

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

Matt Mondo

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PROPERTY OVERVIEW

Excellent executive suite leasing opportunity in the desirable business district of Stuart.

Site has had major improvements done including new roof, HVAC units, interior and exterior painting, and landscaping.

Other features include a highly visible pylon sign with exposure to huge traffic counts directly on US 1.

Building features 24/7 access with common area washrooms on each floor, elevator, and access to a shared conference room.

Tenant has private lock access to their own suite.



LEASE RATE	\$500/mo.*
SPACE AVAILABLE	
UNIT 102	+/- 202 SF
UNIT 212	+/- 200 SF
BUILDING SIZE	10,741 SF
BUILDING TYPE	Office
ACREAGE	0.61 AC
FRONTAGE	95.3'
TRAFFIC COUNT	36,500 ADT
YEAR BUILT	1986
CONSTRUCTION TYPE	Masonry
PARKING SPACE	30+
ZONING	B-2 Business General
LAND USE	Commercial
PARCEL ID	09-38-41-000-000-00104-0

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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

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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
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 ¹	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

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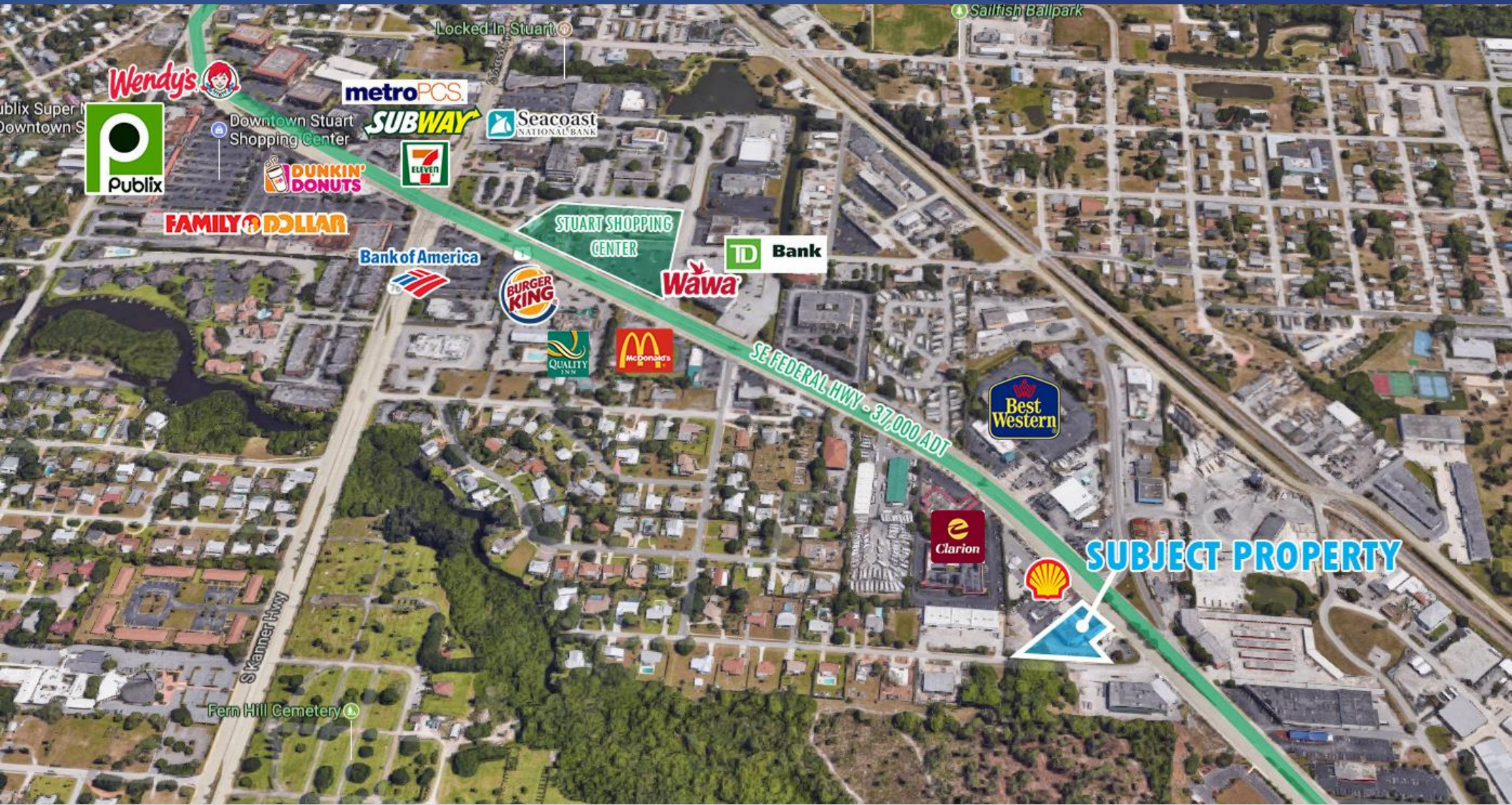
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TRADE AREA MAP



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