

PROFESSIONAL OFFICE SPACE

1320 SE Federal Highway, Stuart FL 34994



FOR LEASE | \$500/mo.

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

www.commercialrealestatellc.com

Matt Mondo

772.286.5744 Office

772.236.7780 Mobile

mmondo@commercialrealestatellc.com

PROPERTY OVERVIEW

- 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.



LEASE RATE	\$500/mo.*
SPACE AVAILABLE	
UNIT 205	+/- 285 SF
BUILDING SIZE	10,741 SF
BUILDING TYPE	Office
ACREAGE	0.61 AC
FRONTAGE	95.3'
TRAFFIC COUNT	36,500 ADT
YEAR BUILT	1986
CONSTRUCTION TYPE	Masonry
PARKING SPACE	30+
ZONING	B-2 Business General
LAND USE	Commercial
PARCEL ID	09-38-41-000-000-00104-0

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DEMOGRAPHICS

2021 Population Estimate		2021 Average Household Income		Average Age	
1 Mile	8,399	1 Mile	\$74,880	1 Mile	46.30
3 Mile	50,968	3 Mile	\$91,248	3 Mile	46.70
5 Mile	102,628	5 Mile	\$95,591	5 Mile	47.50

2026 Population Projection		2021 Median Household Income		Median Age	
1 Mile	8,485	1 Mile	\$62,176	1 Mile	49.20
3 Mile	51,924	3 Mile	\$69,757	3 Mile	50.10
5 Mile	105,143	5 Mile	\$73,350	5 Mile	51.80



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ZONING INFORMATION

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)	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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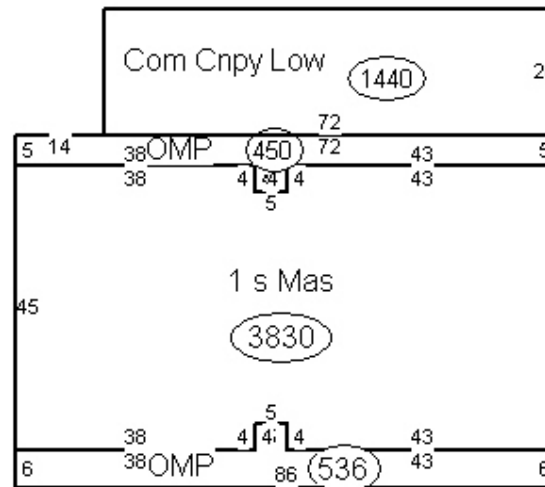
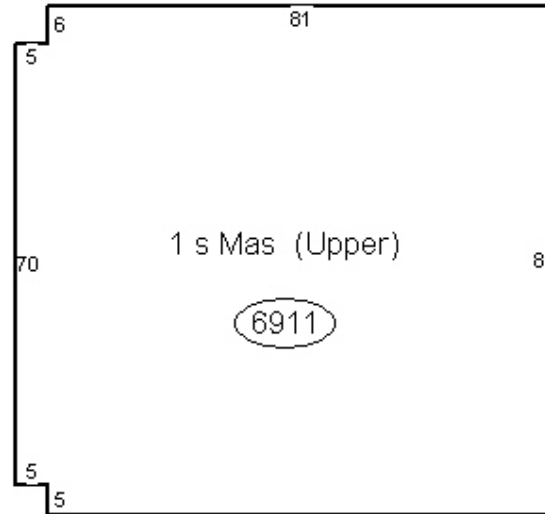
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FLOOR SKETCH

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07 08 09



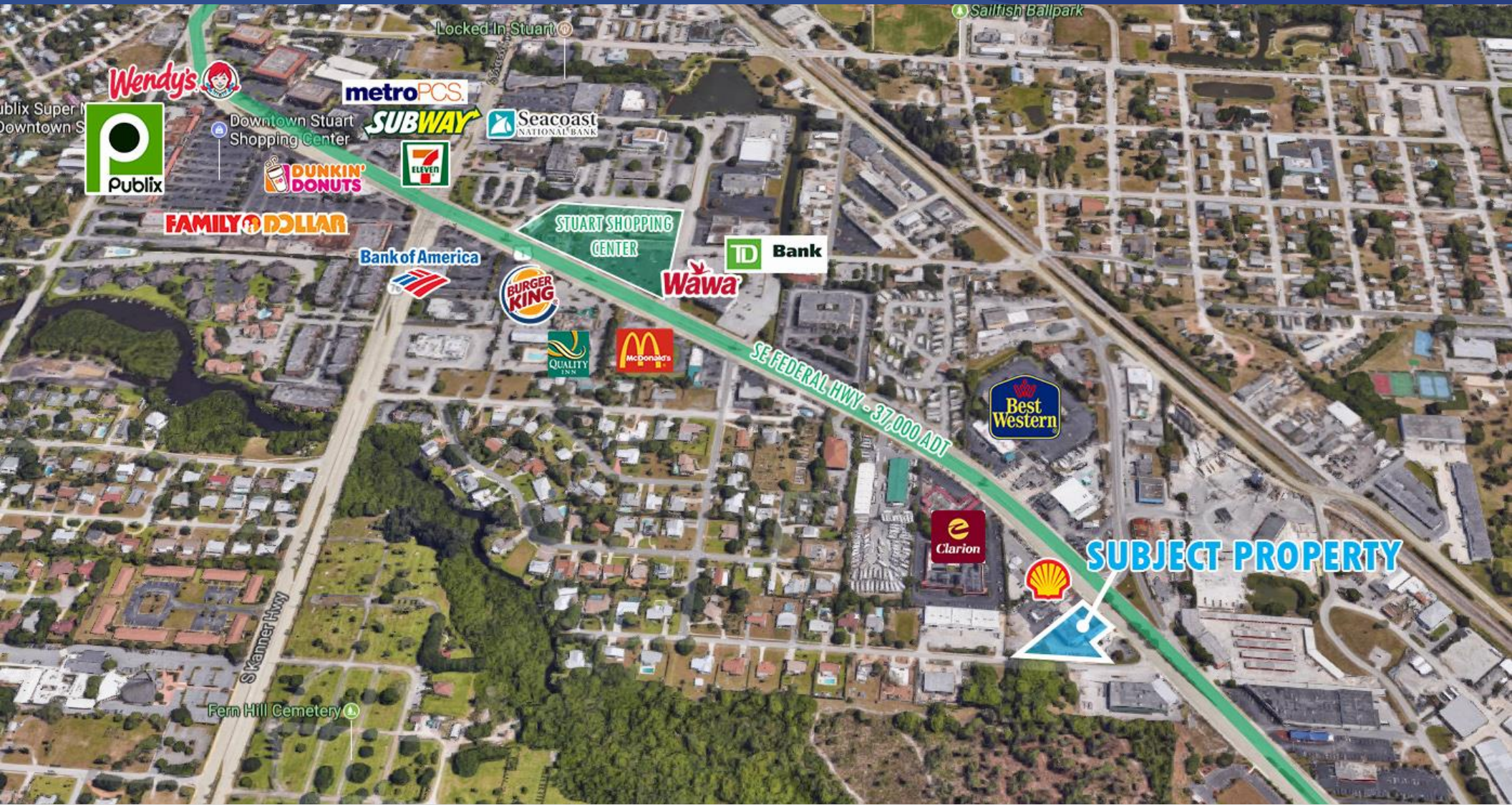
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TRADE AREA MAP



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