

**FOR LEASE**

**\$1,700.00 per month**

**Medical Professional Office**

**401 SE Osceola St, Suite 200 Stuart FL, 34994**



**Jeremiah Baron**  
& CO.

**Commercial Real Estate, LLC**

**Listing Contact:**

**Alex Rodriguez-Torres | 772-353-0638 | [Rteincorporated@aol.com](mailto:Rteincorporated@aol.com)**

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

# Property Details

## Medical Professional Office

401 SE Osceola St, Suite 200 Stuart FL, 34994

|                   |                         |
|-------------------|-------------------------|
| PRICE             | \$1,700.00 Per Month    |
| BUILDING SIZE     | 900 +/- SF              |
| BUILDING TYPE     | Office                  |
| ACREAGE           | 0.55 Acres              |
| FRONTAGE          | 130                     |
| TRAFFIC COUNT     | 7,900                   |
| YEAR BUILT        | 1985                    |
| CONSTRUCTION TYPE | Concrete Block          |
| PARKING SPACE     | 25                      |
| ZONING            | UW- Urban Water Front   |
| LAND USE          | Down Town Redevelopment |
| UTILITIES         | City Of Stuart          |

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Rare opportunity, medical professional office space overlooking St. Lucie River. Multiple examination rooms and a receptionist desk with a waiting area.



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

### Listing Contact:

Alex Rodriguez-Torres | 772-353-0638 | Rteincorporated@aol.com

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



## Property Demographics

## Medical Professional Office

401 SE Osceola St, Suite 200 Stuart FL, 34994

### 2017 Demographics

| Total Population |        | Average Household Income |          | Average Age |       |
|------------------|--------|--------------------------|----------|-------------|-------|
| 1 Mile           | 3,763  | 1 Mile                   | \$54,437 | 1 Mile      | 42.60 |
| 3 Mile           | 47,568 | 3 Mile                   | \$67,835 | 3 Mile      | 46.30 |
| 5 Mile           | 98,167 | 5 Mile                   | \$75,808 | 5 Mile      | 46.60 |

**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

### Listing Contact:

Alex Rodriguez-Torres | 772-353-0638 | Rteincorporated@aol.com

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

# Zoning Information

## Medical Professional Office

401 SE Osceola St, Suite 200 Stuart FL, 34994

| <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);<br>1 per 300 square feet (low intensity medical)<br>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  |

**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

### Listing Contact:

Alex Rodriguez-Torres | 772-353-0638 | Rteincorporated@aol.com

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

## Additional Photos

## Medical Professional Office

401 SE Osceola St, Suite 200 Stuart FL, 34994



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

**Listing Contact:**

Alex Rodriguez-Torres | 772-353-0638 | [Rteincorporated@aol.com](mailto:Rteincorporated@aol.com)

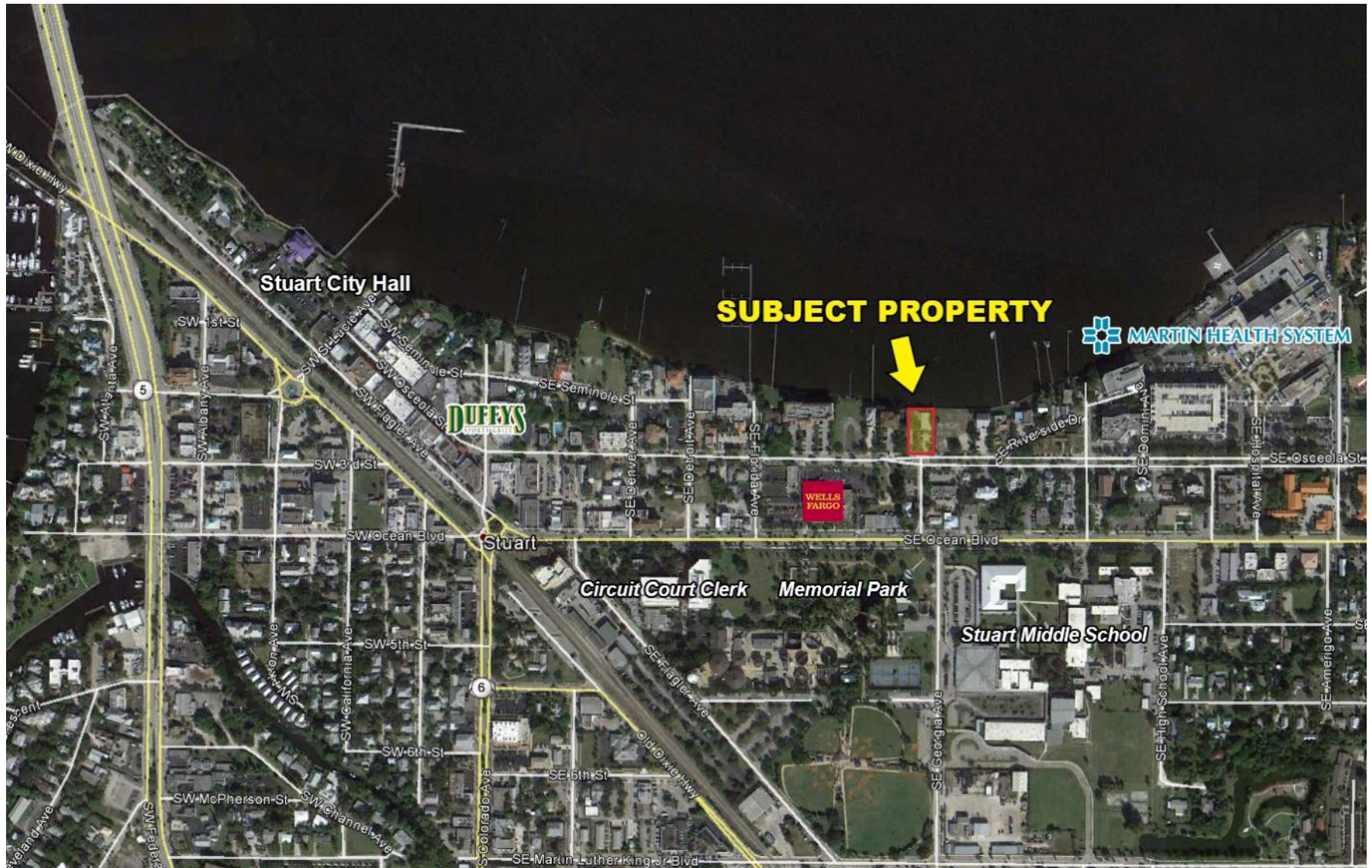
Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744



# Property Aerial

## Medical Professional Office

**401 SE Osceola St, Suite 200 Stuart FL, 34994**



**Jeremiah Baron  
& CO.**

## Commercial Real Estate, LLC

## Listing Contact:

Alex Rodriguez-Torres | 772-353-0638 | Rteincorporated@aol.com

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