

**FOR LEASE**

**\$20.00/SF**

**Lease Space in DiGiacomo Office Park**

**529 SE Palm Beach Rd (Unit 103 -104) Stuart FL 34994**



**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**

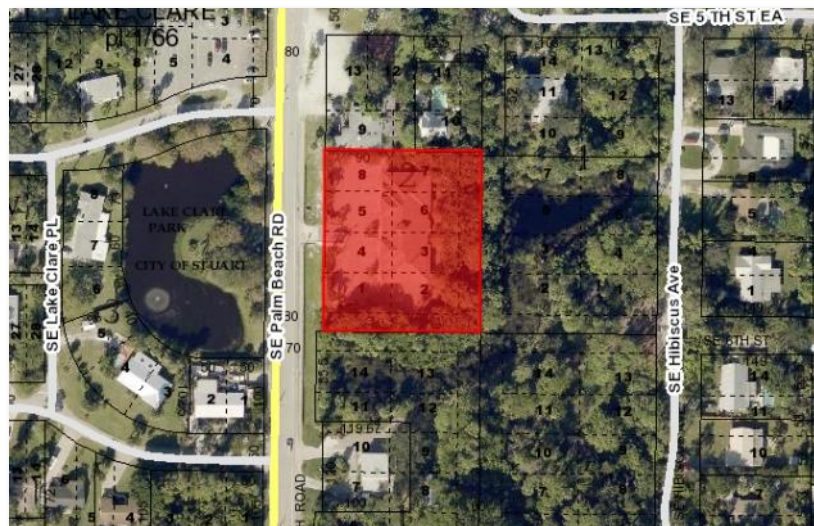
# Property Details

## Lease Space in DiGiacomo Office Park 529 SE Palm Beach Rd (Unit 103 -104) Stuart FL 34994

PRICE	\$20.00/SF
LEASE SPACE SIZE	1,000 - 4,000 SF
BUILDING TYPE	Office
ACREAGE	1.32 AC
FRONTAGE	90'
TRAFFIC COUNT	11,700 AADT
YEAR BUILT	2008
CONSTRUCTION TYPE	Masonry
PARKING SPACE	24
ZONING	R-3 Multifamily/ Office
LAND USE	Office/ Residential
UTILITIES	City of Stuart

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- Perfect opportunity to lease between 1,000 - 4,000 sf of professional office space in the Frank DiGiacomo Office Park building located near the flourishing Downtown Stuart area.
- Currently a shell space interior; **Landlord will provide Tenant Improvements.**
- Site has excellent visibility and high traffic volume; easily accessible from US-1 and SE Ocean Blvd.
- Ideal for professional or medical office use. Nearby trade area features hospital, medical offices, Courthouse, law firms, and many other professional businesses.



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# Property Demographics

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## Demographics

2018 Population Estimate		Average Household Income		Average Age	
1 Mile	5,859	1 Mile	\$59,431	1 Mile	43.30
3 Mile	45,615	3 Mile	\$71,529	3 Mile	45.90
5 Mile	100,485	5 Mile	\$77,972	5 Mile	46.90

2023 Population Projection		Median Household Income		Median Age	
1 Mile	6,220	1 Mile	\$37,743	1 Mile	45.20
3 Mile	48,727	3 Mile	\$40,586	3 Mile	48.70
5 Mile	107,893	5 Mile	\$55,588	5 Mile	50.80

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# Zoning Information

## Lease Space in DiGiacomo Office Park 529 SE Palm Beach Rd (Unit 103 -104) Stuart FL 34994

Residential and PUD Districts Uses	R-3
Accessory dwelling units, detached (refer to section 6.09.02)	P
Assisted living facilities of 4 or fewer persons (refer to supplemental standards in section 2.06.03)	P
Assisted living facilities of 5 or more persons (refer to supplemental standards in section 2.06.03)	CU
Adult day care centers (less than 5 acres)	CU
Bed & breakfast inns	P
Child care center (less than 5 acres) (refer to supplemental standards in section 2.06.05)	CU
Community centers	P
Community garden (refer to supplemental standards in section 2.06.08)	P
Community residential home of 7- 14 residents	CU
Duplex dwelling units	P
Family day care home in a residence	P
Golf course	
Governmental buildings	P
Group home of six or fewer residents	P
Home occupations (refer to supplemental standards in section 2.06.10)	P
Libraries	P
Massage therapy establishments	P
Multi-family dwelling units	P
Nursing homes	P

Office, business or professional	P
Office, low intensity medical	P
Office, medical	P
Pain management clinics (refer to supplemental standards in section 2.06.16)	CU
Public facilities and services	P
Public parks	P
Public utilities 4	P
Religious institution (less than 5 acres)	P
Religious institution (more than 5 acres)	CU
Residential units combined with non-residential uses	P
Rooming and boardinghouses	P
Schools - private, parochial, or technical (less than 5 acres)	CU
Single-family dwelling unit	P
Stealth Communication Facilities - In conjunction with uses other than single family or two-family residences, 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)	P
Stealth Communication Facilities - In conjunction with uses other than single family or two-family residences, stealth telecommunications facilities which exceed 45 feet in height (refer to supplemental standards in section 2.06.12).	
Studio (art, dance, music, exercise)	

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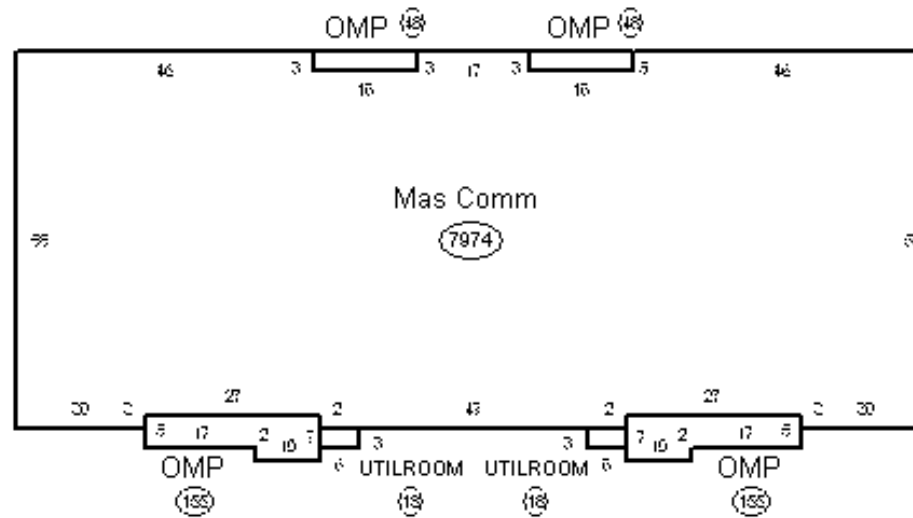
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# Floor Plan

## Lease Space in DiGiacomo Office Park 529 SE Palm Beach Rd (Unit 103 -104) Stuart FL 34994

03 04 05 06 07 08

09 10 11 12 13 14



Suites, 101, 102, 103, 104

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# Additional Photos

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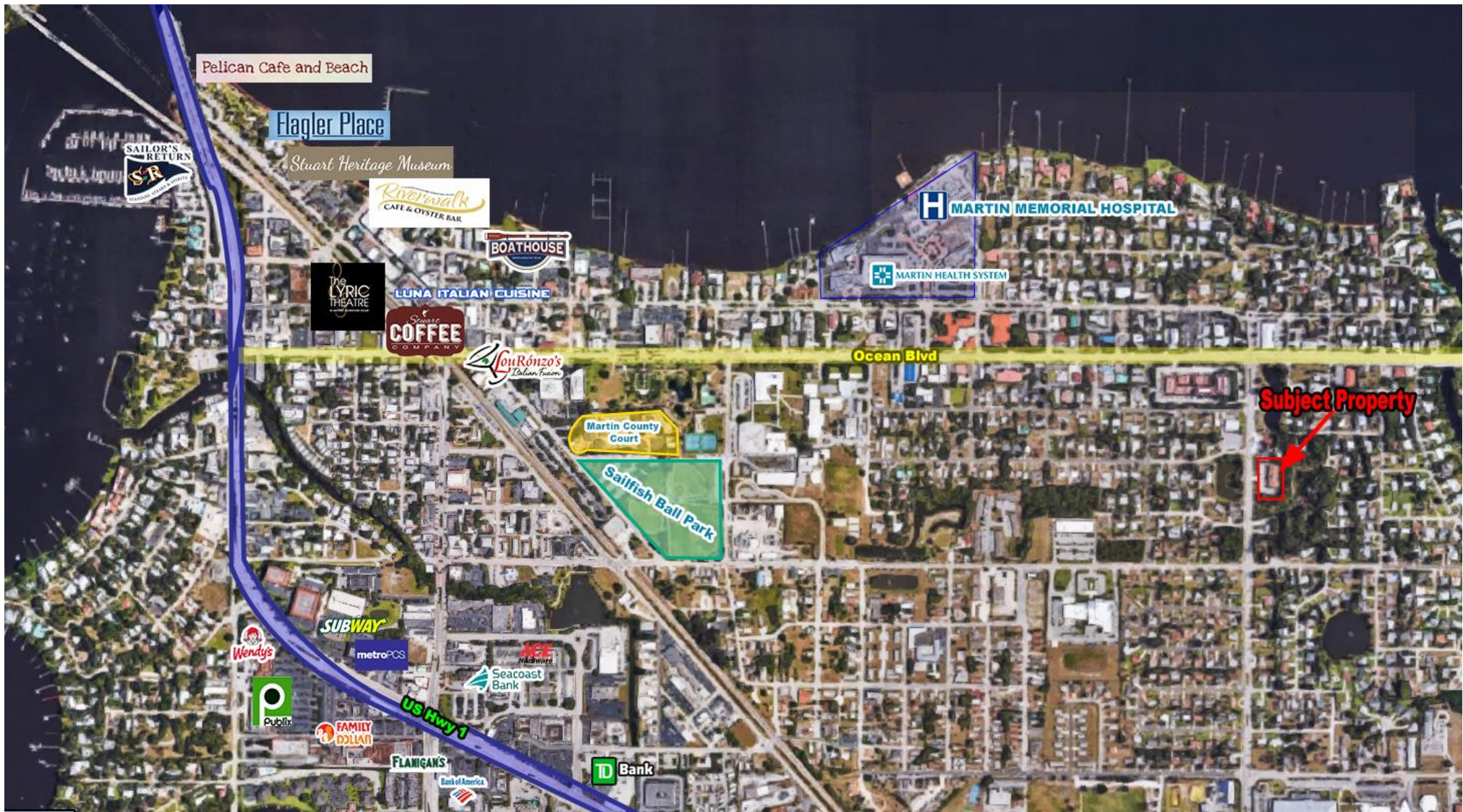
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# Property Aerial

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