

**FOR SALE & LEASE**  
**ELITE PROFESSIONAL PLAZA FLEX SPACES**  
7857 | 7859 | 7865 SW Ellipse Way, Stuart FL 34997



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

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

- High-demand flex space available in the Elite Professional Plaza. This low-traffic, well-maintained property is conveniently located in the Treasure Coast Commerce Center at the northwest corner of I-95 and Kanner Highway in Stuart Florida.
- **Suite 7857** includes two (2) large offices, break area and private bathroom under A/C. Small warehouse in rear with grade-level, overhead and pedestrian door.
- **Suite 7859** includes one (1) large office and warehouse with rear grade-level overhead and pedestrian door, fully air-conditioned.
- **Suite 7865** includes one (1) office and warehouse with rear grade-level overhead door, fully air-conditioned.



<b>SPACES AVAILABLE</b>	
<b>SUITE 7857 (1,100 SF)</b>	\$236,500 (\$215/SF)
<b>SUITE 7859 (1,038 SF)</b>	\$233,550 (\$225/SF)
<b>SUITE 7865 (910 SF)</b>	\$1,500.00/mo.
<b>BUILDING SIZE</b>	19,311 SF
<b>BUILDING TYPE</b>	Warehouse Condo
<b>FRONTAGE</b>	+/- 203'
<b>TRAFFIC COUNT</b>	1,600 ADT (from SW Jack James Dr)
<b>YEAR BUILT</b>	2004
<b>CONSTRUCTION TYPE</b>	CBS
<b>PARKING SPACE</b>	Ample
<b>ZONING</b>	LI
<b>LAND USE</b>	Industrial
<b>PARCEL ID</b>	05-39-41-008-001-00130-0 05-39-41-008-001-00120-0 05-39-41-008-001-00090-0

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# SITE PHOTOS



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# DEMOGRAPHICS

2021 Population Estimate		2021 Average Household Income		Average Age	
1 Mile	2,698	1 Mile	\$120,309	1 Mile	48.70
3 Mile	16,483	3 Mile	\$111,975	3 Mile	46.00
5 Mile	60,207	5 Mile	\$91,079	5 Mile	46.40

2026 Population Projection		2021 Median Household Income		Median Age	
1 Mile	2,787	1 Mile	\$95,426	1 Mile	54.70
3 Mile	16,855	3 Mile	\$88,908	3 Mile	50.50
5 Mile	61,368	5 Mile	\$71,413	5 Mile	50.00

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# ZONING INFORMATION

<b>Commercial and Business Uses</b>		Hotels, motels, resorts and spas	P
Adult business	P	Kennels, commercial	P
Ancillary retail use		Limited retail sales and services	P
Bed and breakfast inns		Marinas, commercial	
Business and professional offices	P	Marine education and research	
Campgrounds		Medical services	P
Commercial amusements, indoor	P	Pain management clinics	P
Commercial amusements, outdoor	P	Parking lots and garages	
Commercial day care	P	Recreational vehicle parks	
Construction industry trades	P	Recreational vehicle parks, limited to the number and configuration of units lawfully established prior	
Construction sales and services	P	Residential storage facilities	P
Family day care		Restaurants, convenience, with drive-through facilities	P
Financial institutions	P	Restaurants, convenience, without drive-through facilities	
Flea markets	P	Restaurants, general	P
Funeral homes		Shooting ranges	
General retail sales and services	P	Shooting ranges, indoor	P
Golf courses		Shooting ranges, outdoor	
Golf driving ranges	P	Trades and skilled services	P
		Vehicular sales and service	P
		Vehicular service and maintenance	P
		Veterinary medical services	P
		Wholesale trades and services	P

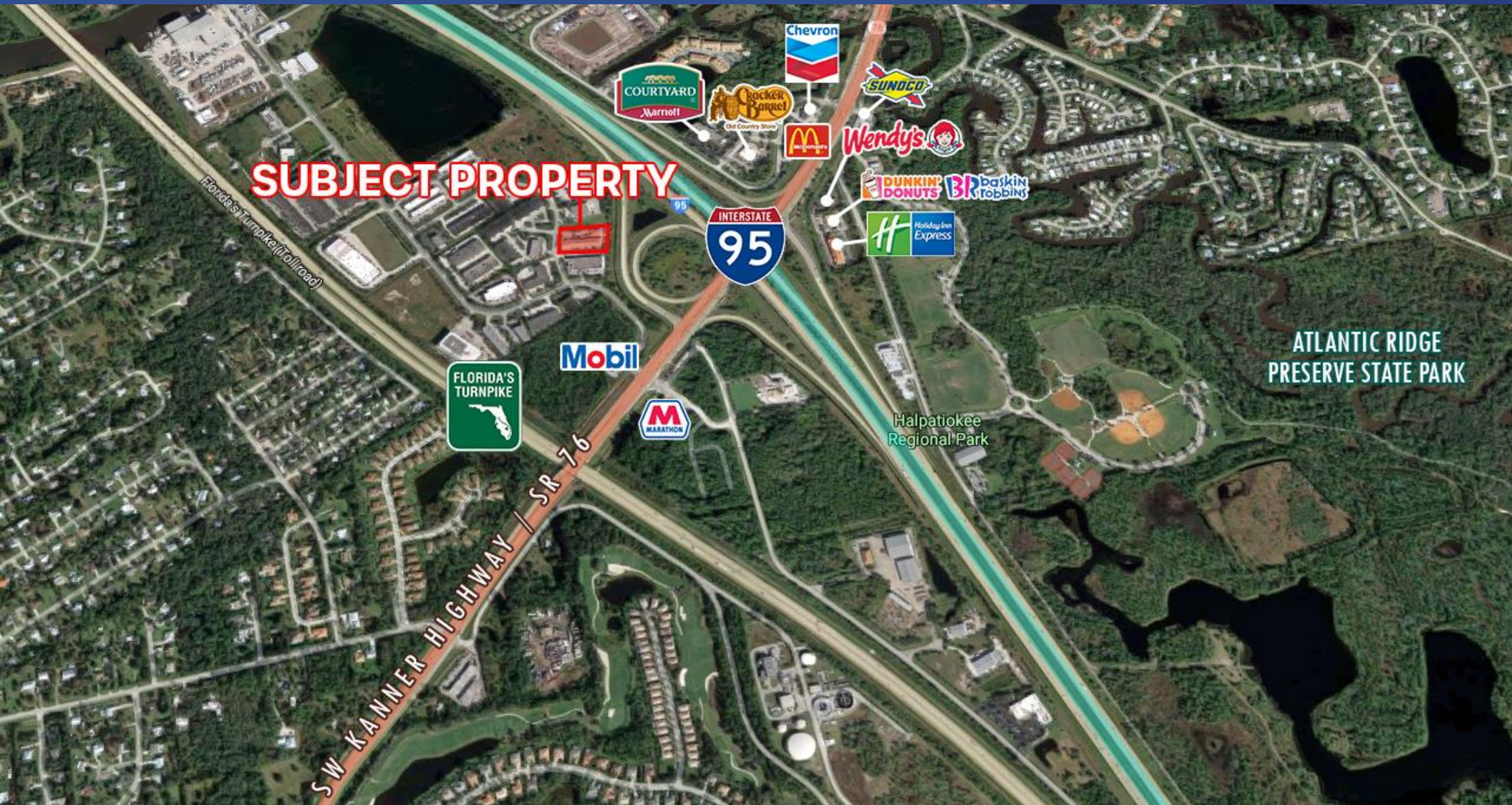
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# TRADE AREA MAP



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