

FOR LEASE

\$6,200/mo. NNN

Retail Space in Downtown Stuart

25 SW Osceola St. Stuart FL 34994

SPACE AVAILABLE



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Chris Belland | 772-418-4506 | Cbelland@commercialrealestatellc.com

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

Property Details

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PRICE	\$6,200/mo. NNN
SPACE AVAILABLE	+/- 1,700 sf
BUILDING TYPE	Retail/Mixed
ACREAGE	0.39 AC
FRONTAGE	+/- 145'
TRAFFIC COUNT	17,500 AADT
YEAR BUILT	1925
CONSTRUCTION TYPE	Unknown
PARKING SPACE	Plenty
ZONING	UC - Urban Center
LAND USE	Downtown Redevelopment
UTILITIES	City of Stuart

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- Rare opportunity to lease a retail storefront in the heart of Historic Downtown Stuart!
- Currently built out for a boutique retail, with potential for office use or other commercial uses. Prime location surrounded by shopping boutiques, professional businesses, and hot dining spots.
- Big changes are happening in the Downtown area including a streetscape improvement project to be completed by late Fall 2018. There will also be waterfront residences with construction underway.



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2018 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	3,043	1 Mile	\$63,336	1 Mile	44.80
3 Mile	48,024	3 Mile	\$73,119	3 Mile	46.80
5 Mile	100,039	5 Mile	\$78,804	5 Mile	46.70

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Zoning Information

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<i>Commercial Uses</i>	
Automobile repair service—Within an enclosed building in along U.S. 1 (Federal Hwy. and Savannah Road) only	1 per 200 square feet of sales area, plus 2 spaces per service bay, plus 1 space per employee
Art galleries	1 per 200 square feet
Bakery, retail	One (1) space for each employee on the largest working shift plus one (1) space per three hundred (300) square feet of gross floor area
Banks/financial institutions	1 per 300 square feet, plus queuing spaces per Sec. 6.01.07
Barbershop, Beauty Salons, Specialty Salons	2 per station
Bars	1 per 4 seats
Catering shop	1 per employee, plus 0.5 spaces per delivery truck, plus 2 spaces per 1,000 square feet
Clubs, lodges and fraternal organizations	1 per 3 persons based on the maximum seating capacity of the building, or 1 space per 100 square feet (whichever is greater). One-half (½) of total parking area must be paved; the other half may be an approved stabilized surface.
Dry cleaning, provided that all cleaning is conducted off-premises	1 per employee, plus 0.5 spaces per delivery truck, plus 1 space per 300 square feet

Health spas	1 per 200 square feet if located with retail, or 1 space per 150 square feet if located independently
Massage therapy establishments	1 per 300 square feet
Microbreweries and craft distilleries	1 per employee plus 1 per 300 square feet for tasting, tap room, and gift shops.
Office, business or professional, medical, low intensity medical, and veterinary	1 per 350 square feet (professional); 1 per 300 square feet (low intensity medical) 1 per 200 square feet (medical and veterinary)
Pharmacies (if 2,000 square feet or less)	1 per 200 square feet
Restaurants, convenience and general	1 per 4 seats
Retail sales and service (intensive and non-intensive)—Within an enclosed building only	1 per 300 square feet of floor space
Retail manufacturing—Providing such manufacturing is incidental to sales and occupies less than 75 percent of the total gross floor area	1 per 300 square feet
Studios (art, dance, music, exercise)	1 per 300 square feet
Theaters	1 per 4 seats

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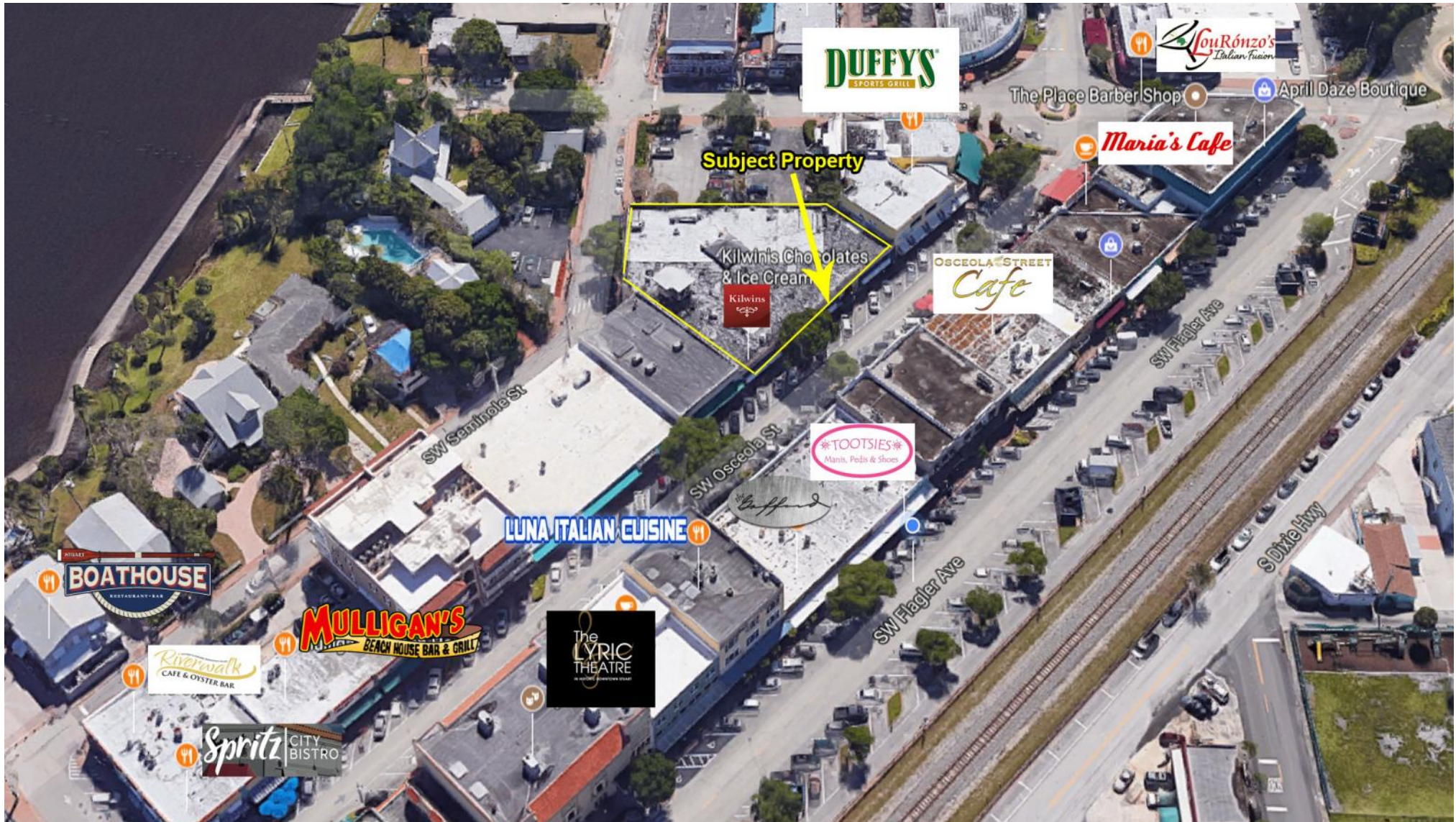
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Property Aerial

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