

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

772.286.5744 Office

772.236.7780 Mobile

mmondo@commercialrealestatellc.com

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 101 | +/- 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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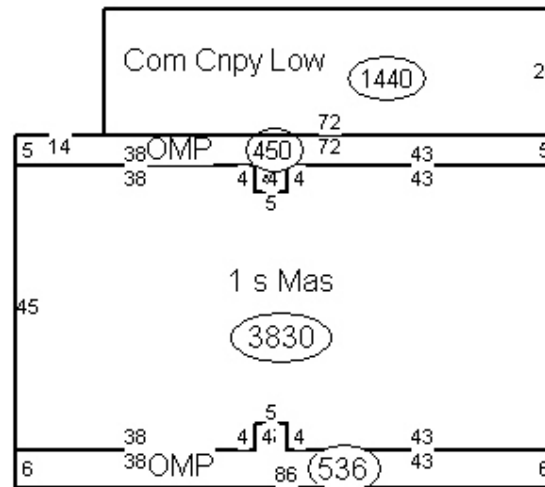
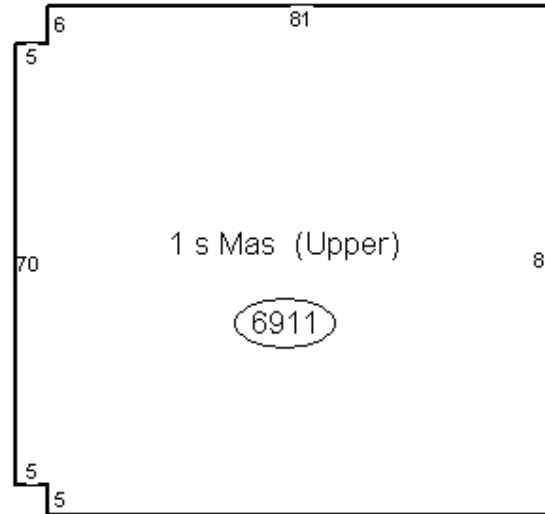
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FLOOR SKETCH

03 04 05 06
07 08 09

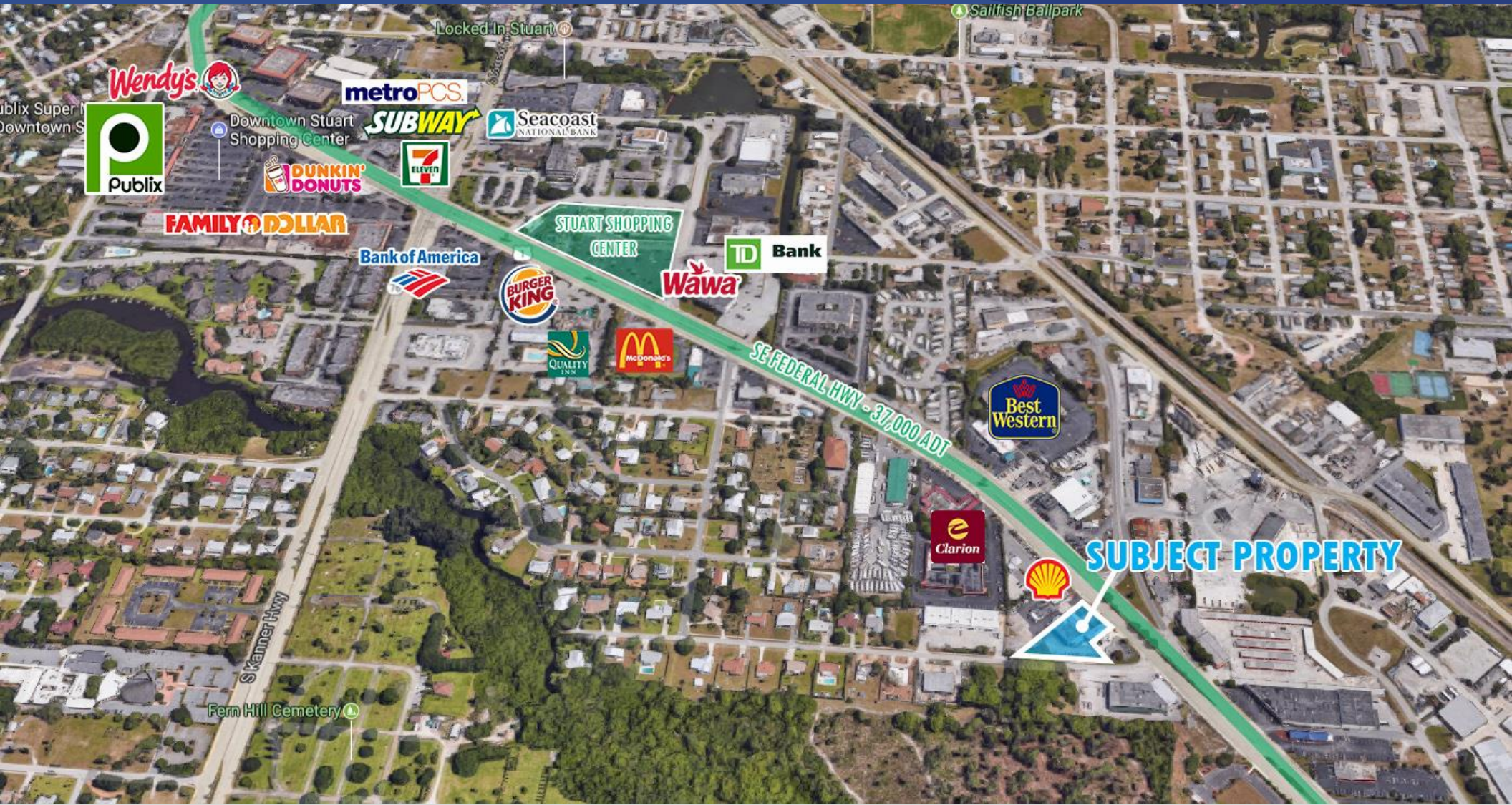


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TRADE AREA MAP



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