#### STOREFRONT SPACE IN DOWNTOWN STUART

15 SW Osceola Street, Stuart FL 34994



Jeremiah Baron & CO.

Commercial Real Estate, LLC

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#### **PROPERTY OVERVIEW**

- Excellent leasing opportunity of a storefront boutique located in the heart of Downtown Stuart.
- Interior was renovated back in 2016 and features new flooring and fixtures.
- Primarily open floor plan interior with ample space for merchandise display; site also has additional window displays along the walkthrough breezeway.
- Site receives tons of walking traffic throughout the year; surrounded by local and regional retailers and restaurants. Quickly accessible from US-1.



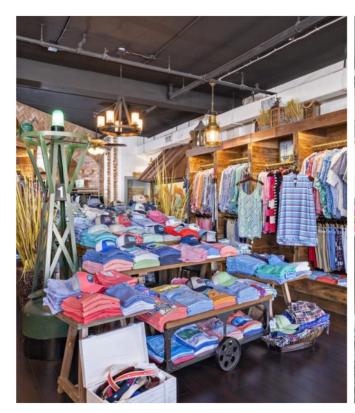
LEASE RATE	Call for Pricing
SPACE AVAILABLE	+/- 1,400 SF
BUILDING SIZE	14,908 SF
BUILDING TYPE	Storefront
ACREAGE	0.39 AC
FRONTAGE	50'
TRAFFIC COUNT	6,550 ADT
YEAR BUILT	1936 (2016 renovations)
CONSTRUCTION TYPE	Brick with Block
PARKING SPACE	Street
ZONING	UC - Urban Center
LAND USE	Downtown Redevelopment
PARCEL ID	05-38-41-004-000-00140-0

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# **INTERIOR PHOTOS**







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# **DEMOGRAPHICS**

2021 Population Estimate		2021 Average Household Income		Average Age	
1 Mile	3,060	1 Mile	\$	1 Mile	45.20
3 Mile	48,764	3 Mile	\$	3 Mile	47.90
5 Mile	101,093	5 Mile	\$	5 Mile	47.60

2026 Population Projection		2021 Median Household Income	Median Age	
1 Mile	3,084	1 Mile	\$ 1 Mile	48.80
3 Mile	49,836	3 Mile	\$ 3 Mile	52.00
5 Mile	104,138	5 Mile	\$ 5 Mile	51.90



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# **ZONING INFORMATION**

Commercial Uses			
Automobile repair service—Within an enclosed building in along U.S. 1 (Federal Hwy. and Savannah Road) only	1 per 200 square feet of sales area, plus 2 spaces per service bay, plus 1 space per employee		
Art galleries	1 per 200 square feet		
Bakery, retail	One (1) space for each employee on the largest working shift plus one (1) space per three hundred (300) square feet of gross floor area		
Banks/financial institutions	1 per 300 square feet, plus queuing spaces per section 6.01.07		
Barbershop, Beauty Salons, Specialty Salons	2 per station		
Bars	1 per 4 seats		
Catering shop	1 per employee, plus 0.5 spaces per delivery truck, plus 2 spaces per 1,000 square feet		
Clubs, lodges and fraternal organizations	1 per 3 persons based on the maximum seating capacity of the building, or 1 space per 100 square feet (whichever is greater). One-half (½) of total parking area must be paved; the other half may be an approved stabilized surface		
Dry cleaning, provided that all cleaning is conducted off-premises	1 per employee, plus 0.5 spaces per delivery truck, plus 1 space per 300 square feet		
Health spas	1 per 200 square feet if located with retail, or 1 space per 150 square feet if located independently		



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# **ZONING INFORMATION**

Marinas, Commercial	1 per 4 slips for operations that do not require a utilities agreement, and 1 per each slip that requires a utility agreement, plus 1 per each employee
Massage therapy establishments	1 per 300 square feet
Microbreweries and craft distilleries	1 per employee plus 1 per 300 square feet for tasting, tap room, and gift shops
Office, business or professional, medical, low intensity medical, and veterinary	1 per 350 square feet (professional)1 per 300 square feet (low intensity medical)1 per 200 square feet (medical and veterinary)
Pharmacies (if 2,000 square feet or less)	1 per 200 square feet
Restaurants, convenience and general	1 per 4 seats
Retail sales and service (intensive and non-intensive)—Within an enclosed building only	1 per 300 square feet of floor space
Retail manufacturing—Providing such manufacturing is incidental to sales and occupies less than 75 percent of the total gross floor area	1 per 300 square feet
Studios (art, dance, music, exercise)	1 per 300 square feet
Theaters	1 per 4 seats



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#### **TRADE AREA MAP**



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