

MEDICAL OFFICE SPACE

2835 NW Federal Highway, Stuart FL 34994



Lease Rate: \$22.00/sf + \$6.00 CAM

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Steve Giordano
772.286.5744 Office
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PROPERTY OVERVIEW

- Excellent office space located just across from the Treasure Coast Mall.
- Formerly occupied by an orthopedic practice; ideal for comparable use or other medical related specialist.
- Interior features include: reception area, private offices, exam rooms, x-ray room, restrooms, and a utility closet.
- Located next door to Sage Dental and in close proximity to many National retailers.

LEASE RATE	\$22.00/sf + \$6.00 CAM
SPACE AVAILABLE	1,000 SF
BUILDING TYPE	Retail/Office
ACREAGE	1.35 AC
FRONTAGE	+/- 142'
TRAFFIC COUNT	57,000 ADT
YEAR BUILT	2008
CONSTRUCTION TYPE	Concrete
PARKING SPACE	30+
ZONING	CG- Commercial General
LAND USE	Commercial General
PARCEL ID	19-37-41-000-000-00450-1



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SITE PHOTOS



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DEMOGRAPHICS

2020 Population Estimate		2020 Average Household Income		Average Age	
1 Mile	5,079	1 Mile	\$87,357	1 Mile	44.20
3 Mile	37,352	3 Mile	\$85,193	3 Mile	46.50
5 Mile	109,199	5 Mile	\$79,545	5 Mile	48.30
2025 Population Projection		2020 Median Household Income		Median Age	
1 Mile	5,317	1 Mile	\$58,749	1 Mile	46.90
3 Mile	39,850	3 Mile	\$60,875	3 Mile	50.70
5 Mile	118,085	5 Mile	\$56,390	5 Mile	52.90

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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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TRADE AREA MAP



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