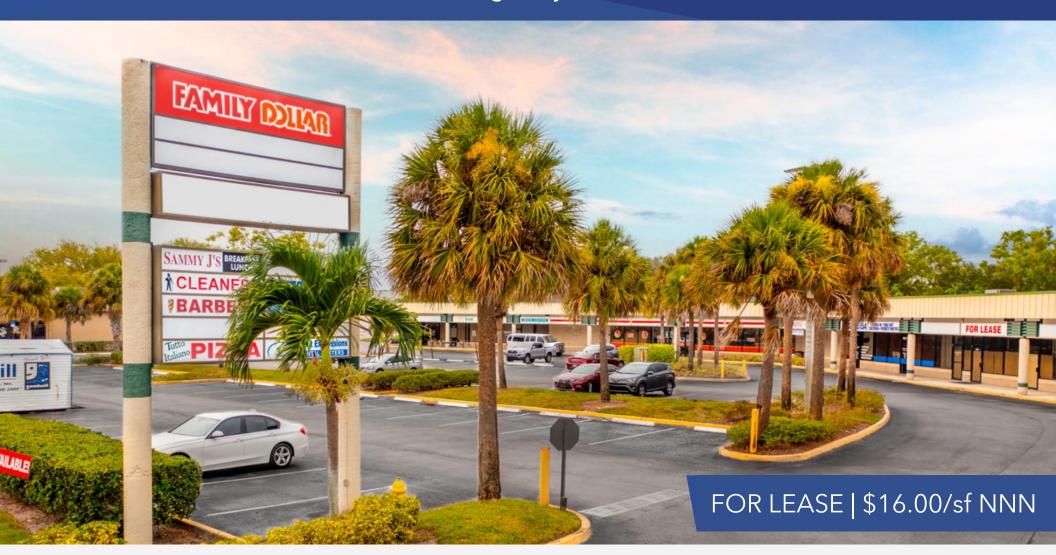
COVE CENTER II

6001 SE Federal Highway, Stuart FL 34997



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PROPERTY OVERVIEW

- LAST SPACE AVAILABLE located at the Cove Center II Shopping Center located on a busy signalized intersection off US-1 in Stuart, FL.
- Property features great visibility and high traffic counts; plus signage opportunities on both building and monument sign.
- Neighboring tenants include Dunkin', Family Dollar, Verizon, and Enterprise Rent-a-Car.
- Centrally located between residential communities in addition to several regional and national brands such as Publix, Starbucks, Walgreens, McDonald's and many others.



LEASE RATE	\$16.00/SF NNN
BUILDING SIZE	44,410 SF (Total)
SPACES AVAILABLE	
SUITE 6067 B	3,350 SF
BUILDING TYPE	Shopping Center
ACREAGE	9.46 AC
FRONTAGE	1,044 ft.
TRAFFIC COUNT	28,000 ADT
YEAR BUILT	1986-1998
PARKING SPACE	Ample
ZONING	M-1 / R-3A
LAND USE	Commercial General
PARCEL ID	25-38-41-003-000-00020-4

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DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Ag	Average Age	
1 Mile	9,313	1 Mile	\$80,674	1 Mile	47.5	
3 Mile	40,033	3 Mile	\$84,471	3 Mile	53.0	
5 Mile	75,856	5 Mile	\$88,382	5 Mile	53.6	

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	9,292	1 Mile	\$60,892	1 Mile	45.2
3 Mile	39,738	3 Mile	\$66,214	3 Mile	48.7
5 Mile	75,447	5 Mile	\$67,511	5 Mile	49.0



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ZONING INFORMATION

Sec. 3.420. - M-1 Industrial District.

- 3.420.A. Uses permitted. In this district, a building or structure or land shall be used for only the following purposes, subject to any additional limitations pursuant to section 3.402:
- 1. Any use permitted in the B-2 Business-Wholesale Business District that meets the standards prescribed in subsections (2)(a) through (j) of this subsection.
- 2. Light manufacturing plants that meet the following standards:
- a. All operations shall be conducted and all materials and products shall be stored within the buildings of the plant. All waste materials shall be stored while on the premises in a screened enclosure, which shall be counted as a part of the area allowed for occupation by buildings and structures.
- b. All machine tools and other machinery shall be electric powered. No forging, drop pressing, riveting or other processes involving impacts from other than non-powered hand tools, or processes producing high frequency vibrations shall be permitted.
- c. No processes which result in the creation of smoke from the burning of fuels shall be permitted.
- d. No processes which emit an odor nuisance beyond the real property boundary shall be permitted. Where odors are produced and provisions for eradication within a building are provided, the burden of successful elimination of the odors shall rest on the manufacturer.
- e. Dust and dirt shall be confined within the buildings of the plant. Ventilating and filtering devices shall be provided, such being determined necessary by the building inspector.

- f. No processes which result in the escape of noxious gases or fumes in concentrations dangerous to plant or animal life or damaging to property shall be permitted.
- g. Operations creating glare shall be so shielded that the glare cannot be seen from outside the real property boundary.
- h. Buildings and fences shall be painted, unless the materials are naturally or artificially colored.

Sec. 3.418. - B-2 Business-Wholesale Business District.

- 3.418.A. Uses permitted. In this district, a building or structure or land shall be used for only the following purposes, subject to any additional limitations pursuant to section 3.402:
- 1. Any uses permitted in the B-1 Business District.
- 2. Retail, wholesale and distributing businesses, including warehouses and storage yards. Refuse and storage areas shall be screened from the street and abutting property.
- 3. Veterinary hospitals, bottling works, repair shops, storage and sale of fertilizer and feeds, laundries, dry cleaning establishments, woodworking shops.
- 4. Drive-in theatres.
- 5. Boat yards and ways on waterfront lots.



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AERIAL VIEW









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TRADE AREA MAP





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