

Plantation Plaza Shopping Center

Stuart, Martin County, Florida 34994



- ▶ **LOCATION:** 1558-1580 So. Federal Highway, Stuart, Florida 34994
- ▶ **TOTAL RENTABLE BUILDING AREA:** +/-79,792 Leaseable S.F.
- ▶ **GROSS BUILDING SIZES:**

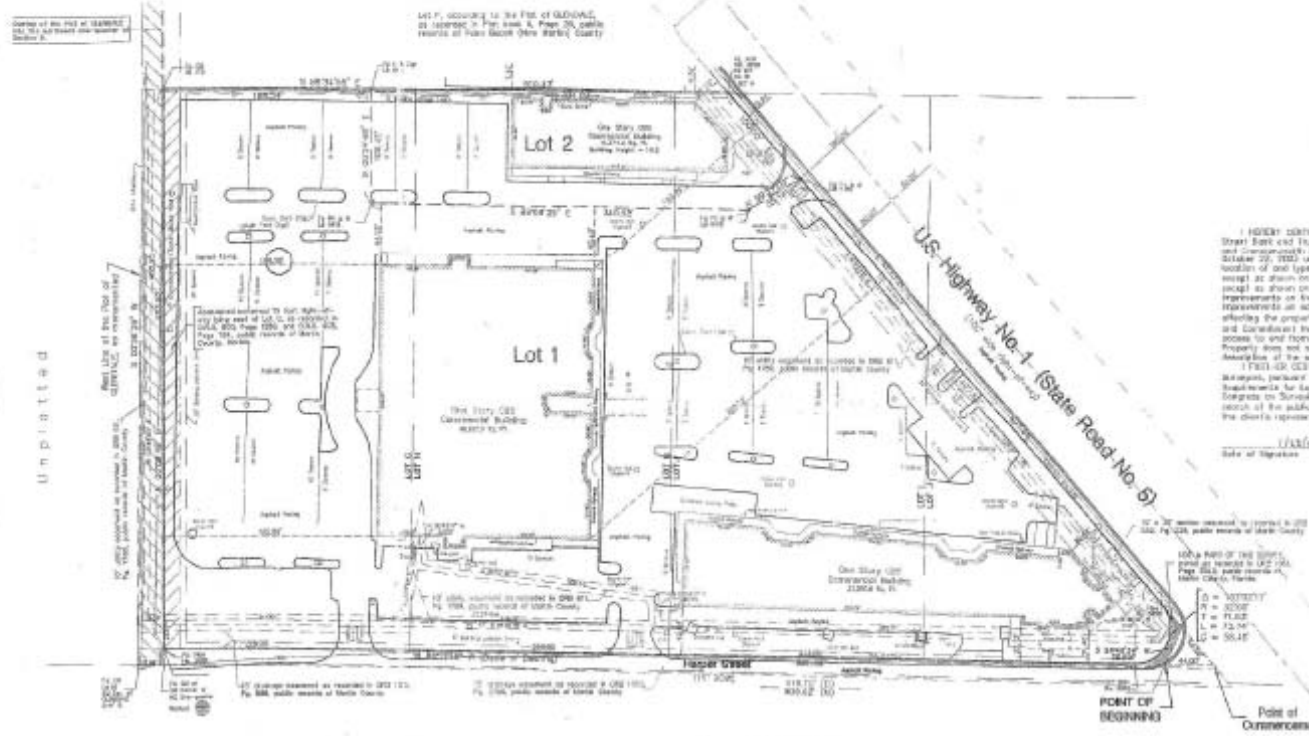
	Building 1	Building 2	Building 3
	+/-46,162 Sq. Ft.	+/-11,374 Sq. Ft.	+/-23,850 Sq. Ft.
- ▶ **LAND SIZE:** +/-361,881 Sq. Ft. (+/-8.31 Acres)
- ▶ **UTILITIES:** City of Stuart Water & Sewer. Well water for irrigation.
- ▶ **ZONING:** B-2 Zoning, Commercial Land Use-City of Stuart
- ▶ **TENANT MIX:** Neighborhood shopping center with 3 local restaurants, bowling alley, retail and professional office.
- ▶ **COMMENTS:** Located at the NW corner of U.S. Highway #1 and Harper Street, this center will soon have visibility and accessibility to the new Willoughby Boulevard extension road scheduled to be completed in early 2009. Center may be renovated for "value added" rental increases. Rent roll and expense projections upon written request.
- ▶ **CONTACT:** For further information contact Scott Parker - 772-539-9523

Subject View Looking North



Subject View Looking South





Being of of Lots 1 and 2, according to the Plat of PLANTATION PLAZA, as recorded in Plat Book 14, Page 70, public records of Martin County, Florida.

Certification
(Not valid unless coded with an authorized Sawyer's key)

[illegible]

Date of Signature: 1/13/09

Richard W. Sumner
Richard W. Sumner
Professional Surveyor & Mapper
Florida Certificate No. 3155

The South Sea; or, The South-Sea. Part I. as far as the ...

1. The township contains approximately 1,000 acres of the South West of the Northeast quarter of Section 34, being a listing in the BPP2172-2.
2. It also shows three other improvements, 2 are, have been located and shown herein.
3. The tracts, underground oil and gas rights have been and been located on the survey.
4. Find that the property is being sold in "as is" condition, according to the listing, the listing is being sold in "as is" condition, the listing is being sold in "as is" condition.
5. The exact location of the property is not to be determined by the location of the property.
6. The listing is being sold in "as is" condition, it is being sold in "as is" condition, it is being sold in "as is" condition.
7. The listing is being sold in "as is" condition, it is being sold in "as is" condition, it is being sold in "as is" condition.
8. The listing is being sold in "as is" condition, it is being sold in "as is" condition, it is being sold in "as is" condition.
9. The listing is being sold in "as is" condition, it is being sold in "as is" condition, it is being sold in "as is" condition.
10. The listing is being sold in "as is" condition, it is being sold in "as is" condition, it is being sold in "as is" condition.

8. 2007-08 BUDGET
 9. 2007-08 DEVELOPMENT
 10. 2007-08 PLANT DATA
 11. 2007-08 CALCULATED FROM FIELD MEASUREMENTS
 12. 2007-08 PROPERTY LINE
 13. 2007-08 SOLICIT DATA
 14. 2007-08 BASED ON FIELD MEASUREMENT DATA
 15. 2007-08 FLORIDA DEPARTMENT OF TRANSPORTATION
 16. 2007-08 TYPICAL
 17. 2007-08 FLORIDA
 18. 2007-08 FLORIDA DEPARTMENT OF TRANSPORTATION
 19. 2007-08 FLORIDA DEPARTMENT OF TRANSPORTATION
 20. 2007-08 FLORIDA DEPARTMENT OF TRANSPORTATION

[illegible]

Richard W. Russell, Inc.
Over 50 Years Shipping & Warehousing


[illegible]

DATE 7 = 607	DATE 12/25/02	File & Drawing No. 02-0-1040-00-02
Drawn By JDM	Checked CAG	Sheet 1 of 1

S.E. Willoughby Boulevard Extension
U.S. 1 Commercial Area



LEGEND

 ACCESS ROAD TO BE ELIMINATED



SIGNALIZED INTERSECTION





TRAFFIC FLOW ARROW

 EDGE OF PAVEMENT

 PAVEMENT STRIPINGS

 PROPOSED RIGHT-OF-WAY

 EXISTING RIGHT-OF-WAY

 EXISTING LOT LINE