

**FOR LEASE**

\$14.00/sf Gross

**Office Spaces at Riverside Plaza**

701 NW Federal Highway 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

# Office Spaces at Riverside Plaza

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<b>LEASE RATE</b>	\$14.00/sf Gross
<b>SPACE AVAILABLE</b>	1,000 SF (Suite 401) 1,000 SF (Suite 402)
<b>BUILDING TYPE</b>	Office
<b>ACREAGE</b>	4.0 AC
<b>FRONTAGE</b>	19.32'
<b>TRAFFIC COUNT</b>	59,031 AADT
<b>YEAR BUILT</b>	1986
<b>CONSTRUCTION TYPE</b>	Masonry
<b>PARKING SPACE</b>	Plenty
<b>ZONING</b>	UG URBAN GENERAL
<b>LAND USE</b>	Downtown Redevelopment
<b>UTILITIES</b>	City of Stuart

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- Excellent opportunity to lease two 1,000 sf office units in the Riverside Plaza building, located along the Roosevelt Bridge in Stuart FL.
- Interior features include: tile flooring throughout, private offices, ample parking, and signage.
- Property neighbors the exquisite Harborage Yacht Club and Marina, and is located in close proximity to Stuart's Historic Downtown, the Treasure Coast Mall, and Jensen Beach High School.
- This location offers easy access to Federal Hwy, the Roosevelt Bridge and other major highways such as I-95 and Florida's Turnpike.
- Allowed uses includes professional, medical offices, outreach centers and more.



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## Demographics

2018 Population Estimate		Average Household Income		Average Age	
1 Mile	2,835	1 Mile	\$84,675	1 Mile	45.20
3 Mile	42,082	3 Mile	\$74,811	3 Mile	47.30
5 Mile	100,862	5 Mile	\$76,539	5 Mile	46.70

2023 Population Projection		Median Household Income		Median Age	
1 Mile	3,001	1 Mile	\$57,892	1 Mile	48.70
3 Mile	45,138	3 Mile	\$51,447	3 Mile	51.50
5 Mile	108,965	5 Mile	\$55,142	5 Mile	50.50

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# Zoning Information

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## *Urban General (UG) Permitted Commercial Uses*

Automobile repair service—Within an enclosed building in along U.S. 1 (Federal Hwy. and Savannah Road) only	Marinas, Commercial
Art galleries	Massage therapy establishments
Bakery, retail	Microbreweries and craft distilleries
Banks/financial institutions	Office, business or professional, medical, low intensity medical, and veterinary
Barbershop, Beauty Salons, Specialty Salons	Pharmacies (if 2,000 square feet or less)
Bars	Restaurants, convenience and general
Catering shop	Retail sales and service (intensive and non-intensive)—Within an enclosed building only
Clubs, lodges and fraternal organizations	Retail manufacturing—Providing such manufacturing is incidental to sales and occupies less than 75 percent of the total gross floor area
Dry cleaning, provided that all cleaning is conducted off-premises	Studios (art, dance, music, exercise)
Health spas	Theaters

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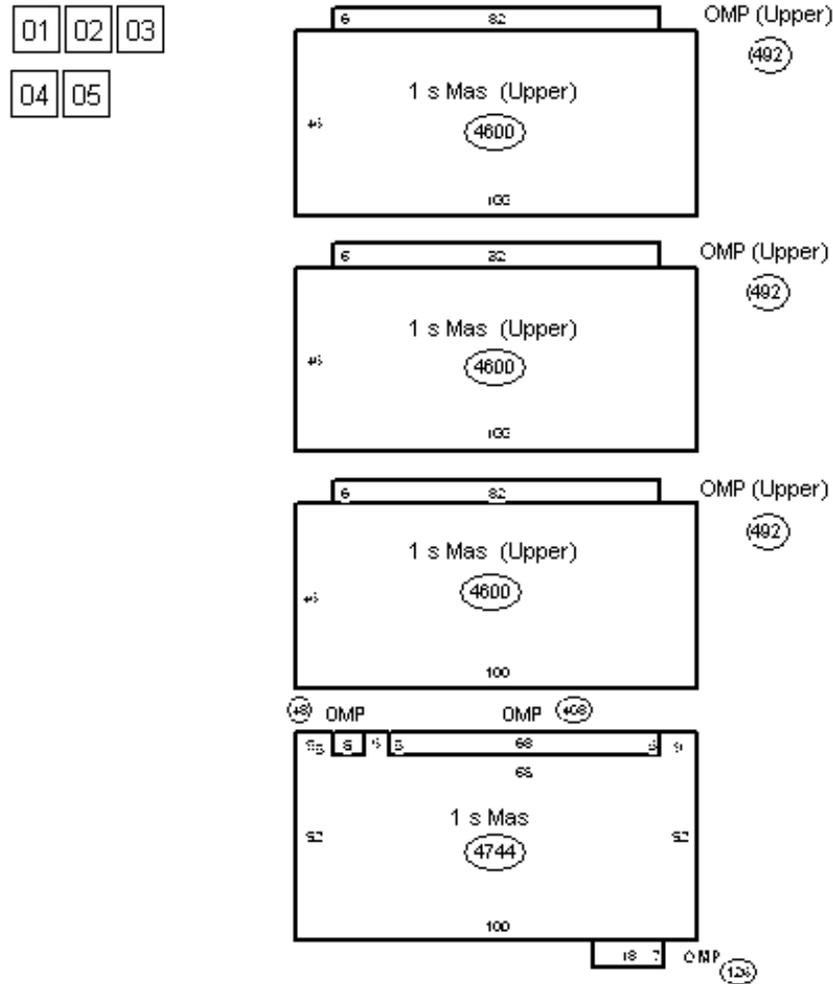
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# Floor Plan

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## Additional Photos

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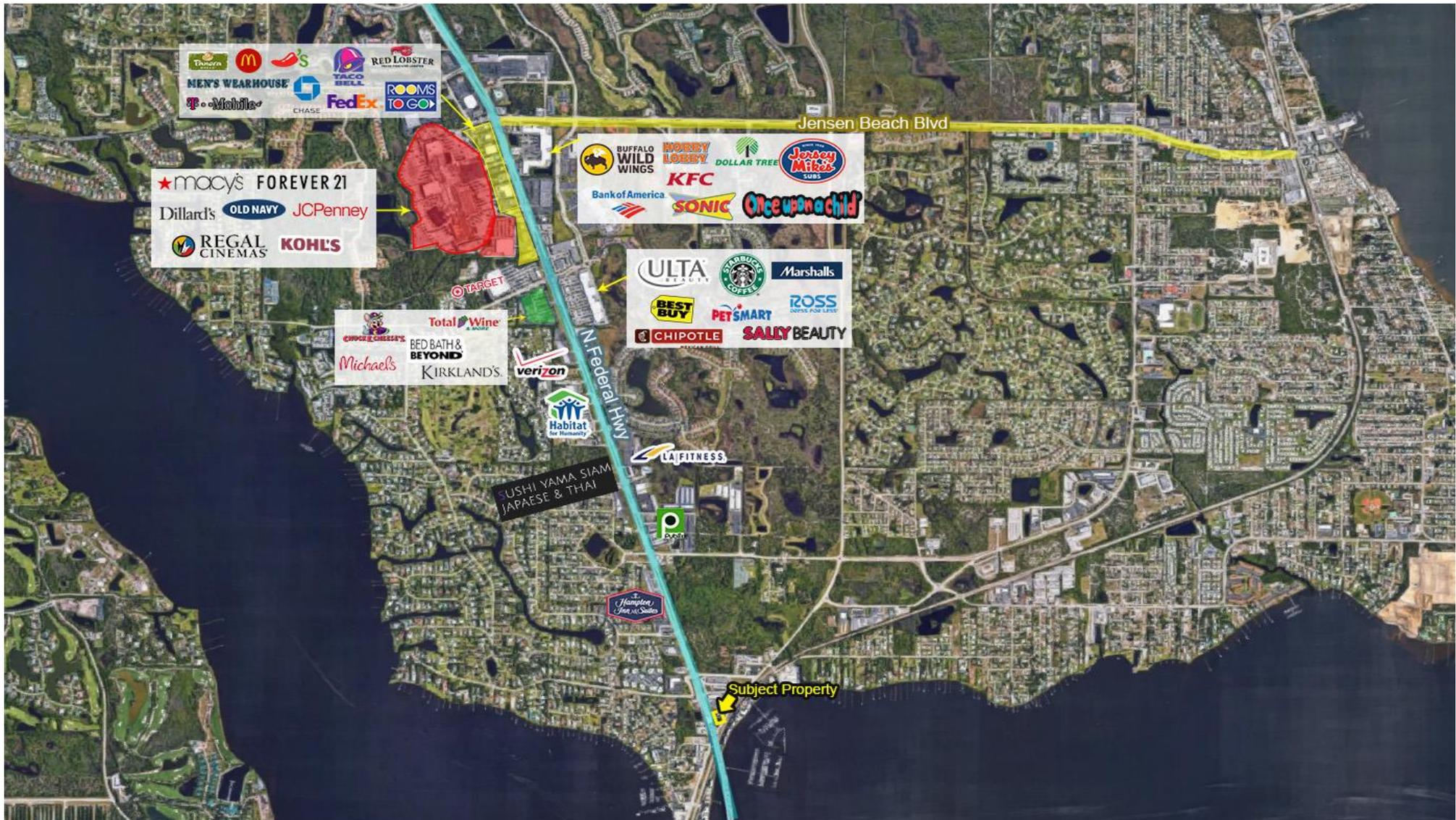
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# Property Aerial

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