

**Jeremiah Baron  
& CO.**

**Commercial Real Estate, LLC**

## Windemere Point Outparcel

1951-1961 NW Federal Highway, Stuart FL 34994



**FOR LEASE**  
**Starting at \$30.00/psf**

Listing Agent:

**Anthony Perrotta**

**772-678-9300**

**[aperrotta@commercialrealestatellc.com](mailto:aperrotta@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 Information

|                           |   |
|---------------------------|---|
| <b>Location:</b>          | 1951-1961 NW Federal Highway, Stuart FL 34994 |
| <b>Retail Space:</b>      | 1,500 - 4,000 SF<br>1,500 - 5,200 SF          |
| <b>Lease Price:</b>       | Starting at \$30.00/psf                       |
| <b>Building Type:</b>     | Vacant Commercial                             |
| <b>Acreage:</b>           | 1.64 AC                                       |
| <b>Frontage:</b>          | 282.61  |
| <b>Traffic Count:</b>     | 57,667 average daily traffic                  |
| <b>Year Built:</b>        | N/A   |
| <b>Construction Type:</b> | TBD   |
| <b>Parking Spaces:</b>    | Plenty  |
| <b>Zoning:</b>            | CPUD Commercial Planned Unit                  |
| <b>Land Use:</b>          | Commercial                                    |
| <b>Utilities:</b>         | TBD   |



**Join LA Fitness, Dunkin' Donuts** and other National tenants in lease negotiable 1,500 - 4,000 SF of contiguous space available with drive-thru plus 2,700 SF of retail space. Just 1 mile South of the Treasure Coast Mall, Windemere Point is the premier destination for health & fitness, shopping, and dining enthusiasts in Martin & Port Saint Lucie County.

Easily accessible from NW Federal Highway.

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## Property Demographics

### 2016 Demographics

#### Total Population

|        |         |
|--------|---------|
| 1 mile | 5,735   |
| 3 mile | 35,701  |
| 5 mile | 100,446 |

#### Average Household Income

|        |          |
|--------|----------|
| 1 mile | \$75,948 |
| 3 mile | \$73,781 |
| 5 mile | \$69,356 |

#### Average Age

|        |       |
|--------|-------|
| 1 mile | 43.10 |
| 3 mile | 46.50 |
| 5 mile | 47.20 |

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## Zoning & Future Land Use Maps

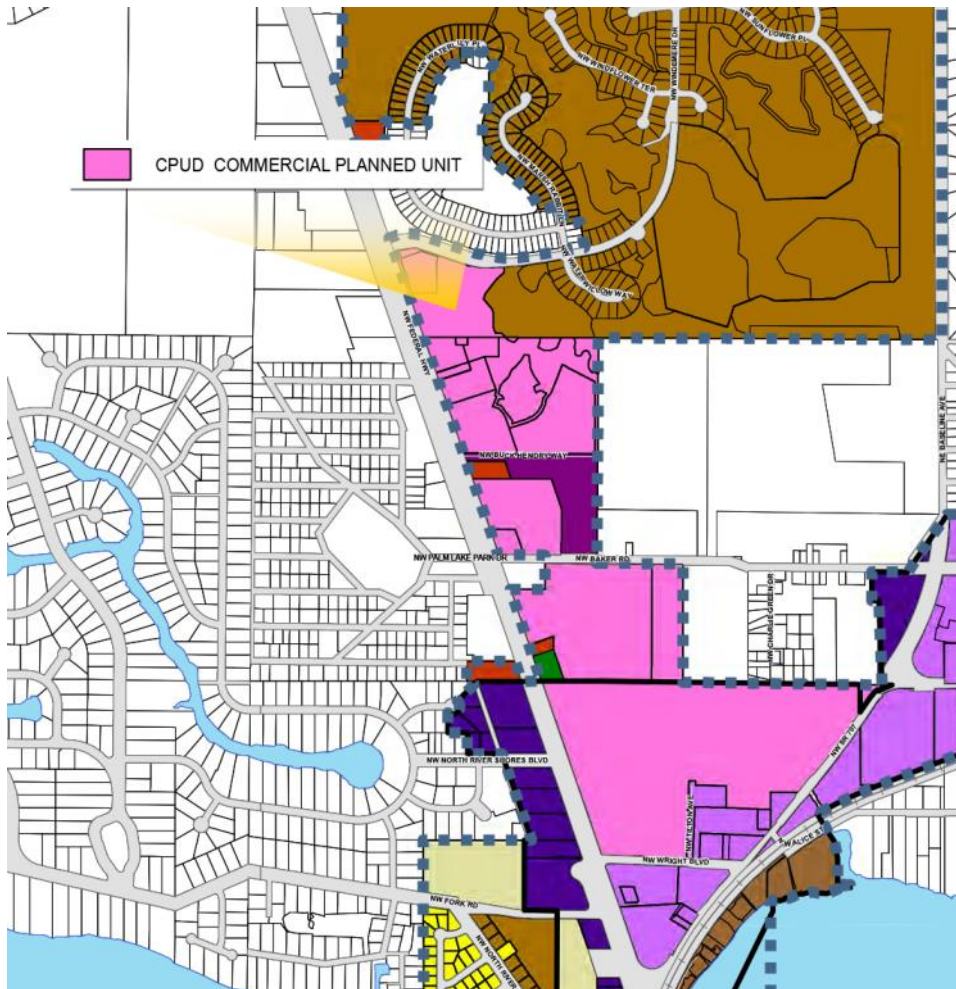
### Commercial planned unit development (CPUD) districts.

1. Location. A CPUD may be located anywhere in the city in any area defined and described "office/residential," "commercial," "downtown redevelopment" or "neighborhood/special district" by the Future Land Use Element of the City of Stuart's comprehensive plan, and which is of suitable character and compatible with surrounding uses as determined by the City Commission.

2. Minimum size. The minimum size of a CPUD is 20,000 square feet.

3. Uses permitted in a CPUD district. The buildings, structures, land or water within a CPUD district may be used only for the following purposes:

- a. Any and all uses set forth in the present zoning classifications of R-1, R-2, R-3, B-1, B-2 and B-4 inclusive, providing such uses are compatible with uses on adjacent property as determined by the City Commission.
- b. Residential uses which are designed to be compatible with the adjacent commercial uses. The residential uses shall not comprise more than 30 percent of the development site excluding the open space, natural vegetation area and wetlands.
- c. Commercial residential uses such as apartments, hotels and resorts provided said uses do not comprise more than 30 percent of the development site excluding the open space, natural vegetation area and wetlands.
- d. Commercial uses not specifically set forth in any of the standard zoning categories, but which are compatible and of like nature and quality to those commercial uses allowed on B-1, B-2, or R-3 zoning classifications as determined by the City Commission.



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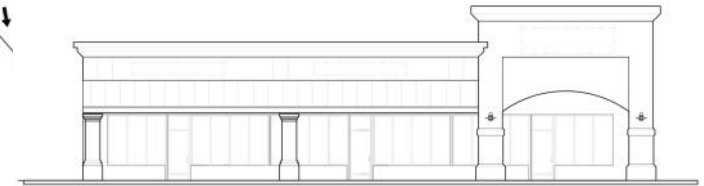
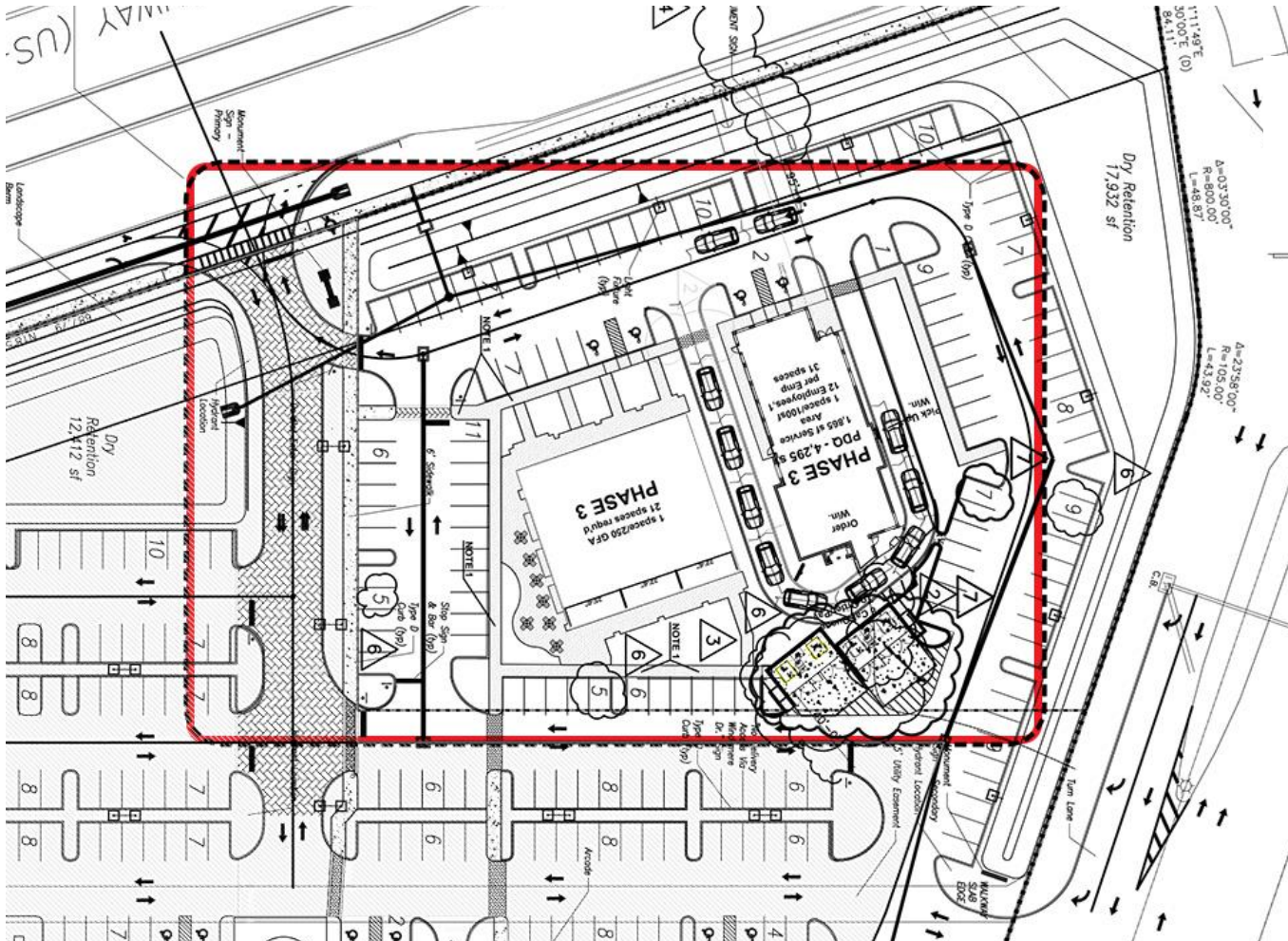
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## Development Plan



**WINDEMERE POINT - PHASE 3  
STUART - FLORIDA**

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## Property Aerial & Additional Photos



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