

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Professional Office Suite

937 SE Central Parkway, Stuart FL 34994



For Lease
\$15.36/psf

Listing Agent:
Chris Belland
772-418-4506
cbelland@commercialrealestatellc.com

Office:
49 SW Flagler Ave. Suite 301
Stuart FL, 34994
772-286-5744

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

Location:	937 SE Central Parkway, Stuart FL 34994
Lease Rate:	\$15.36/psf (<u>Only \$800/month!</u>)
Lease Space:	625 SF
Building Type:	Office Condo
Acreage:	2.16 AC
Frontage:	261.24
Traffic Count:	38,428 average daily traffic
Year Built:	1986
Construction Type:	CBS
Parking Spaces:	80
Zoning:	B2
Land Use:	Commercial Condo
Utilities:	Undisclosed

Great office space located in the Central Parkway Professional Plaza easily accessible from SE Federal Highway. Office is ideal for small store or professional suite. Property features an executive office, reception area, waiting room and kitchenette.



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Property Demographics

2015 Demographics

Total Population

1 mile	8,540
3 mile	47,535
5 mile	100,085

Average Household Income

1 mile	\$50,667
3 mile	\$71,809
5 mile	\$77,201

Average Age

1 mile	42
3 mile	45
5 mile	46

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Zoning & Future Land Use Map

B2 - Business General Uses

Business ¹ and PUD Districts Uses	B-1	B-2
Enclosed sales of seeds, insecticide, and growers supplies without outdoor storage		P
Enclosed sign painting and/or sign manufacturing shops without outdoor storage		P
Enclosed storage and sales of lumber and building materials		P
Funeral homes	P	P
Gasoline or other motor fuel stations		P
Health spas		P
Heavy industrial manufacturing operations which are determined to be harmful to health, safety or welfare based on substantial noise, smoke, dust, cold, radiation emissions, glare, night illumination, vibrations, smell, risk of spills, fires, explosions, or other physical hazards		
Hotels	P	P
Kennels		P
Kindergarten ²	P	P
Laundries and dry cleaning establishments using non-combustible solvents		P
Limited indoor industrial uses, including fabrication, processing, converting, altering, assembling, dismantling, cleaning, servicing, freezing, treatment, distribution, repair, finishing, testing, or other handling of components, devices, equipment, and products		
Limited restaurants intended to serve businesses in the local vicinity with a maximum seating capacity of not more than 30		
Major auto repair		
Marinas including the sale, display, and storage of new and used boats for sale, and the repair and maintenance of boats.	P	P
Mini-warehouses for the storage of residential items		
Mortuaries		P
Motels	P	P
Motion picture houses	P	P
Multi-family residences	P	P
Nursery school ²	P	P
Operation of a residence as a family day care home ²	P	P

Business ¹ and PUD Districts Uses	B-1	B-2
Parking garages	P	P
Parking lots	P	P
Parks ³		
Preschool learning center ²	P	P
Printing shops		
Professional offices	P	P
Pub	P	P
Public buildings	P	P
Public facilities ³		
Public utilities ³		
Radio and/or television broadcast stations		P
Recreational facilities		P
Research facilities		
Residential units combined with non-residential uses	P	P
Restaurants	P	P
Retail warehouse sales and service for non-intensive uses		
Rolling rinks		P
School-private, parochial, technical, etc.	P	P
Slaughter houses		
Stealth telecommunications facilities in excess of 45 feet in height	S	S
Stealth telecommunications facilities which do not exceed 45 feet in height or which are constructed as part of an existing architectural feature or structure provided its total height does not exceed 120 percent of the height of the architectural feature or structure	P	P
Telecommunications towers		S
Theatres	P	P
Tourist homes	P	P
Uses which require the issuance of occupational licenses for businesses operating from mini-warehouse facilities		
Veterinarians		P
Wholesale or commercial bakery warehouses		P
Wrecking or salvage yards		

Business ¹ and PUD Districts Uses	B-1	B-2
Adult businesses		S
Animal Hospital		P
Any retail business or retail service establishment, including shops for making articles of an artisanal use to be sold on the premises, provided such manufacturing is incidental to the retail business or service	P	P
Art galleries	P	P
Auto sales provided all repair and service shall be done within an enclosed building		P
Bakeries		P
Banks	P	P
Barber	P	P
Bars	P	P
Beauty shops	P	P
Beer garden	P	P
Boat building		
Bowling alleys		P
Bus terminals		P
Business	P	P
Business warehouse facilities in conjunction with adjacent commercial and retail uses		
Cabinet shops		P
Cemeteries		P
Child care center ²	P	P
Clinics		P
Clubs (membership), lodges, and fraternal organizations		P
Cocktail lounge	P	P
Concrete or asphalt processing plants		
Day care center ²	P	P
Drive-in restaurants	P	P
Drive-in theaters	P	P
Enclosed garages and repair shops for motor vehicles		P
Enclosed repair shops for repairing furniture, or appliances powered by gas, oil, electricity, etc., without outdoor storage		P
Enclosed sales of farm and heavy equipment without outdoor storage		P

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Property Photos



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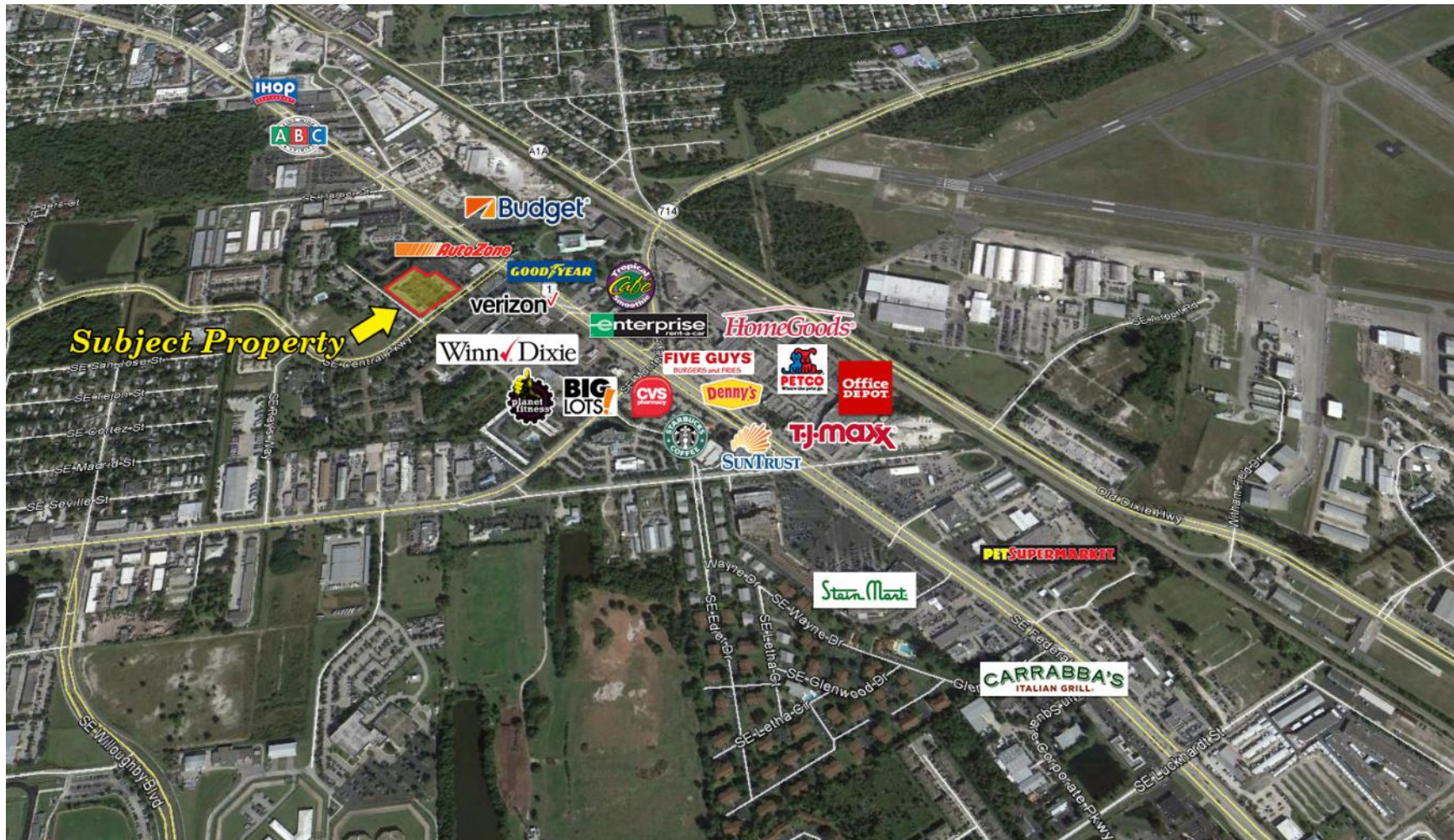
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Property Aerial



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