

FOR LEASE

Starting at \$16.00/sf

Professional Office Spaces

1320 SE Federal Highway, Stuart FL 34994



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Jeannie Baron | 772-708-1421 | jeanniebaron@jbaronhomes.com

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

Property Details

Professional Office Spaces

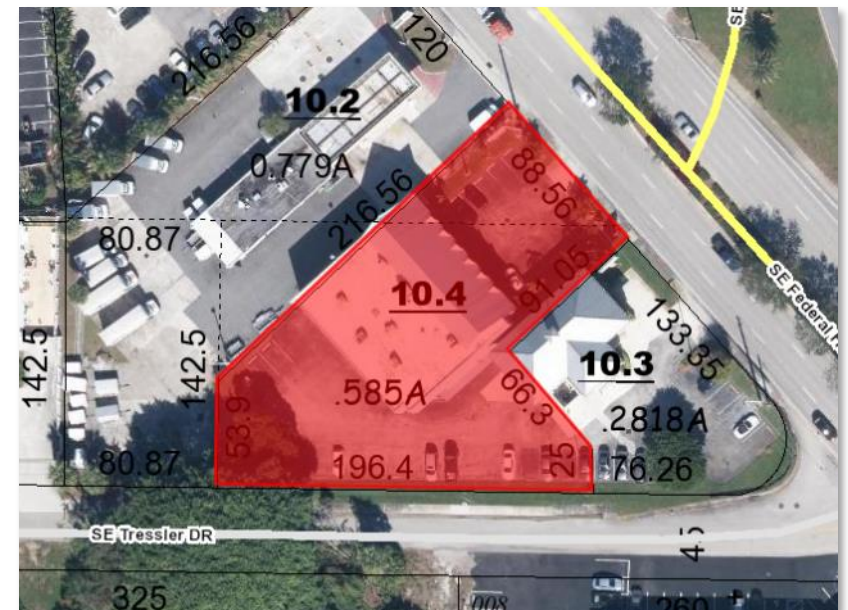
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LEASE RATE	Starting at \$16.00/sf
LEASE SPACE(S)	<u>Unit 102</u> : 202 sf @ \$500/mo.* <u>Unit 210</u> : 322 sf @ \$500/mo.* <u>Unit 105</u> : 1,000 sf @ \$16.00/sf/yr.*
BUILDING SIZE	10,741 SF
BUILDING TYPE	Office
ACREAGE	0.61 AC
FRONTAGE	88.56'
TRAFFIC COUNT	37,000 AADT
YEAR BUILT	1986
CONSTRUCTION TYPE	Masonry
PARKING SPACE	27+
ZONING	B-2
LAND USE	Office Condo
UTILITIES	City of Stuart

Excellent leasing opportunity in the desirable business district of Stuart. Site has had major improvements done including but not limited to: new roof, HVAC, tile and carpet, parking lot, and landscaping. Other features include a highly visible pylon sign.

Rental rate does not reflect \$50 utilities fee and sales tax

Close proximity to Downtown Stuart and located just off the high traffic area of SE Federal Highway.



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2018 Estimated Population		2018 Average Household Income		Average Age	
1 Mile	8,422	1 Mile	\$56,591	1 Mile	44.10
3 Mile	50,930	3 Mile	\$74,369	3 Mile	45.90
5 Mile	102,000	5 Mile	\$78,114	5 Mile	46.60

2023 Projected Population		2018 Estimated Households		Median Age	
1 Mile	8,932	1 Mile	\$37,001	1 Mile	45.60
3 Mile	54,449	3 Mile	\$52,386	3 Mile	48.80
5 Mile	109,491	5 Mile	\$55,831	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

Gasoline or other motor fuel stations (refer to supplemental standards in section 2.06.06)	P
Golf driving range (not accessory to golf course)	P
Golf course, miniature	P
Health club	P
Health spas	P
Hotels, motels	P
Kennels	P
Laundry establishments (self service)	P
Libraries	
Massage therapy establishments	P
Microbrewery	P
Multi-family dwelling units	
Museums	P
Newspaper or publishing plant	
Office, business or professional	P
Office, low intensity medical	P
Office, medical	P
Office, veterinary	P

Place of public assembly	P
Pool hall/billiard parlor	P
Public facilities and services	P
Public parks	P
Public utilities ¹	P
Radio and/or television broadcast stations	P
Religious institutions	P
Repair services	P
Residential units combined with non-residential uses	P
Restaurants, convenience and general	P
Restaurants, limited	
Retail, bulk merchandise	P
Retail, department store	P
Retail, furniture stores	P
Retail, intensive sales and service	P
Retail, non-intensive sales and service	P

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Site Photos

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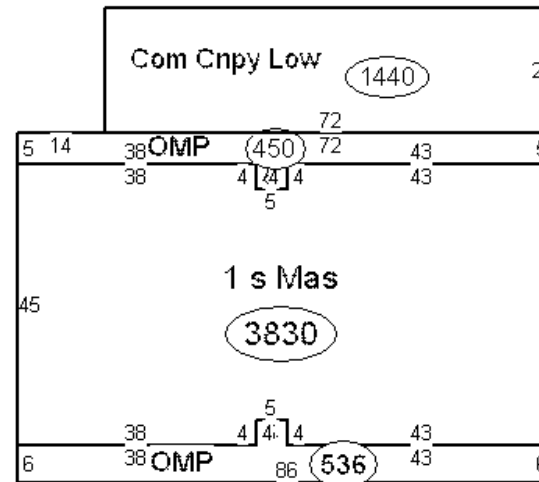
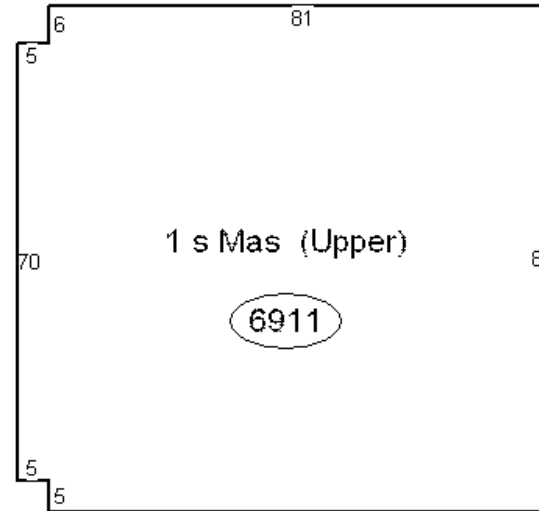
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Floor Plan

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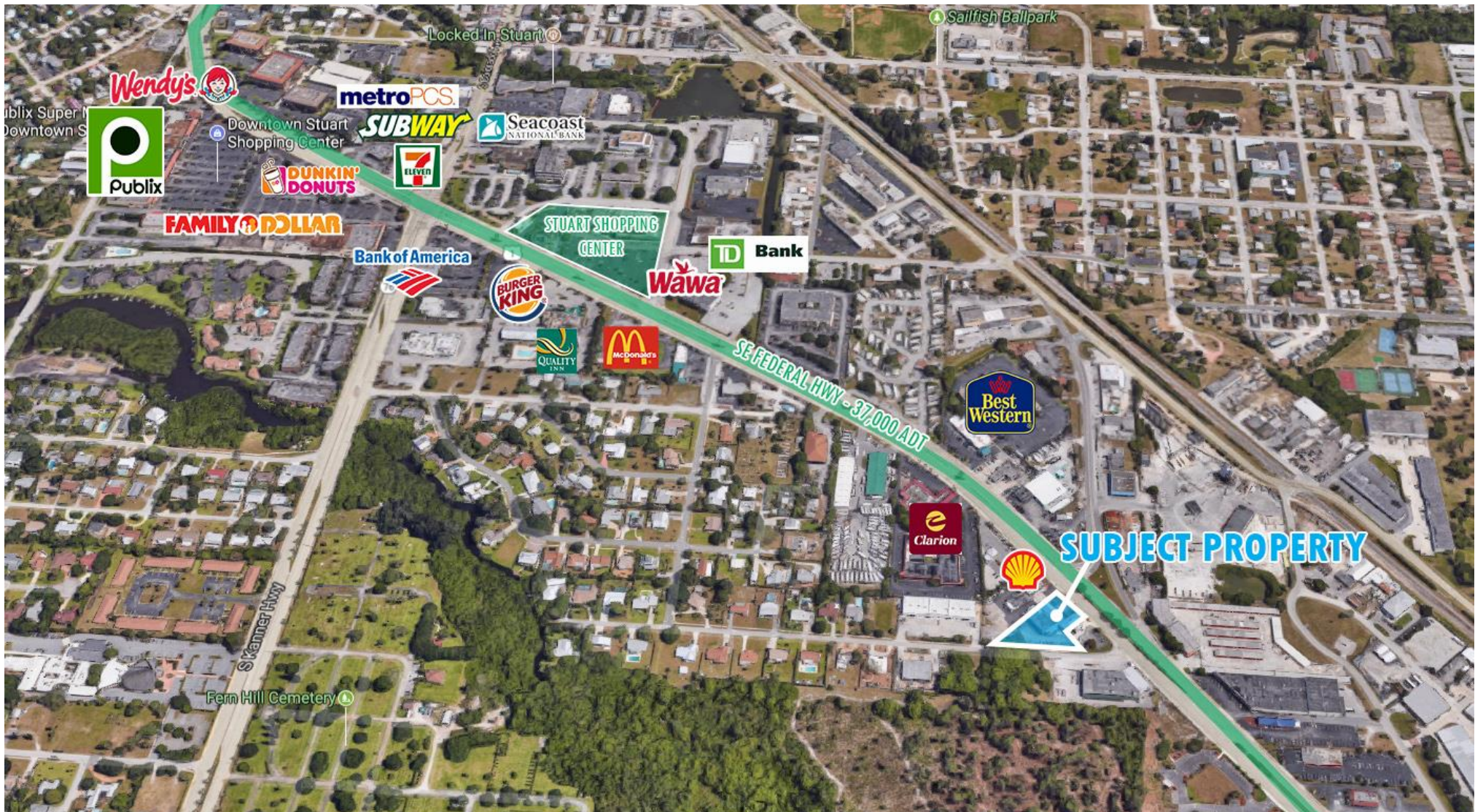
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Property Aerial

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