

# FREESTANDING COMMERCIAL BUILDING

2196 SE Ocean Blvd., Stuart FL 34996



FOR LEASE | \$27.50/sf NNN

**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

**Matthew Mondo**

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# PROPERTY OVERVIEW

- Outstanding leasing opportunity perfect for a restaurant or specialty bar in this free-standing building.
- Encompassing an impressive 4,418 sf and offering abundant parking. Constructed in 1998, the property boasts awesome features, including a charming patio, a stylish indoor bar, a generously-sized private room, and inviting double-entry front doors.
- Presently, the property houses two distinct concepts: a captivating Jazz Bar and a lively Dart Bar.
- Positioned conveniently near the vibrant downtown area of Stuart and the picturesque Stuart Beach.
- **\*Business available for sale separately \$49,000**



<b>PRICE</b>	\$27.50/sf NNN
<b>BUILDING SIZE</b>	4,418 sf Combined
<b>BUILDING TYPE</b>	Tavern/Bar
<b>ACREAGE</b>	.3907
<b>FRONTAGE</b>	122'
<b>TRAFFIC COUNT</b>	21,500 ADT ( SE Ocean Blvd)
<b>YEAR BUILT</b>	1998
<b>CONSTRUCTION TYPE</b>	Block with Stucco
<b>PARKING SPACE</b>	Ample
<b>ZONING</b>	General Commercial
<b>PARCEL ID</b>	03-38-41-000-000-00116-9

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# SITE PHOTOS



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# DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	7,033	1 Mile	\$74,043	1 Mile	51.70
3 Mile	38,299	3 Mile	\$84,651	3 Mile	52.90
5 Mile	96,344	5 Mile	\$95,695	5 Mile	52.70

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	7,100	1 Mile	\$50,857	1 Mile	56
3 Mile	38,211	3 Mile	\$63,893	3 Mile	59
5 Mile	96,448	5 Mile	\$72,680	5 Mile	58

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# ZONING INFORMATION

USE CATEGORY	C O	C O R 1	C O R 2	L C	C C	G C
<i>Residential Uses</i>						
Accessory dwelling units		P	P			
Apartment hotels			P	P	P	P
Plant nurseries and landscape services				P	P	P
Administrative services, not-for-profit	P	P	P	P	P	P
Community centers	P	P	P	P	P	P
Cultural or civic uses	P	P	P	P	P	P
Educational institutions	P	P	P	P	P	P
Hospitals						P
Places of worship	P	P	P	P	P	P
Post offices	P	P	P	P	P	P
Protective and emergency services	P	P	P	P	P	P
Public libraries	P	P	P	P	P	P
Public parks and recreation areas, active	P	P	P	P	P	P
Public parks and recreation areas, passive	P	P	P	P	P	P
Recycling drop-off centers	P	P	P	P	P	P
Utilities	P	P	P	P	P	P
Business and professional offices	P	P	P	P	P	P
Commercial amusements, indoor				P	P	P
Commercial amusements, outdoor						P
Commercial day care				P	P	P
Construction industry trades				P	P	P
Construction sales and services				P	P	P
Financial institutions	P	P	P	P	P	P

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Flea markets						P
Funeral homes				P	P	P
General retail sales and services					P	P
Golf courses						
Golf driving ranges						P
Hotels, motels, resorts and spas				P	P	P
Kennels, commercial						P
Limited retail sales and services				P	P	P
Marinas, commercial					P	P
Medical services	P	P	P	P	P	P
Pain management clinics				P		P
Parking lots and garages				P	P	P
Recreational vehicle parks				P	P	P
Residential storage facilities	P	P	P	P	P	P
Restaurants, convenience, with drive-through facilities						P
Restaurants, convenience, without drive-through facilities				P	P	P
Restaurants, general				P	P	P
Shooting ranges, indoor				P	P	P
Trades and skilled services						P
Vehicular sales and service						P
Vehicular service and maintenance						P
Veterinary medical services				P	P	P
Wholesale trades and services						P

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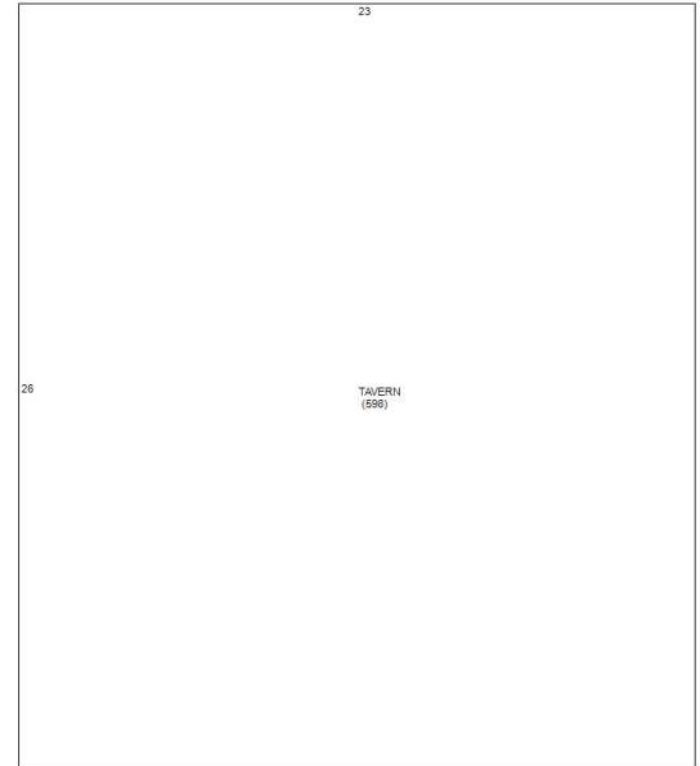
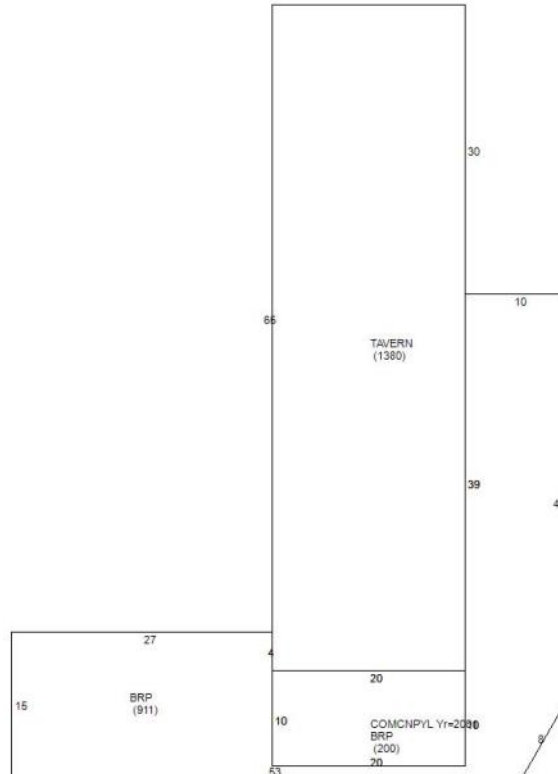
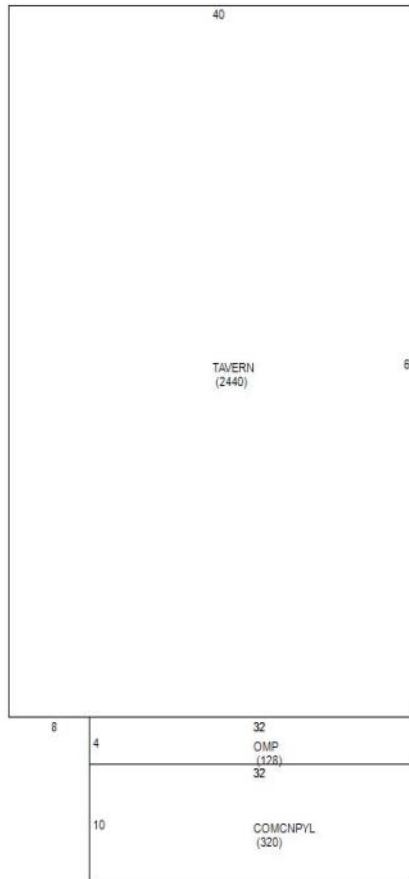
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# SKETCH AREA



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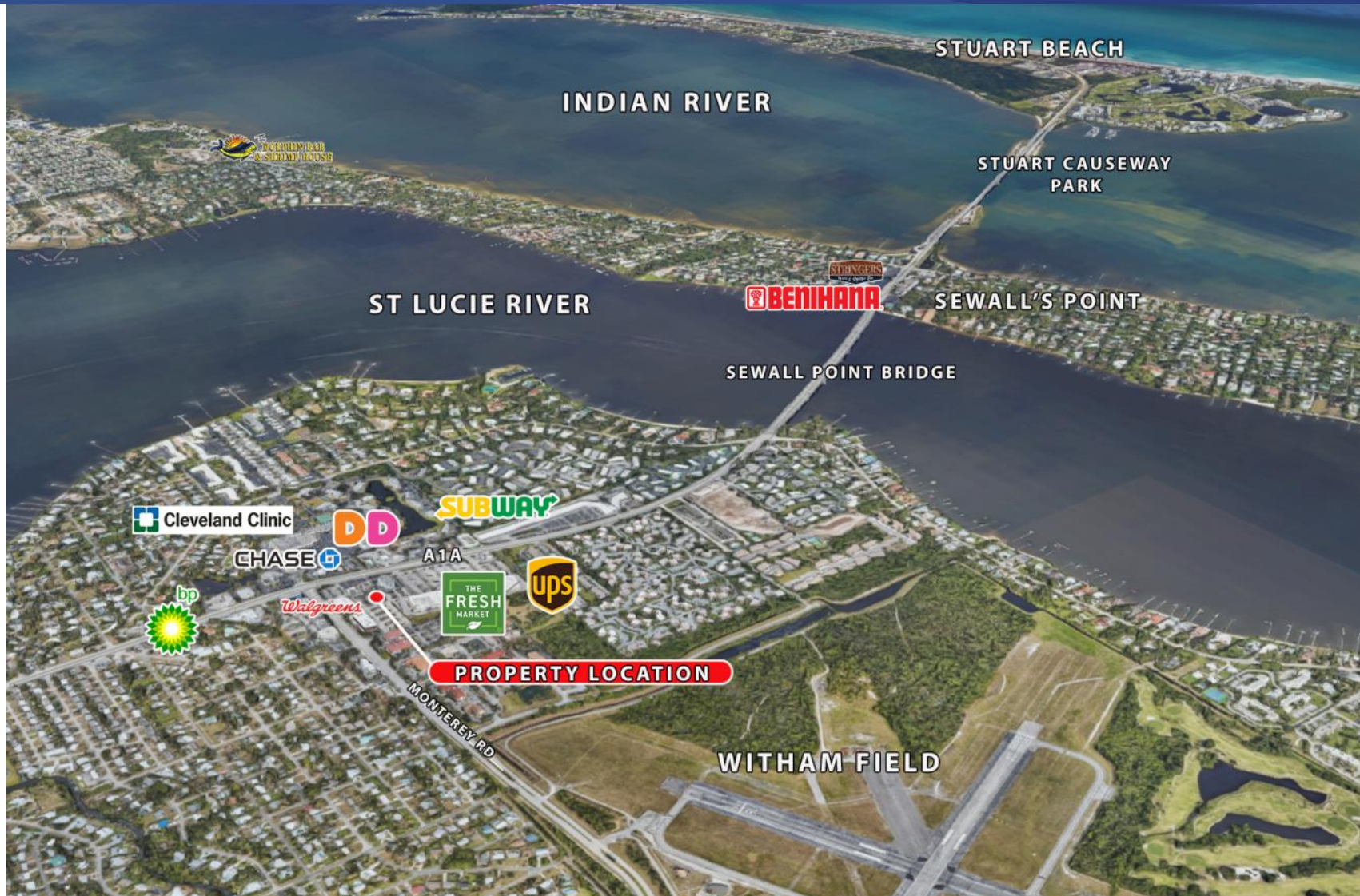
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# TRADE AREA MAP



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