

PRIME RETAIL SPACE NEXT TO MATTRESS FIRM

2839 NW Federal Highway, Stuart FL 34994

1,513 SF
LAST SPACE AVAILABLE!



FOR LEASE | \$29.95/sf NNN

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

www.commercialrealestatellc.com

Matthew Mondo

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PROPERTY OVERVIEW

- **LAST SPACE AVAILABLE!** Exceptional retail space located in the Mattress Firm anchored strip center across from the Treasure Coast Mall.
- Spacious open floor concept site ideal for a wide range of retail uses or services; ample room for merchandise display.
- Neighboring tenants include: Mattress Firm, Jenny Craig, and Sage Dental.
- High traffic area with a little over 200 ft. of frontage and surrounded by many National and regional brands.
- Other features include highly visible monument and plenty of parking.



LEASE RATE	\$29.95/sf NNN
SPACE AVAILABLE	1,513 SF
BUILDING SIZE	8,165 SF
BUILDING TYPE	Retail
ACREAGE	1.35 AC
FRONTAGE	212'
TRAFFIC COUNT	56,000 ADT
YEAR BUILT	2008
CONSTRUCTION TYPE	Concrete
PARKING SPACE	30+ parking in the back
ZONING	CG - Commercial General
LAND USE	Commercial General
PARCEL ID	19-37-41-000-000450-1

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INTERIOR PHOTOS



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DEMOGRAPHICS

2021 Population Estimate		2021 Average Household Income		Average Age	
1 Mile	5,046	1 Mile	\$99,901	1 Mile	44.50
3 Mile	36,840	3 Mile	\$90,054	3 Mile	46.70
5 Mile	108,616	5 Mile	\$84,693	5 Mile	48.60
2026 Population Projection		2021 Median Household Income		Median Age	
1 Mile	5,166	1 Mile	\$77,227	1 Mile	47.30
3 Mile	38,648	3 Mile	\$71,435	3 Mile	51.00
5 Mile	115,516	5 Mile	\$65,819	5 Mile	53.30

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ZONING INFORMATION

CG - Commercial General - Martin County

<i>Commercial and Business Uses</i>	GC
Adult business	
Ancillary retail use	
Bed and breakfast inns	
Business and professional offices	P
Campgrounds	
Commercial amusements, indoor	P
Commercial amusements, outdoor	P
Commercial day care	P
Construction industry trades	P
Construction sales and services	P
Family day care	
Financial institutions	P
Flea markets	P
Funeral homes	P
General retail sales and services	P
Golf courses	
Golf driving ranges	P
Hotels, motels, resorts and spas	P
Kennels, commercial	P
Limited retail sales and services	P

Marinas, commercial	P
Marine education and research	
Medical services	P
Pain management clinics	P
Parking lots and garages	P
Recreational vehicle parks	P
Recreational vehicle parks, limited to the number and configuration of units lawfully established prior to the effective date of this ordinance	
Residential storage facilities	P
Restaurants, convenience, with drive-through facilities	P
Restaurants, convenience, without drive-through facilities	P
Restaurants, general	P
Shooting ranges	
Shooting ranges, indoor	P
Shooting ranges, outdoor	
Trades and skilled services	P
Vehicular sales and service	P
Vehicular service and maintenance	P
Veterinary medical services	P
Wholesale trades and services	P

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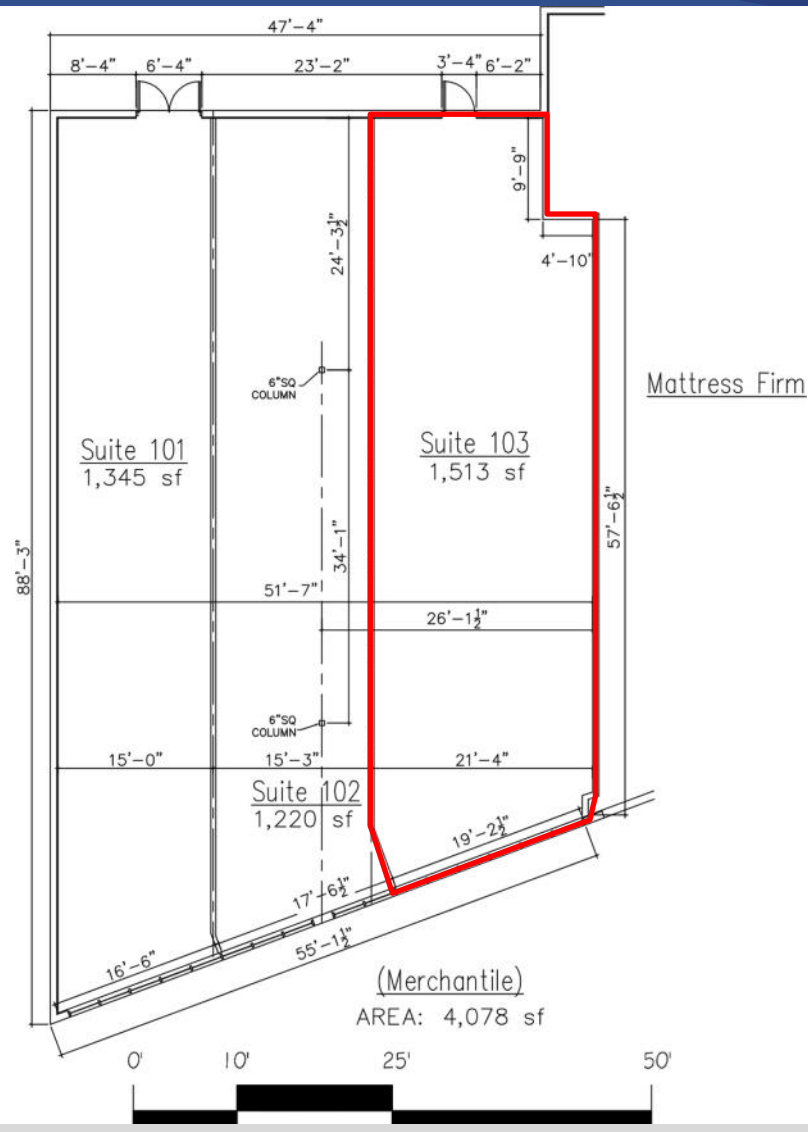
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SITE PLAN



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TRADE AREA MAP



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