

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

Showroom + Warehouse

508 S Colorado Ave. Stuart FL 34994



For Lease
\$18.00/psf

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

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

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Property Details

LEASE RATE	\$18.00/psf
BUILDING SIZE	2,932 sf
BUILDING TYPE	Retail / Freestanding / Office
ACREAGE	.12 AC
FRONTAGE	49.7'
TRAFFIC COUNT	14,941
YEAR BUILT	1955 (recent renovations)
CONSTRUCTION TYPE	CBS
PARKING SPACE	5+
ZONING	UC - Urban Center
LAND USE	Downtown Redevelopment
UTILITIES	Undisclosed

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Great leasing opportunity! This free-standing building features (2) offices, (2) bathrooms, and almost 1,552 SF of showroom space. There is an additional 1,380 SF warehouse in the rear with a 10x9 roll up bay door. High exposure to S Colorado Ave. plus signage, ideal for a number of uses.



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2017 Demographics

Total Population

1 mile	3,440
3 mile	47,894
5 mile	97,590

Average Household Income

1 mile	\$57,911
3 mile	\$69,124
5 mile	\$75,815

Average Age

1 mile	45.70
3 mile	46.70
5 mile	46.50

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Zoning Description

UC - Urban Center

Urban Code District Uses:

A. The following uses are permitted and are all-inclusive individually or in combination in the urban code district subject to the regulations pertaining to formula businesses in Section 2.06.12

Commercial Uses

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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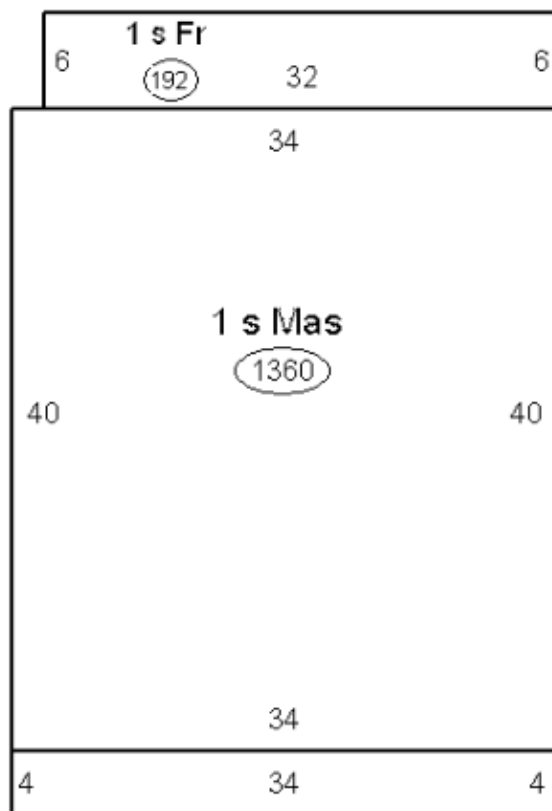
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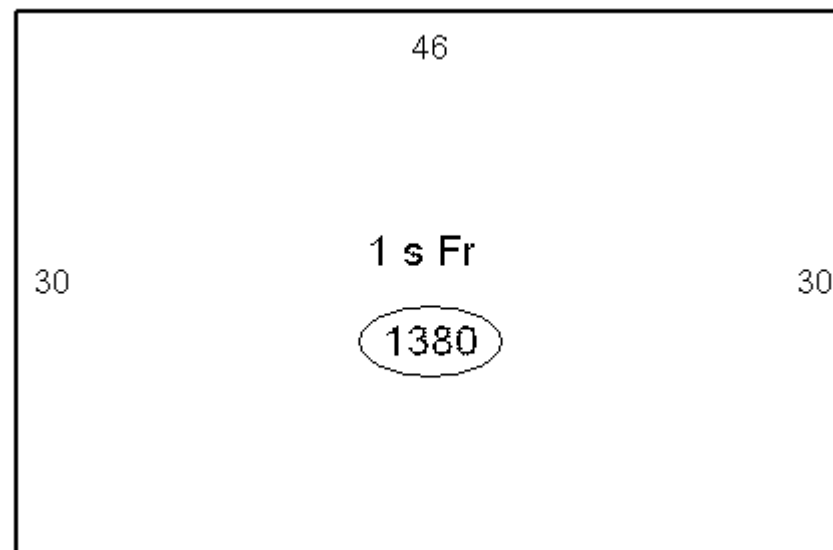
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ADDRESS #'s 510, 510



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