

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

www.commercialrealestatellc.com

Chris Belland

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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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