

FOR LEASE

\$15.00/sf

Office Space at Willoughby Business Park

2658 SE Willoughby Blvd. 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

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LEASE RATE	\$15.00/sf
UNIT SIZE	1,500 SF
BUILDING TYPE	Office Condo
ACREAGE	1.26 AC
FRONTAGE	+/- 125'
TRAFFIC COUNT	14,700 ADT
YEAR BUILT	2001
CONSTRUCTION TYPE	CBS
PARKING SPACE	Ample
ZONING	B-4
LAND USE	Commercial
UTILITIES	City of Stuart

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- Great corner office property located within the well-located Willoughby Business Park in Stuart, FL.
- Interior features include: a modern finished waiting room, private office, 2 large all-purpose rooms, restroom, and a large storage room with a 15' roll-up garage door located in the rear of the building.
- Currently leased by a children's tutoring school; will be made available by July 31st, 2019.



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Demographics

2019 Population Estimate		2019 Average Household Income		Average Age	
1 Mile	10,795	1 Mile	\$50,981	1 Mile	42.40
3 Mile	54,684	3 Mile	\$75,287	3 Mile	45.70
5 Mile	103,417	5 Mile	\$78,789	5 Mile	46.50

2024 Population Projection		2019 Median Household Income		Median Age	
1 Mile	11,794	1 Mile	\$36,591	1 Mile	41.80
3 Mile	57,955	3 Mile	\$55,546	3 Mile	48.70
5 Mile	110,097	5 Mile	\$56,848	5 Mile	50.40

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Zoning Information

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Business and PUD Districts Uses	B-4
Adult day care centers	CU
Bakery, retail and/or wholesale warehouses	P
Banks/financial institutions	P
Boat storage, dry	P
Bowling alleys	
Child care center (refer to supplemental standards in section 2.06.05)	CU
Community garden (refer to supplemental standards in section 2.06.08)	P
Craft distillery	P
Dry boat storage	P
Drycleaning establishment	P
Industrial, low-impact within enclosed facility	P
Laundry establishments (self service)	P
Microbrewery	P
Newspaper or publishing plant	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
Public facilities and services	P
Public parks	P
Public utilities ¹	P
Radio and/or television broadcast stations	P
Repair services	P
Restaurants, limited	P
Retail, bulk merchandise	P
Retail, non-intensive sales and service	P
Retail, regional mall	
Retail, strip shopping center	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
Telecommunications towers	CU
Theaters	
Urban farm (refer to supplemental standards in section 2.06.08)	P
Warehouse, general storage	P
Warehouse, mini-storage	P
Warehouse, wholesale and distribution	P

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Property Aerial

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