#### FREESTANDING PROFESSIONAL OFFICE

520 SW Federal Highway, Stuart FL 34994



Jeremiah Baron & CO.

Commercial Real Estate, LLC

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

#### **Conor Mackin**

### **PROPERTY OVERVIEW**

- Exceptional move-in ready office property with great frontage to US-1 in Stuart, FL.
- Site improvements include marble flooring, 8' finished wood ceilings, recessed lighting, brand new roof, and impact glass windows.
- Plenty of great amenities such as an ample reception area with conference room, partitioned offices, a kitchen, private restrooms, print/copy room, and a secure storage.
- Property features ample parking and its own monument sign facing US-1 which receives an average of over 40,000 cars daily.



LEASE RATE	\$22.00/SF Yr.
BUILDING SIZE	2,720 SF
BUILDING TYPE	General Office
ACREAGE	0.25 AC
FRONTAGE	65.54′
TRAFFIC COUNT	40,500 ADT
YEAR BUILT	1973 (newly renovated)
CONSTRUCTION TYPE	Block with Stucco
PARKING SPACE	19
ZONING	B-2 (Business General)
LAND USE	Commercial
PARCEL ID	05-38-41-001-000-01040-2

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OF FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Jeremiah Baron & CO.

Commercial Real Estate, LLC

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

# **SITE PHOTOS**













Jeremiah Baron & CO.

Commercial Real Estate, LLC

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

## **DEMOGRAPHICS**

2021 Population Estimate 2021 Average Household Income			Average Age		
1 Mile	3,357	1 Mile	\$85,327	1 Mile	48.10
3 Mile	47,739	3 Mile	\$92,479	3 Mile	47.60
5 Mile	98,012	5 Mile	\$95,439	5 Mile	47.00

2026 Population Projection		2021 Median Household Income		Median Age	
1 Mile	3,397	1 Mile	\$72,847	1 Mile	52.60
3 Mile	48,812	3 Mile	\$71,484	3 Mile	51.60
5 Mile	100,680	5 Mile	\$73,525	5 Mile	51.00



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

# **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	Р
Automatic amusement center and game room	Р
Automobile repair services, major and minor (refer to supplemental standards in	Р
Automobile sales provided all repair and service shall be done within an enclosed	P
Bakery, retail and/or wholesale warehouses	Р
Banks/financial institutions	Р
Barbershop, beauty salons, specialty salons	Р
Bars	Р
Boat sales and service (refer to supplemental standards in section 2.06.06)	Р
Boat storage, dry	Р
Bowling alleys	Р
Bus and train (passenger) station/terminals	Р
Car wash	Р
Catering shops	Р
Cemeteries	Р
Child care center (refer to supplemental standards in section 2.06.05)	Р
Clubs, lodges, and fraternal organizations	Р
Community garden (refer to supplemental standards in section 2.06.08)	Р
Craft distillery	Р
Crematoriums	CU
Dry boat storage	Р
Drycleaning establishment	Р
Family day care home in a residence	Р
Funeral homes	Р
Funeral homes with crematorium	CU

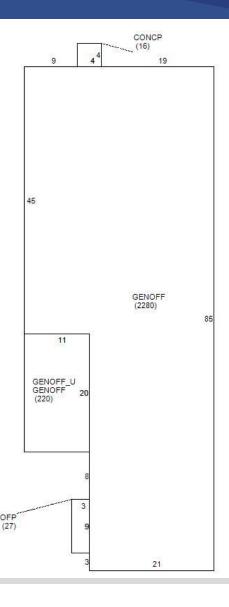
Gasoline or other motor fuel stations (refer to supplemental standards in section 2.06.06)	Р
Golf driving range (not accessory to golf	Р
Golf course, miniature	Р
Health club	Р
Health spas	Р
Hotels, motels	Р
Kennels	Р
Laundry establishments (self service)	Р
Libraries	
Massage therapy establishments	Р
Microbrewery	Р
Multi-family dwelling units	
Museums	Р
Newspaper or publishing plant	
Office, business or professional	Р
Office, low intensity medical	Р
Office, medical	Р
Office, veterinary	Р

Place of public assembly	Р
Pool hall/billiard parlor	Р
Public facilities and services	Р
Public parks	Р
Public utilities <sup>1</sup>	P
Radio and/or television broadcast stations	Р
Religious institutions	Р
Repair services	Р
Residential units combined with non-residential uses	Р
Restaurants, convenience and general	Р
Restaurants, limited	
Retail, bulk merchandise	P
Retail, department store	Р
Retail, furniture stores	Р
Retail, intensive sales and service	Р
Retail, non-intensive sales and service	Р



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

## **FLOOR SKETCH**





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

## **TRADE AREA MAP**



Jeremiah Baron & CO.

Commercial Real Estate, LLC

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

#### **Conor Mackin**