

END CAP RETAIL / SHOWROOM SPACE

1420 SE Federal Highway, Stuart FL 34994



FOR LEASE | \$25.00/SF NNN

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

www.commercialrealestatellc.com

Chris Belland

772.286.5744 Office

772.418.4506 Mobile

cbelland@commercialrealestatellc.com

PROPERTY OVERVIEW

- Great end cap retail/showroom space located on the corner of US-1 and SE Tressler Drive in Stuart, FL.
- Site features ample parking, building and monument signage, and excellent frontage to US-1.
- Renovated in 2016 inside and out.
- Prime location with high traffic counts and in close proximity to National brands such as Public Storage, IHOP, Wawa, McDonald's, and more.



LEASE RATE	\$25.00/SF NNN
SPACE AVAILABLE	+/- 3,500 SF
BUILDING SIZE	14,768 SF
BUILDING TYPE	Retail / Warehouse
ACREAGE	0.88 AC
FRONTAGE	156'
TRAFFIC COUNT	36,500 ADT
YEAR BUILT	1960 (Renovated in 2016)
CONSTRUCTION TYPE	Masonry
PARKING SPACE	20
ZONING	B-2
LAND USE	Commercial
PARCEL ID	09-38-41-008-000-00250-4

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

Chris Belland
772.286.5744 Office
772.418.4506 Mobile
cbelland@commercialrealestatellc.com

DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	8,454	1 Mile	\$70,204	1 Mile	46.70
3 Mile	51,223	3 Mile	\$89,279	3 Mile	47.20
5 Mile	104,069	5 Mile	\$94,976	5 Mile	48.00

2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	8,643	1 Mile	\$60,277	1 Mile	49.60
3 Mile	52,667	3 Mile	\$69,224	3 Mile	50.60
5 Mile	107,678	5 Mile	\$73,142	5 Mile	52.30

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Chris Belland
772.286.5744 Office
772.418.4506 Mobile
cbel-

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 sec-	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 building, indoors			
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		
Cold storage			
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
		Farm equipment and supply sales establishments, including open storage	
		Flea markets	
		Funeral homes	P
		Funeral homes with crematorium	CU
		Gasoline or other motor fuel stations (refer to supplemental standards in sec-	P
		Golf course	
		Golf driving range (not accessory to golf course)	P
		Golf course, miniature	P
		Health club	P
		Health spas	P
		Hotels, motels	P
		Industrial, low-impact within enclosed facility	
		Kennels	P
		Laundry establishments (self service)	P
		Libraries	
		Massage therapy establishments	P
		Microbrewery	P
		Manufactured/mobile home park/RV park	
		Multi-family dwelling units	
		Museums	P

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

www.commercialrealestatellc.com

Chris Belland

772.286.5744 Office

772.418.4506 Mobile

cbelland@commercialrealestatellc.com

ZONING INFORMATION

Newspaper or publishing plant	
Office, business or professional	P
Office, low intensity medical	P
Office, medical	P
Office, veterinary	P
Outdoor storage (refer to standards in section 6.10.00)	P
Parking garages (private or government provided public)	P
Parking lots (private or government provided public)	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

Retail, regional mall	P
Retail, strip shopping center	P
Rooftop dining area (refer to supplemental standards in section 2.06.19)	CU
Skating rink, rolling or ice	P
School-private, parochial, technical	P
Shooting range, indoor (refer to Supplemental Standards section 2.06.16)	P
Sign painting and/or sign manufacturing shops within enclosed facility	P
Stealth telecommunications facilities in excess of 45 feet in height (refer to	CU
Stealth telecommunications facilities which do not exceed 45 feet in height or which are constructed as part of an existing architectural feature or structure provided its total height does not exceed 120 percent of the height of the architectural feature or structure (refer to supplemental standards in section 2.06.12)	P
Studio (art, dance, music, exercise)	P
Swimming pools	P
Telecommunications towers	CU
Theaters	P
Urban farm (refer to supplemental standards in section 2.06.08)	P
Warehouse, general storage	
Warehouse, mini-storage	
Warehouse, wholesale and distribution	

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

www.commercialrealestatellc.com

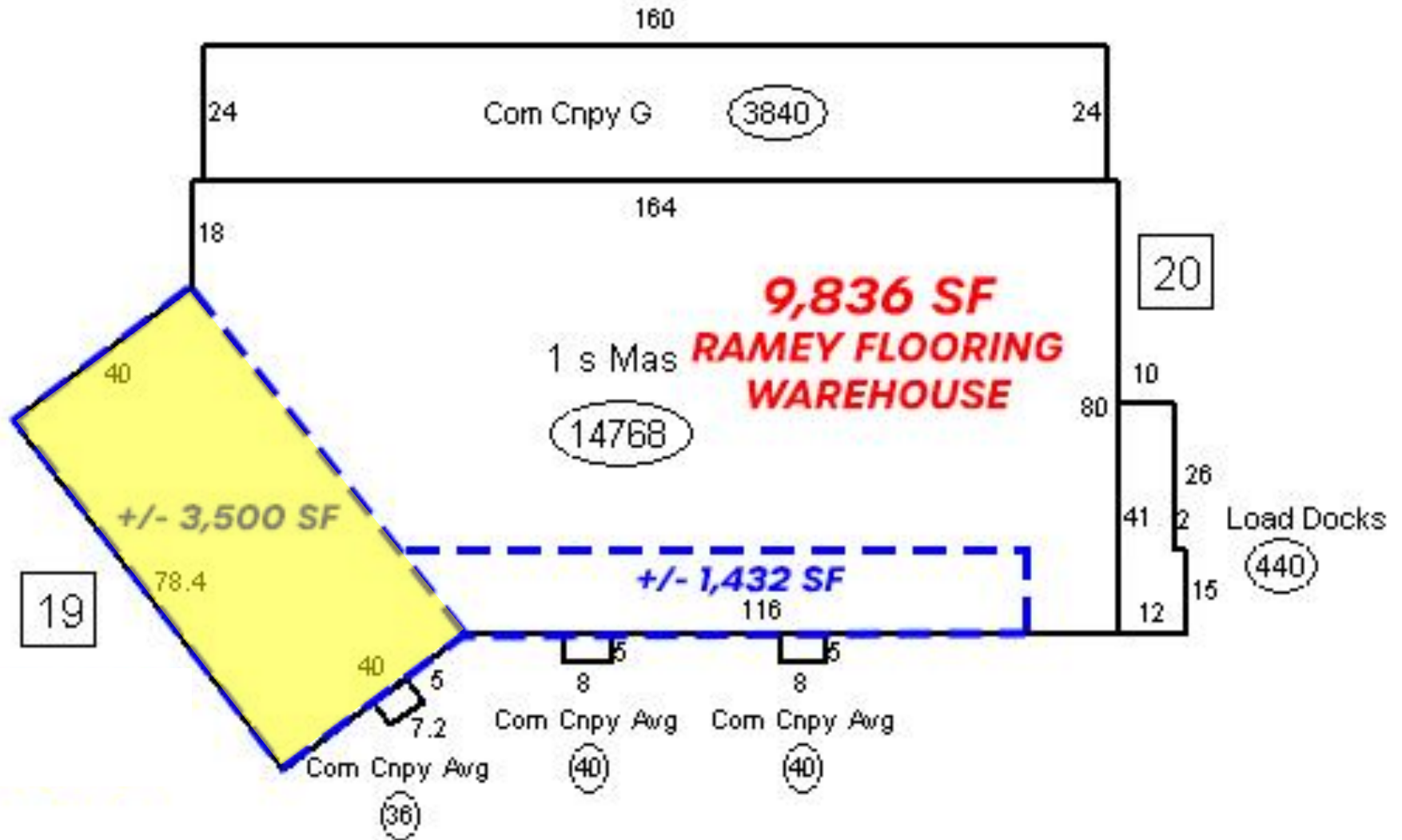
Chris Belland

772.286.5744 Office

772.418.4506 Mobile

cbelland@commercialrealestatellc.com

SITE PLAN



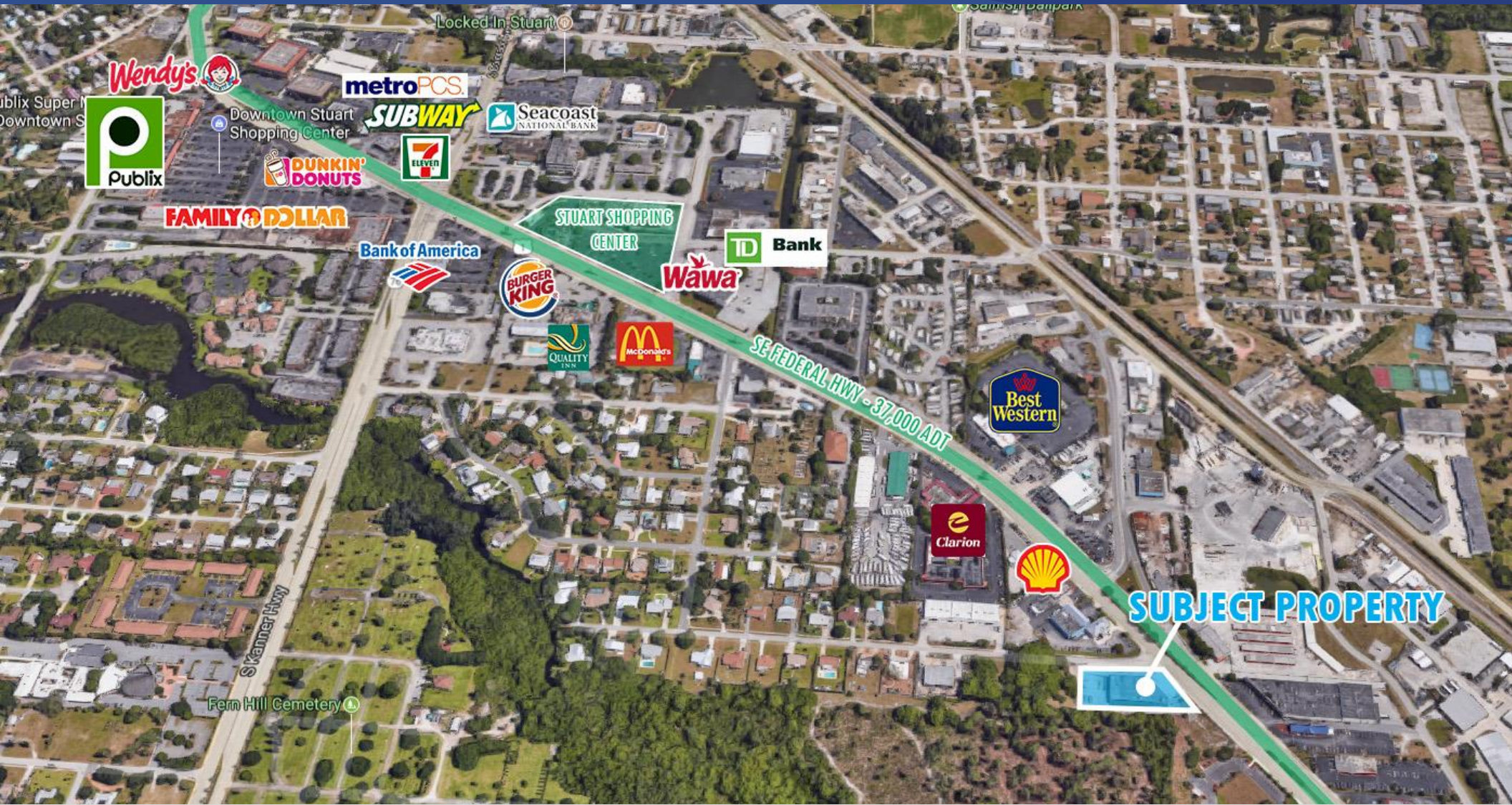
**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Chris Belland
772.286.5744 Office
772.418.4506 Mobile
cbelland@commercialrealestatellc.com

TRADE AREA MAP



**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Chris Belland
772.286.5744 Office
772.418.4506 Mobile
cbelland@commercialrealestatellc.com