

# PROFESSIONAL OFFICE SPACE

1320 SE Federal Highway, Stuart FL 34994



**FOR LEASE | \$500/mo.**

**Jeremiah Baron  
& CO.**

**Commercial Real Estate, LLC**

49 SW Flagler Ave. Suite 301  
Stuart FL, 34994  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matt Mondo**  
772.286.5744 Office  
772.236.7780 Mobile  
[mmondo@commercialrealestatellc.com](mailto:mmondo@commercialrealestatellc.com)

# PROPERTY OVERVIEW

- Excellent leasing opportunity in the desirable business district of Stuart.
- Site has had major improvements done including but not limited to: new roof, HVAC, tile and carpet, parking lot, and landscaping. Other features include a highly visible pylon sign.
- \*Rental rate does not reflect \$50 utilities fee and sales tax\*
- Close proximity to Downtown Stuart and located just off the high traffic area of SE Federal Highway.



<b>LEASE RATE</b>	\$500/mo.*
<b>SPACE AVAILABLE</b>	
<b>UNIT 218</b>	210 SF
<b>UNIT 109</b>	314 SF
<b>BUILDING SIZE</b>	10,741 SF
<b>BUILDING TYPE</b>	Office
<b>ACREAGE</b>	0.61 AC
<b>FRONTAGE</b>	95.3'
<b>TRAFFIC COUNT</b>	36,500 ADT
<b>YEAR BUILT</b>	1986
<b>CONSTRUCTION TYPE</b>	Masonry
<b>PARKING SPACE</b>	30+
<b>ZONING</b>	B-2 Business General
<b>LAND USE</b>	Commercial
<b>PARCEL ID</b>	09-38-41-000-000-00104-0

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 OR 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](http://www.commercialrealestatellc.com)

**Matt Mondo**  
772.286.5744 Office  
772.236.7780 Mobile  
[mmondo@commercialrealestatellc.com](mailto:mmondo@commercialrealestatellc.com)

# DEMOGRAPHICS

2021 Population Estimate		2021 Average Household Income		Average Age	
1 Mile	8,399	1 Mile	\$74,880	1 Mile	46.30
3 Mile	50,968	3 Mile	\$91,248	3 Mile	46.70
5 Mile	102,628	5 Mile	\$95,591	5 Mile	47.50

2026 Population Projection		2021 Median Household Income		Median Age	
1 Mile	8,485	1 Mile	\$62,176	1 Mile	49.20
3 Mile	51,924	3 Mile	\$69,757	3 Mile	50.10
5 Mile	105,143	5 Mile	\$73,350	5 Mile	51.80

**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301  
Stuart FL, 34994  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matt Mondo**  
772.286.5744 Office  
772.236.7780 Mobile  
[mmondo@commercialrealestatellc.com](mailto:mmondo@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	P
Automatic amusement center and game room	P
Automobile repair services, major and minor (refer to supplemental standards in section 2.06.06)	P
Automobile sales provided all repair and service shall be done within an enclosed building (refer to supplemental standards in section 2.06.06)	P
Bakery, retail and/or wholesale warehouses	P
Banks/financial institutions	P
Barbershop, beauty salons, specialty salons	P
Bars	P
Boat sales and service (refer to supplemental standards in section 2.06.06)	P
Boat storage, dry	P
Bowling alleys	P
Bus and train (passenger) station/terminals	P
Car wash	P
Catering shops	P
Cemeteries	P
Child care center (refer to supplemental standards in section 2.06.05)	P
Clubs, lodges, and fraternal organizations	P
Community garden (refer to supplemental standards in section 2.06.08)	P
Craft distillery	P
Crematoriums	CU
Dry boat storage	P
Drycleaning establishment	P

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

Place of public assembly	P
Pool hall/billiard parlor	P
Public facilities and services	P
Public parks	P
Public utilities <sup>1</sup>	P
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

**Jeremiah Baron  
& CO.**

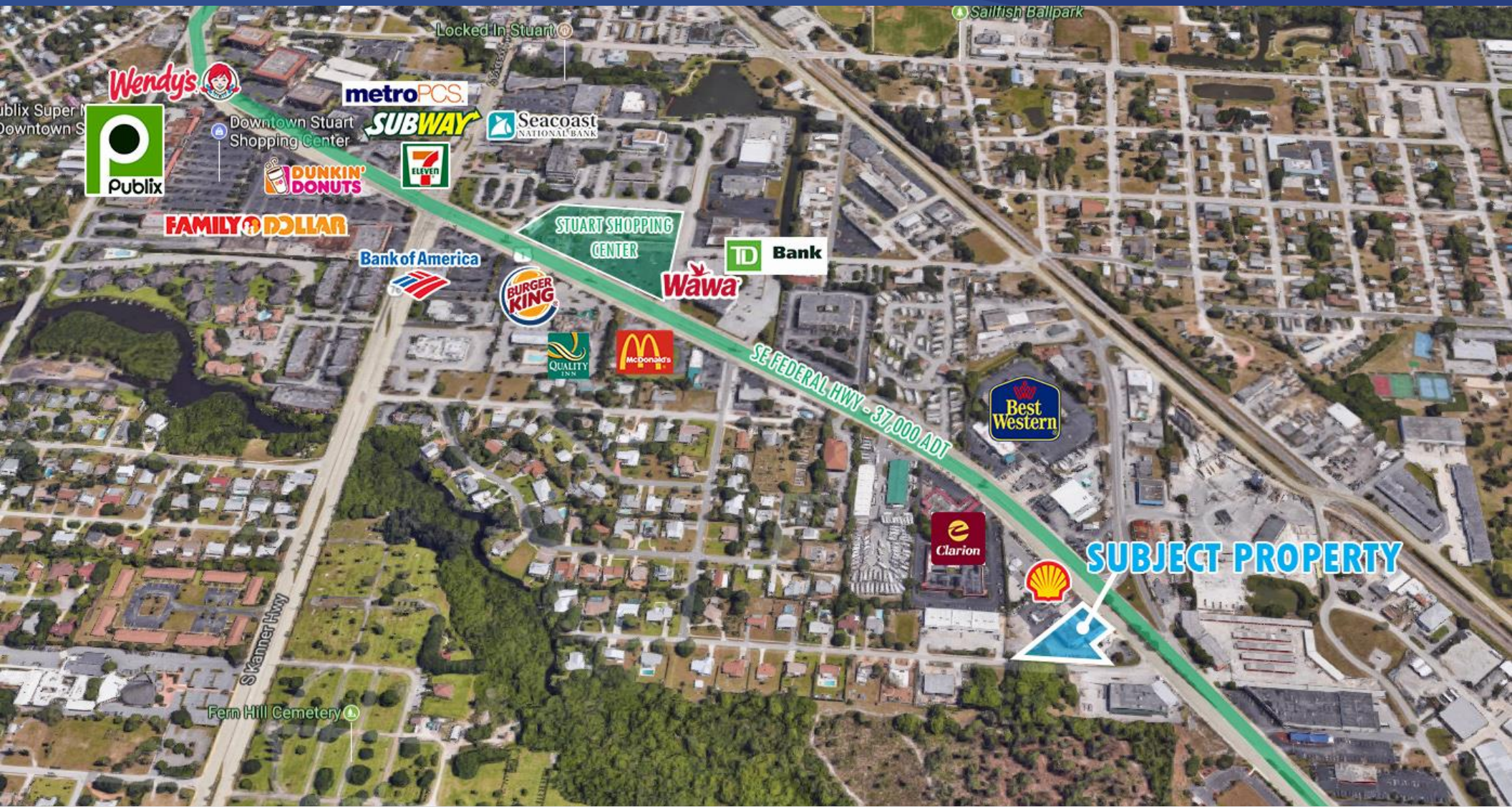
**Commercial Real Estate, LLC**

49 SW Flagler Ave. Suite 301  
Stuart FL, 34994  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matt Mondo**  
772.286.5744 Office  
772.236.7780 Mobile  
[mmondo@commercialrealestatellc.com](mailto:mmondo@commercialrealestatellc.com)



# TRADE AREA MAP



**Jeremiah Baron  
& CO.**

**Commercial Real Estate, LLC**

49 SW Flagler Ave. Suite 301  
Stuart FL, 34994  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matt Mondo**

772.286.5744 Office

772.236.7780 Mobile

[mmondo@commercialrealestatellc.com](mailto:mmondo@commercialrealestatellc.com)