

# RETAIL / OFFICE SPACE AT SABAL PLAZA

3610 SE Federal Highway, Suite 3, Stuart FL 34994



**FOR LEASE | \$1,600/mo.\***

**Jeremiah Baron  
& CO.**

**Commercial Real Estate, LLC**

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

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**Matthew Mondo**

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# PROPERTY OVERVIEW

- One space has just become available at the Sabal Plaza in Stuart, FL.
- Unit features an open floor area in the front, 3 open offices, 2 offices private offices, and a washroom.
- Ideal for a variety of business types ranging from retail to professional services.
- Prime location as it sits adjacent to Lowe's Home Improvement and surrounded by other National brands such as McDonald's, Checkers, Bealls Outlet, Dollar Tree, Panera Bread, Taco Bell, Publix, and others.
- Located on a high traffic signalized intersection; won't last long!



LEASE RATE	\$1,600/mo. Plus sales tax
SPACE AVAILABLE	1,388 SF
BUILDING SIZE	7,693 SF
BUILDING TYPE	Retail
ACREAGE	0.77 AC
FRONTAGE	232'
TRAFFIC COUNT	45,500 ADT
YEAR BUILT	2003
CONSTRUCTION TYPE	Block with Stucco
PARKING SPACE	42+
ZONING	CPUD
LAND USE	Shopping Center
PARCEL ID	38-38-41-016-000-00010-0

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# SITE PHOTOS



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# DEMOGRAPHICS

2021 Population Estimate		2021 Average Household Income		Average Age	
1 Mile	7,704	1 Mile	\$67,193	1 Mile	38.30
3 Mile	99,133	3 Mile	\$94,257	3 Mile	48.50
5 Mile	200,348	5 Mile	\$91,026	5 Mile	48.40

2026 Population Projection		2021 Median Household Income		Median Age	
1 Mile	7,783	1 Mile	\$56,499	1 Mile	37.20
3 Mile	101,297	3 Mile	\$72,068	3 Mile	53.20
5 Mile	209,757	5 Mile	\$70,259	5 Mile	53.10

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# ZONING INFORMATION

Business and PUD Districts Uses	CPUD
Automatic amusement center and game room	A
Bakery, retail and/or wholesale warehouses	A
Banks/financial institutions	A
Barbershop, beauty salons, specialty salons	A
Bars	A
Health club	A
Health spas	A
Office, business or professional	A
Office, low intensity medical	A
Office, medical	A
Office, veterinary	A
Restaurants, convenience and general	A
Retail, bulk merchandise	A
Retail, department store	A
Retail, furniture stores	A
Retail, intensive sales and service	A
Retail, non-intensive sales and service	A
Studio (art, dance, music, exercise)	A

## Footnotes:

P - Use permitted by right; subject to all other applicable requirements of the Code.

CU - Use permitted as a conditional use by approval of a major conditional use approval through public hearing process.

A - Allowed through city commission public hearing process.

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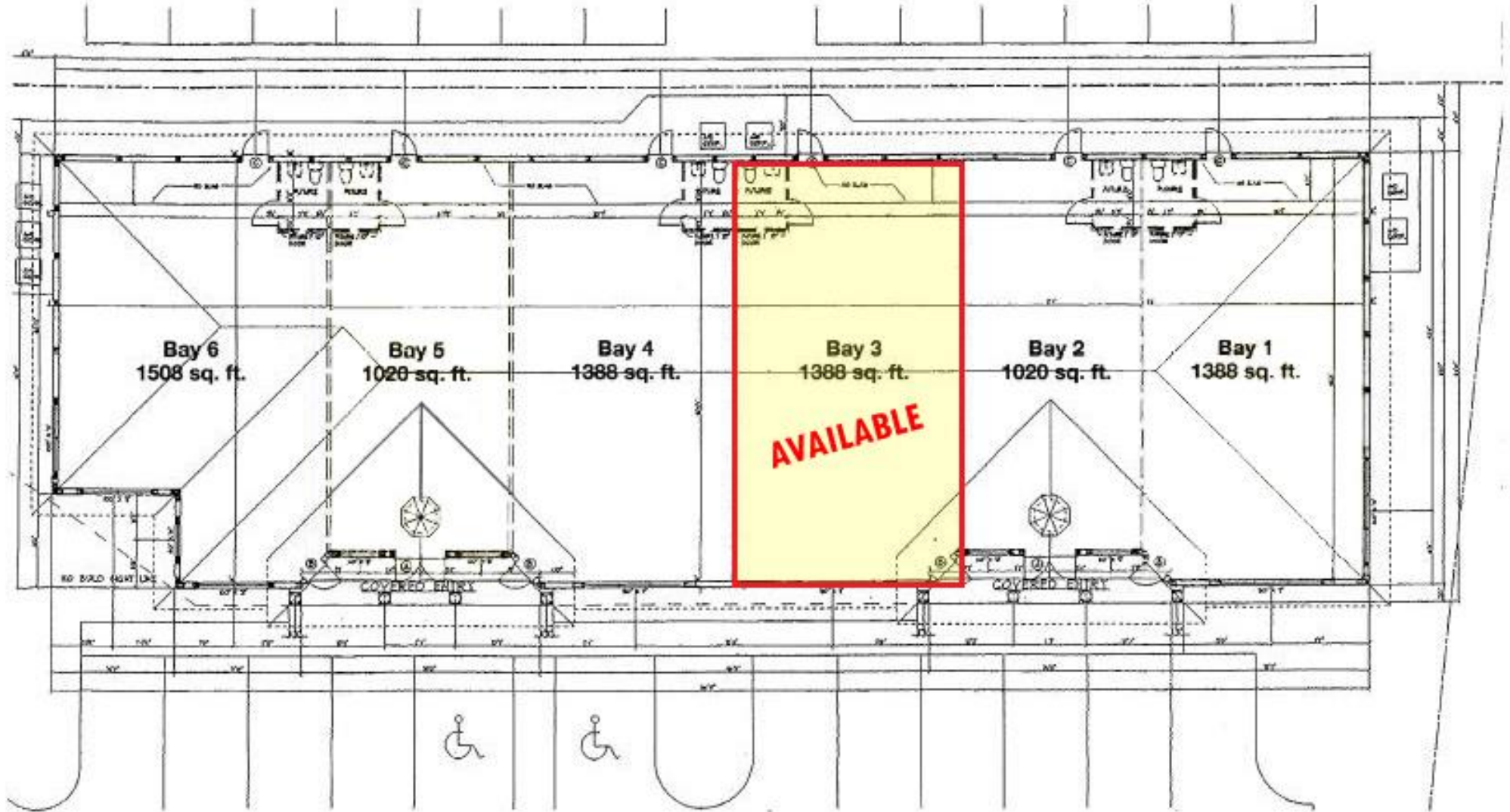
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# FLOOR PLAN



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# TRADE AREA MAP



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