

FOR LEASE

Office Space w/ Small Warehouse

537 SE Central Parkway Stuart FL 34994



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Janine Landolina | 772-285-2599 | ileaseit@gmail.com

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

Property Details

Office Space w/ Small Warehouse

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PRICE	\$1,250/mo.
BUILDING SIZE	880 sf
BUILDING TYPE	Office Condo
ACREAGE	5.22 AC
FRONTAGE	780.4
TRAFFIC COUNT	33,000 AADT(via Kanner Hwy)
YEAR BUILT	2002
CONSTRUCTION TYPE	CBS
PARKING SPACE	150 Free Space Parking
ZONING	CPUD - Commercial Planned Unit
LAND USE	Commercial
UTILITIES	City of Stuart

- 880 sf office condo space available for lease @ \$1,250/ mo. at the Central Parkway Business Center.
- Site is fully air-conditioned and features 3 office spaces, private bathroom, workspace area, and a 240 sf (15' deep x 16' wide) warehouse with an overhead roll-up door.
- Entryway offers hurricane glass impact windows and pedestrian door.
- Easy access to Florida's Turnpike, I-95, Kanner Highway and Downtown Stuart.



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Property Demographics

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2020 Population Estimate

Average Household Income

Average Age

1 Mile	7,831	1 Mile	\$	1 Mile	44.80
3 Mile	50,397	3 Mile	\$	3 Mile	46.30
5 Mile	103,183	5 Mile	\$	5 Mile	46.90

2025 Population Projection

Median Household Income

Median Age

1 Mile	8,099	1 Mile	\$	1 Mile	46.20
3 Mile	52,403	3 Mile	\$	3 Mile	49.40
5 Mile	107,836	5 Mile	\$	5 Mile	50.90

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Zoning Information

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CPUD - Commercial Planned Unit Development

Business and PUD Districts Uses	CPUD
Adult businesses (refer to supplemental standards in section 2.06.11)	
Adult day care centers	A
Automatic amusement center and game room	A
Automobile repair services, major and minor (refer to supplemental standards in section 2.06.06)	A
Automobile sales provided all repair and service shall be done within an enclosed building (refer to supplemental standards in section 2.06.06)	A
Bakery, retail and/or wholesale warehouses	A
Banks/financial institutions	A
Barbershop, beauty salons, specialty salons	A
Bars	A
Boat building, indoors	A
Boat sales and service (refer to supplemental standards in section 2.06.06)	A
Boat storage, dry	A
Bowling alleys	A
Bus and train (passenger) station/terminals	A
Car wash	A
Catering shops	A
Cemeteries	A
Child care center (refer to supplemental standards in section 2.06.05)	A
Clubs, lodges, and fraternal organizations	A
Cold storage	A
Community garden (refer to supplemental standards in section 2.06.08)	A
Craft distillery	A
Crematoriums	A
Dry boat storage	A
Drycleaning establishment	A

Family day care home in a residence	A
Farm equipment and supply sales establishments, including open storage	A
Flea markets	A
Funeral homes	A
Funeral homes with crematorium	A
Gasoline or other motor fuel stations (refer to supplemental standards in section 2.06.06)	A
Golf course	A
Golf driving range (not accessory to golf course)	A
Golf course, miniature	A
Health club	A
Health spas	A
Hotels, motels	A
Industrial, low-impact within enclosed facility	
Kennels	A
Laundry establishments (self service)	A
Libraries	A
Massage therapy establishments	A
Microbrewery	A
Manufactured/mobile home park/RV park	A
Multi-family dwelling units	
Museums	A

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Newspaper or publishing plant	A
Office, business or professional	A
Office, low intensity medical	A
Office, medical	A
Office, veterinary	A
Outdoor storage (refer to standards in section 6.10.00)	A
Parking garages (private or government provided public)	A
Parking lots (private or government provided public)	A
Place of public assembly	A
Pool hall/billiard parlor	A
Public facilities and services	A
Public parks	A
Public utilities ¹	A
Radio and/or television broadcast stations	A
Religious institutions	A
Repair services	A
Residential units combined with non-residential uses	A
Restaurants, convenience and general	A
Restaurants, limited	
Retail, bulk merchandise	A
Retail, department store	A
Retail, furniture stores	A
Retail, intensive sales and service	A
Retail, non-intensive sales and service	A
Retail, regional mall	A
Retail, strip shopping center	A
Rooftop dining area (refer to supplemental standards in section 2.06.19)	CU

Skating rink, rolling or ice	A
School-private, parochial, technical	A
Shooting range, indoor (refer to Supplemental Standards section 2.06.16)	A
Sign painting and/or sign manufacturing shops within enclosed facility without outdoor storage	A
Stealth telecommunications facilities in excess of 45 feet in height (refer to supplemental standards in section 2.06.12)	A
Stealth telecommunications facilities which do not exceed 45 feet in height or which are constructed as part of an existing architectural feature or structure provided its total height does not exceed 120 percent of the height of the architectural feature or structure (refer to supplemental standards in section 2.06.12)	A
Studio (art, dance, music, exercise)	A
Swimming pools	A
Telecommunications towers	A
Theaters	A
Urban farm (refer to supplemental standards in section 2.06.08)	A
Warehouse, general storage	A
Warehouse, mini-storage	A
Warehouse, wholesale and distribution	A

Footnotes:

P - Use permitted by right; subject to all other applicable requirements of the Code.

CU - Use permitted as a conditional use by approval of a major conditional use approval through public hearing process.

A - Allowed through city commission public hearing process.

— - Prohibited

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Additional Photos

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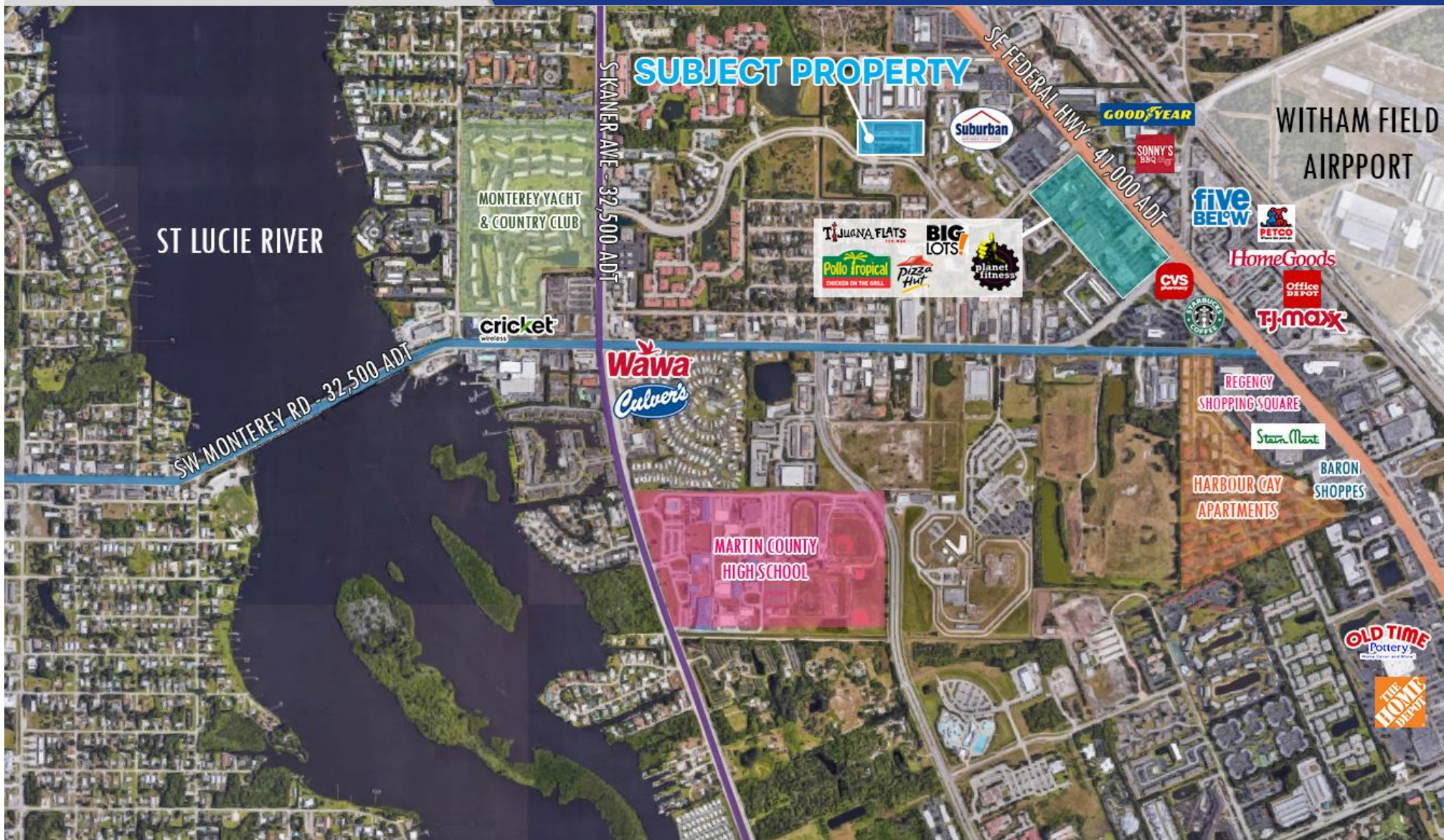
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Property Aerial

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