

# FREESTANDING PROFESSIONAL OFFICE

520 SW Federal Highway, Stuart FL 34994



**FOR LEASE | \$22.00/SF Yr.**

**Jeremiah Baron  
& CO.**

**Commercial Real Estate, LLC**

49 SW Flagler Ave. Suite 301  
Stuart FL, 34994  
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# 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

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# SITE PHOTOS



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# 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

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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		Gasoline or other motor fuel stations (refer to supplemental standards in section 2.06.06)	P
Adult day care centers	P			
Automatic amusement center and game room	P		Golf driving range (not accessory to golf)	P
Automobile repair services, major and minor (refer to supplemental standards in	P		Golf course, miniature	P
Automobile sales provided all repair and service shall be done within an enclosed	P		Health club	P
Bakery, retail and/or wholesale warehouses	P		Health spas	P
Banks/financial institutions	P		Hotels, motels	P
Barbershop, beauty salons, specialty salons	P		Kennels	P
Bars	P		Laundry establishments (self service)	P
Boat sales and service (refer to supplemental standards in section 2.06.06)	P		Libraries	
Boat storage, dry	P		Massage therapy establishments	P
Bowling alleys	P		Microbrewery	P
Bus and train (passenger) station/terminals	P		Multi-family dwelling units	
Car wash	P		Museums	P
Catering shops	P		Newspaper or publishing plant	
Cemeteries	P		Office, business or professional	P
Child care center (refer to supplemental standards in section 2.06.05)	P		Office, low intensity medical	P
Clubs, lodges, and fraternal organizations	P		Office, medical	P
Community garden (refer to supplemental standards in section 2.06.08)	P		Office, veterinary	P
Craft distillery	P			
Crematoriums	CU		Place of public assembly	P
Dry boat storage	P		Pool hall/billiard parlor	P
Drycleaning establishment	P		Public facilities and services	P
Family day care home in a residence	P		Public parks	P
Funeral homes	P		Public utilities <sup>1</sup>	P
Funeral homes with crematorium	CU		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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Figure 1: A schematic diagram of a 2D rectangular domain. The domain is defined by a large rectangle with a width of 19 and a height of 45. Inside this domain, there are several smaller rectangular regions and a central square. At the top center, there is a small square labeled "CONCP (16)" with a width of 4. To the left of this square, there is a vertical line segment labeled "9". Below the "CONCP (16)" square, there is a larger rectangle labeled "GENOFF (2280)" with a width of 11 and a height of 20. To the right of the "GENOFF (2280)" rectangle, there is a vertical line segment labeled "8". Below the "GENOFF (2280)" rectangle, there is a small square labeled "OFP (27)" with a width of 3. To the right of the "OFP (27)" square, there is a vertical line segment labeled "9". At the bottom center, there is a small square labeled "GENOFF\_U GENOFF (220)" with a width of 3 and a height of 9. To the right of this square, there is a vertical line segment labeled "21". The diagram also shows a dashed line connecting the "CONCP (16)" square to the "GENOFF (2280)" rectangle.

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# TRADE AREA MAP



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