

FOR LEASE

\$14.00/sf

Freestanding Medical Office Space

295 SE Florida St Stuart FL 34994



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Matt Crady | 772-260-1655 | mcrady@commercialrealestatellc.com

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

Property Details

Freestanding Medical Office Space

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LEASE RATE	\$14.00/sf
BUILDING SIZE	2,646 SF (or 1,323 SF individually)
BUILDING TYPE	Office
ACREAGE	0.17 Acres
FRONTAGE	50
TRAFFIC COUNT	6200
YEAR BUILT	1981
CONSTRUCTION TYPE	Concrete Block
PARKING SPACE	+/- 10
ZONING	B-2 Business General
LAND USE	Commercial
UTILITIES	City Of Stuart

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- Freestanding medical office features a waiting & reception area, 2 private offices, 4 exam rooms, laboratory, kitchenette and 2 restrooms.
- A new roof was installed in 2010 with a 20 yr warranty. There are 10 private parking spaces and easy access to US #1 or SE Dixie Hwy.
- Space can be divided for two tenants or one contiguous space.
- The property is conveniently located within 2.5 miles of Martin Memorial Hospital, close to Martin County Courthouse and Downtown Stuart.



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Property Demographics

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Demographics

2018 Population Estimate

Average Household Income

Average Age

1 Mile	6,360	1 Mile	\$56,830	1 Mile	43.60
3 Mile	50,730	3 Mile	\$73,526	3 Mile	46.10
5 Mile	100,268	5 Mile	\$78,595	5 Mile	46.60

2023 Population Projection

Median Household Income

Median Age

1 Mile	6,707	1 Mile	\$38,161	1 Mile	45.50
3 Mile	54,260	3 Mile	\$51,802	3 Mile	49.20
5 Mile	107,689	5 Mile	\$56,242	5 Mile	50.40

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Zoning Information

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Business and PUD Districts Uses	B-2
Adult businesses (refer to supplemental standards in section 2.06.11)	CU
Adult day care centers	P
Automatic amusement center and game room	P
Automobile repair services, major and minor (refer to supplemental standards in section 2.06.06)	P
Automobile sales provided all repair and service shall be done within an enclosed building (refer to supplemental standards in section 2.06.06)	P
Bakery, retail and/or wholesale warehouses	P
Banks/financial institutions	P
Barbershop, beauty salons, specialty salons	P
Bars	P
Boat sales and service (refer to supplemental standards in section 2.06.06)	P
Boat storage, dry	P
Bowling alleys	P
Bus and train (passenger) station/terminals	P
Car wash	P
Catering shops	P
Cemeteries	P
Child care center (refer to supplemental standards in section 2.06.05)	P
Clubs, lodges, and fraternal organizations	P
Community garden (refer to supplemental standards in section 2.06.08)	P
Craft distillery	P
Crematoriums	CU
Dry boat storage	P
Drycleaning establishment	P
Family day care home in a residence	P
Funeral homes	P
Funeral homes with crematorium	CU

Health club	P
Health spas	P
Hotels, motels	P
Kennels	P
Laundry establishments (self service)	P
Massage therapy establishments	P
Microbrewery	P
Museums	P
Office, business or professional	P
Office, low intensity medical	P
Office, medical	P
Office, veterinary	P
Outdoor storage (refer to standards in section 6.10.00)	P
Parking garages (private or government provided public)	P
Parking lots (private or government provided public)	P
Place of public assembly	P
Pool hall/billiard parlor	P
Public facilities and services	P

School-private, parochial, technical	P
Shooting range, indoor (refer to Supplemental Standards section 2.06.16)	P
Sign painting and/or sign manufacturing shops within enclosed facility without outdoor storage	P
Stealth telecommunications facilities in excess of 45 feet in height (refer to supplemental standards in section 2.06.12)	CU
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
Studio (art, dance, music, exercise)	P

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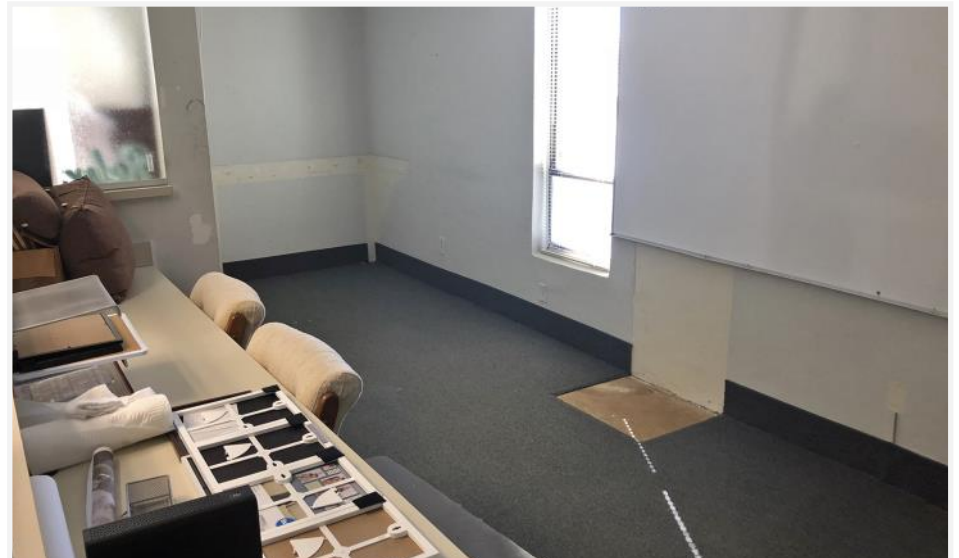
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Additional Photos

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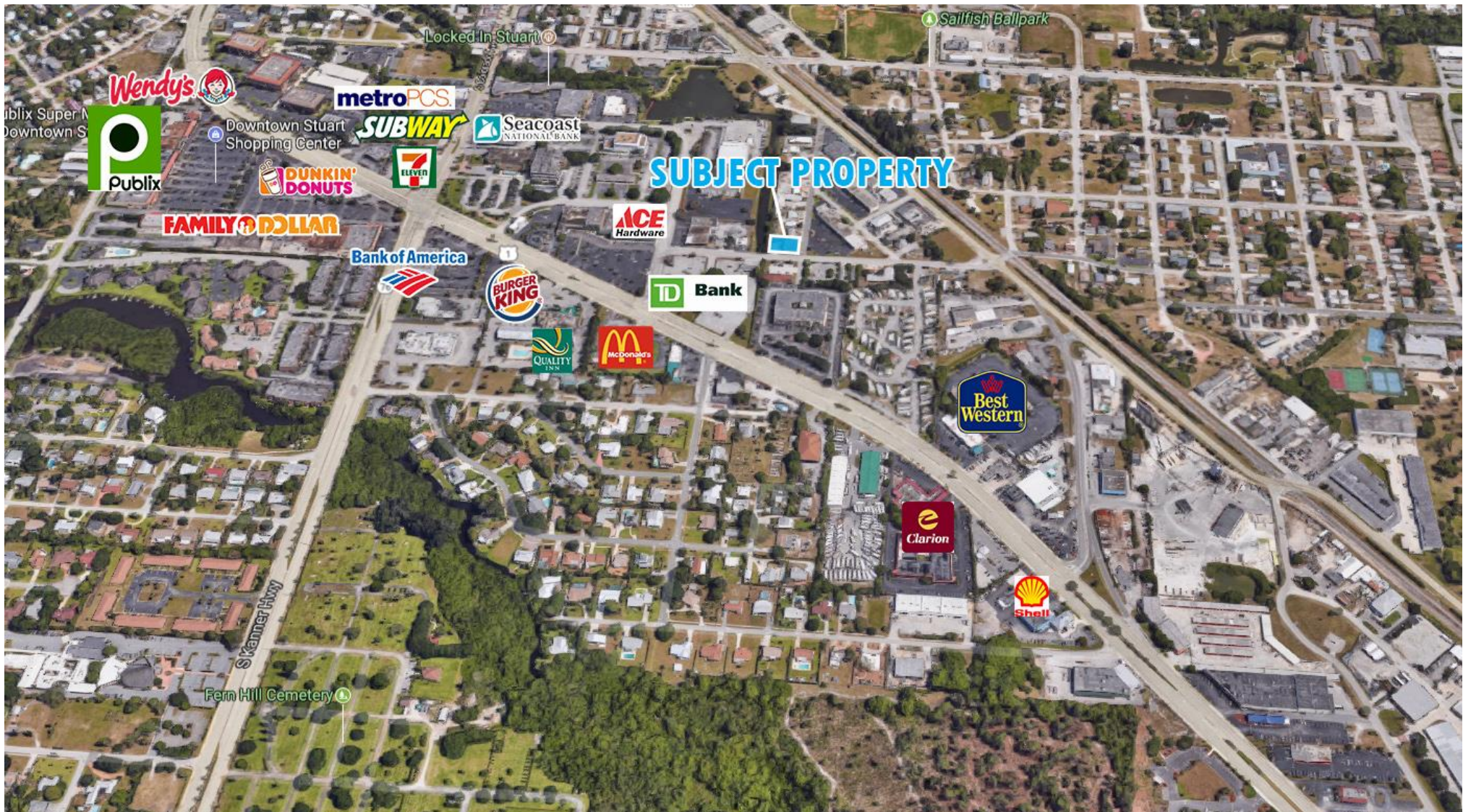
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Property Aerial

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