### **MEDICAL OFFICE SPACE**

2835 NW Federal Highway, Stuart FL 34994



Jeremiah Baron & CO.

Commercial Real Estate, LLC

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

#### **Steve Giordano**

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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

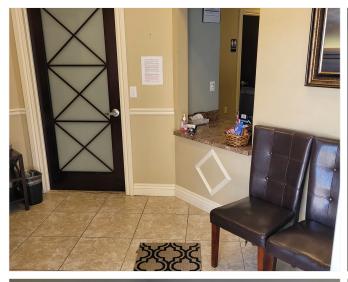


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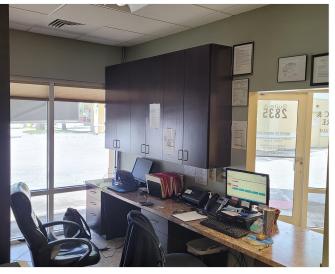


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# **SITE PHOTOS**











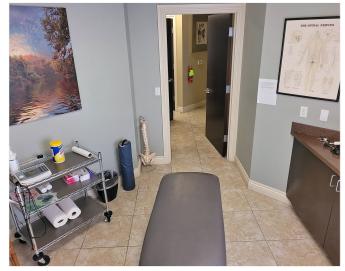


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# **DEMOGRAPHICS**

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**

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

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



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### **TRADE AREA MAP**



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