

FOR LEASE

\$16.50/psf

Mixed Use Office/Warehouse Space

401 NW Wright Boulevard, 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

Property Details

Mixed Use Office/Warehouse Space

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LEASE RATE	\$16.50/psf modified gross
PARCEL ID	32-37-41-000-000-00111-5
LEASE SPACE	1,200 sf
BUILDING TYPE	Mixed use office/ warehouse
ACREAGE	1.05 AC
FRONTAGE	228'
TRAFFIC COUNT	15,200 AADT
YEAR BUILT	1989
CONSTRUCTION TYPE	CBS Stucco
PARKING SPACE	19
ZONING	UG URBAN GENERAL
LAND USE	Downtown Redevelopment
UTILITIES	City Of Stuart

- 1,200 sf space available to lease as an office, retailer, or warehouse use.
- Space has its own roll up bay door in the rear.
- Located off the corner of NW Wright Blvd. and NW Dixie Hwy.
- In close proximity to US-Hwy 1 and the Roosevelt Bridge.
- Just a short distance from Downtown Stuart Shopping area and other local businesses.



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Demographics

2018 Population Estimate		Average Household Income		Average Age	
1 Mile	3,152	1 Mile	\$84,536	1 Mile	44.90
3 Mile	42,716	3 Mile	\$73,393	3 Mile	47.30
5 Mile	102,476	5 Mile	\$75,869	5 Mile	47.00

2023 Population Projection		Median Household Income		Median Age	
1 Mile	3,346	1 Mile	\$57,429	1 Mile	44.90
3 Mile	45,872	3 Mile	\$50,216	3 Mile	47.30
5 Mile	110,828	5 Mile	\$54,861	5 Mile	47.00

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Zoning Information

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UG - Urban General Uses

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

Industrial Uses

Existing marine industrial uses (may be reconstructed within their existing building footprints and the current uses therein continued. Revision or expansion of building footprints and/or uses permitted as a conditional use by Major Urban Code Conditional Use. Nothing in this provision shall counteract existing building and life safety code requirements)	Dependent on specific use
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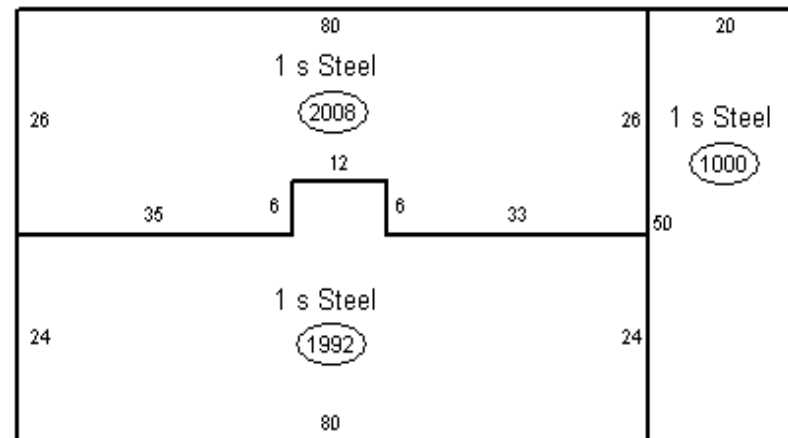
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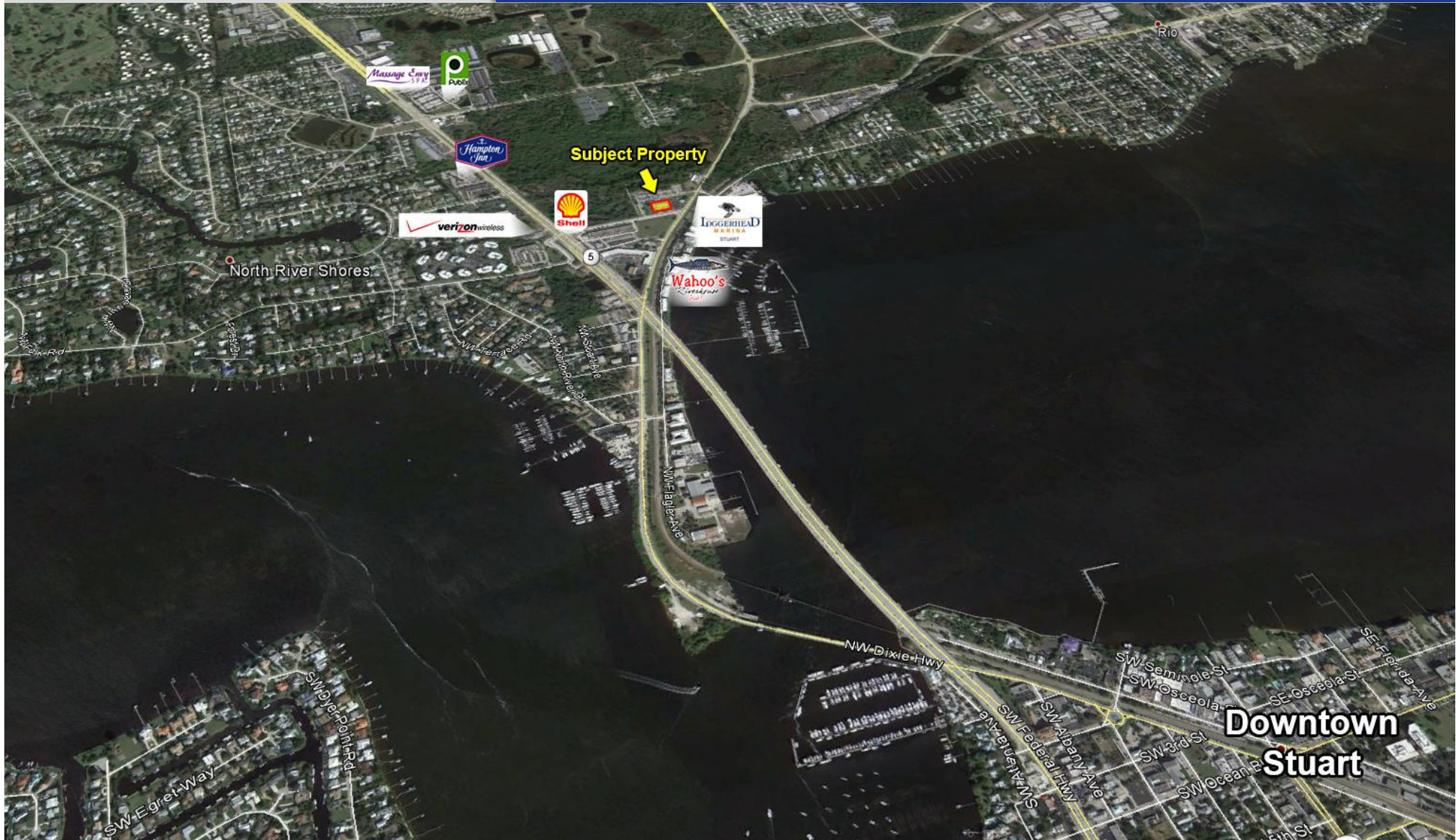
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Property Aerial

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