

DOWNTOWN STUART RETAIL SPACE

31 SW Osceola St. Stuart, FL 34994



PROPERTY LOCATION



CALL FOR PRICING

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

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PROPERTY OVERVIEW

Located in charming Downtown Stuart this excellent retail space host 2,285sf.

The property boasts a picture window entrance, excellent frontage with a private restroom.

This historic location hosts regular events for locals and out of town visitors.

Additionally, the property is home to the only foot traffic in Martin County.



FOR LEASE	Call for pricing
UNIT SIZE	+/- 2,850sf
BUILDING TYPE	Retail
FRONTAGE	145.83'
TRAFFIC COUNT	6,650 ADT
YEAR BUILT	1925
CONSTRUCTION TYPE	Masonry
PARKING SPACE	Street
ZONING	UC- Urban Center
LAND USE	Downtown Redevelopment
PARCEL ID	05-38-41-004-000-00140-0

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SITE PHOTOS



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DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
2 Mile	18,464	2 Mile	\$91,600	1 Mile	42
5 Mile	90,300	5 Mile	\$95,234	3 Mile	42
10 Mile	243,642	10 Mile	\$85,798	5 Mile	42

2027 Population Projection		2022 Median Household Income		Median Age	
2 Mile	20,605	2 Mile	\$72,042	1 Mile	41
5 Mile	102,546	5 Mile	\$73,099	3 Mile	40
10 Mile	290,027	10 Mile	\$67,473	5 Mile	41

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ZONING INFORMATION

Marinas, Commercial	1 per 4 slips for operations that do not require a utilities agreement, and 1 per each slip that requires a utility agreement, plus 1 per each employee
Massage therapy establishments	1 per 300 square feet
Microbreweries and craft distilleries	1 per employee plus 1 per 300 square feet for tasting, tap room, and gift shops
Office, business or professional, medical, low intensity medical, and veterinary	1 per 350 square feet (professional)1 per 300 square feet (low intensity medical)1 per 200 square feet (medical and veterinary)
Pharmacies (if 2,000 square feet or less)	1 per 200 square feet
Restaurants, convenience and general	1 per 4 seats
Retail sales and service (intensive and non-intensive)–Within an enclosed building only	1 per 300 square feet of floor space
Retail manufacturing–Providing such manufacturing is incidental to sales and occupies less than 75 percent of the total gross floor area	1 per 300 square feet
Studios (art, dance, music, exercise)	1 per 300 square feet
Theaters	1 per 4 seats

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TRADE AREA MAP



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