

**FOR LEASE**

\$4,500/mo.

**Retail/Showroom + Yard Space\***

1420 SE Federal Hwy, 102-103, Stuart FL 34994



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

**Listing Contact:**

Chris Belland | 772-418-4506 | [Cbelland@commercialrealestatellc.com](mailto:Cbelland@commercialrealestatellc.com)

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

# Property Details

# Retail/Showroom + Yard Space\*

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LEASE RATE	\$4,500/mo.
SPACE AVAILABLE	1,850 sf (option to divide)
BUILDING TYPE	Retail / Warehouse
ACREAGE	0.88 AC
FRONTAGE	68.5'
TRAFFIC COUNT	33,000 ADT
YEAR BUILT	1960 (Renovated in 2016)
CONSTRUCTION TYPE	Masonry
PARKING SPACE	20
ZONING	B-2
LAND USE	Commercial
UTILITIES	Undisclosed
PARCEL ID	09-38-41-008-000-00250-4

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- Two side-by-side showroom/warehouse spaces located on the corner of US-1 and Tressler Drive.
- Option to lease separately or combined.
- Site features include ample parking, monument sign, and two roll-up doors
- Includes a fenced yard with an additional 3,840 sf of canopy covered storage in the back. **Option to ONLY lease yard space and storage area for \$1,800/mo.**
- Renovated in 2016 inside and out.
- Prime location as it gets high volume traffic from US-1.



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Yard Space + Storage

Retail/Showroom + Yard Space\*

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# Property Demographics

## Retail/Showroom + Yard Space\*

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2019 Population Estimate		2019 Average Household Income		Average Age	
1 Mile	10,540	1 Mile	\$55,349	1 Mile	43.60
3 Mile	49,631	3 Mile	\$74,481	3 Mile	45.90
5 Mile	105,625	5 Mile	\$79,780	5 Mile	46.80

2024 Population Projection		2019 Median Household Income		Median Age	
1 Mile	11,520	1 Mile	\$38,693	1 Mile	44.90
3 Mile	52,907	3 Mile	\$54,440	3 Mile	48.90
5 Mile	112,771	5 Mile	\$57,587	5 Mile	50.90

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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 building, indoors	
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
Cold storage	
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
Farm equipment and supply sales establishments, including open storage	
Flea markets	
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 course	
Golf driving range (not accessory to golf course)	P
Golf course, miniature	P
Health club	P
Health spas	P
Hotels, motels	P
Industrial, low-impact within enclosed facility	
Kennels	P
Laundry establishments (self service)	P
Libraries	
Massage therapy establishments	P
Microbrewery	P
Manufactured/mobile home park/RV park	
Multi-family dwelling units	
Museums	P

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Newspaper or publishing plant	
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
Public parks	P
Public utilities <sup>1</sup>	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

Retail, regional mall	P
Retail, strip shopping center	P
Rooftop dining area (refer to supplemental standards in section 2.06.19)	CU
Skating rink, rolling or ice	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
Swimming pools	P
Telecommunications towers	CU
Theaters	P
Urban farm (refer to supplemental standards in section 2.06.08)	P
Warehouse, general storage	
Warehouse, mini-storage	
Warehouse, wholesale and distribution	

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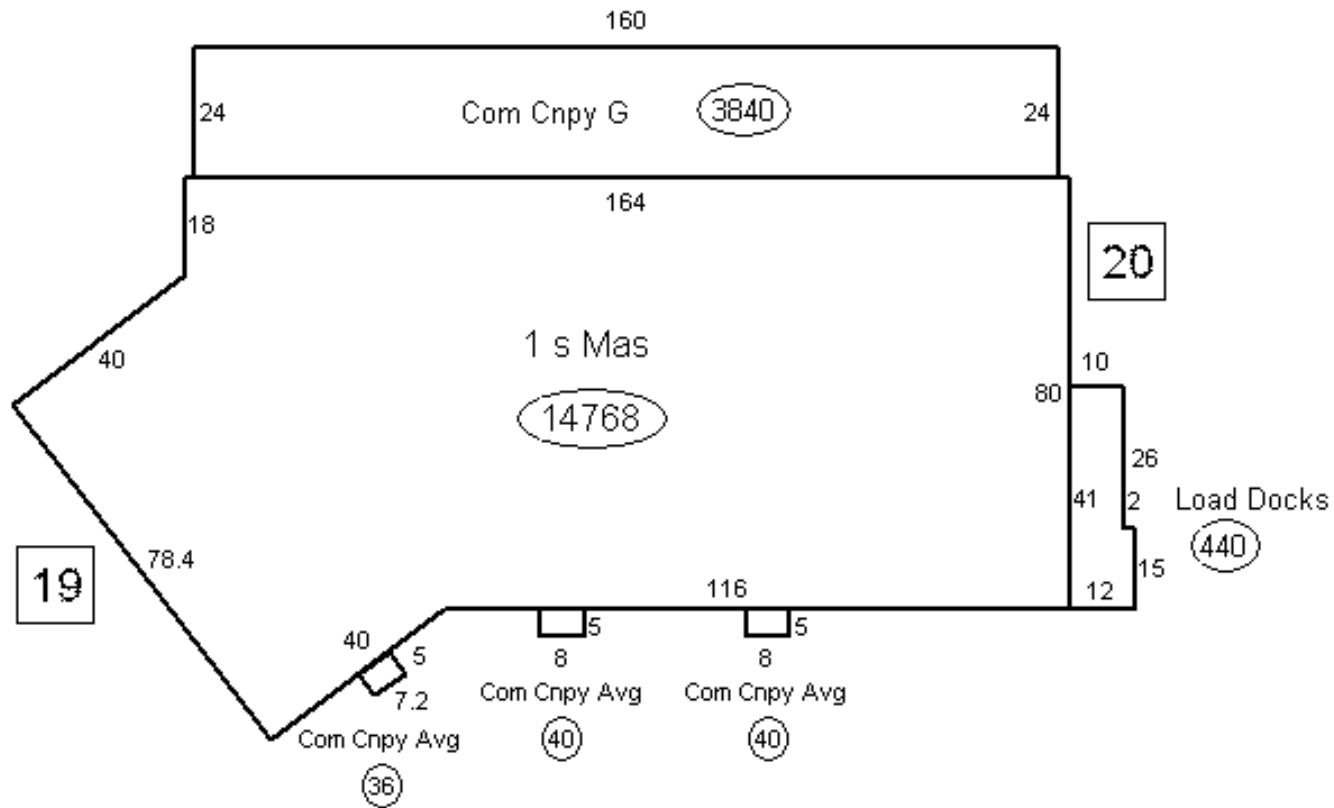
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# Site Drawing

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# Trade Area Map

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