

**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

Retail Space in Mattress Firm Plaza

2841 NW Federal Hwy, Stuart FL 34994



**For Lease**  
**\$20.00 p/s/f**

Listing Agent:

Lila Deen

772-713-3372

ldeen@commercialrealestatellc.com

Office:

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

772-286-5744

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## Disclaimer Statement

This information has been prepared only for information purposes to assist a potential buyer in determining whether it wishes to proceed with an in-depth investigation of the property and/or business. Seller and any of its officers, employees or agents specifically disclaims any representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or agents shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating the property/business and the purchase. The property/business is being sold on as "AS IS, WHERE IS" and "WITH ALL FAULTS" basis. Your complete inspection of the property/business is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its agents or contractors. The purchase of this property will be based solely on a Buyer's own independent investigation and findings and not in reliance on any information provided by Seller, its agent or contractors. Seller, its agents or contractors shall have no liability for any incorrect information.

Seller reserves the right at all times to reject, in its sole and absolute discretion, any and all offers received by it, for any reason whatsoever, notwithstanding that a particular offer is for the highest purchase price among those offers received and meets all the terms and conditions of this offering. Seller also reserves the right at all times to waive any or all technical defects in any offers, in Seller's sole and absolute discretion. The sales process may be terminated or modified without notice at any time. In the event two or more offers are determined to fall within a competitive range, Seller reserves the right to request a best and final offer from those parties.

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## Property Details

<b>Location:</b>	2841 NW Federal Hwy, Stuart FL 34994
<b>Lease Rate:</b>	\$20.00 p/s/f
<b>Lease Space:</b>	1,220 SF
<b>Building Type:</b>	Retail
<b>Acreage:</b>	1.35 AC
<b>Frontage:</b>	200'
<b>Traffic Count:</b>	9,700 average daily traffic
<b>Year Built:</b>	2008
<b>Construction Type:</b>	CBS
<b>Parking Spaces:</b>	Plenty
<b>Zoning:</b>	CG - Commercial General
<b>Land Use:</b>	Commercial General
<b>Utilities:</b>	Undisclosed

This prime location brings extreme exposure to your business. It's located directly across from the Treasure Coast Mall and right off US 1. Surrounding tenants include Mattress Firm, Sprint, and Gentle Dental.



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2013 Demographics

**Population**

1 mile	2,403
3 mile	29,281
5 mile	78,203

**Average Household Income**

1 mile	\$47,201
3 mile	\$59,692
5 mile	\$62,511

**Median Age**

1 mile	44
3 mile	47
5 mile	51

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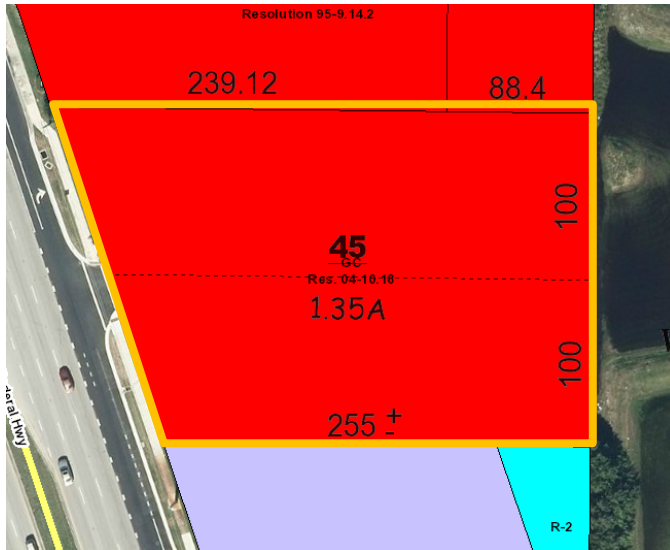
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## Zoning & Future Land Use Map



### GC - General Commercial

**Purpose.** The purpose of the general commercial zoning district (CG) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of general commercial facilities. Said areas to be primarily along established highways where a mixed pattern of commercial usage is substantially established; to designate those uses and services deemed appropriate and proper for location and development standards and provisions as are appropriate to ensure proper development and functioning of uses within the district. This district incorporates most of those uses formerly designated shopping center commercial (CSC) and resort commercial (CR).

**Permitted Principal Uses and Structures.** The following principal uses and structures are permitted:

- Any retail, business, or personal service use (including repair of personal articles, furniture, and household appliances) conducted wholly within an enclosed building, where repair, processing, or fabrication of products is clearly incidental to and restricted to on premises sales;
- Horticultural nursery, garden supply sales;
- Office for administrative, business, or professional use;
- Public facility or use;
- Restaurants;
- Retail sales of alcoholic beverages for incidental on and off premises consumption in accordance with Chapter 110;
- Park or playground or other public recreation;
- Motel, hotel, or motor lodge

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Property Aerial



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