010		2011		2016	
	Number	Percent	Number	Percent	Number	Percent
White Alone	54,744	87.8%	55,001	87.6%	56,784	86.2%
Black Alone	3,618	5.8%	3,646	5.8%	3,950	6.0%
American Indian Alone	160	0.3%	162	0.3%	212	0.3%
Asian Alone	914	1.5%	915	1.5%	1,087	1.7%
Pacific Islander Alone	27	0.0%	27	0.0%	33	0.1%
Some Other Race Alone	1,761	2.8%	1,862	3.0%	2,457	3.7%
Two or More Races	1,136	1.8%	1,157	1.8%	1,373	2.1%
Hispanic Origin (Any Race)	6,460	10.4%	6,809	10.8%	8,901	13.5%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2011 and 2016.



## DISCLAIMERS

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