

RETAIL SHOWROOM & WAREHOUSE SPACE

5031 SE Federal Hwy. Stuart, FL 34997



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

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PROPERTY OVERVIEW

Excellent opportunity to lease a fully built out 2,500sf retail showroom plus 2,500sf of warehouse space.

Interior features include a 18ft roll up door and 25ft ceilings. Retails space offers large window and great lighting.

Property plaza has fantastic frontage and includes a large monument sign allowing for terrific visibility.

Neighboring businesses include national and local brands.



LEASE PRICE	\$20sf NNN
UNIT SIZE	5,000 sf
BUILDING TYPE	General Retail
ACREAGE	1.10
FRONTAGE	203'
TRAFFIC COUNT	39,500 ADT
YEAR BUILT	1997
CONSTRUCTION TYPE	Concrete Block
PARKING SPACE	Ample
ZONING	B-1
LAND USE	Comm General
PARCEL ID	52-38-41-000-000-01031-6

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SITE PHOTOS



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DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
2 Mile	26,912	2 Mile	\$80,280	1 Mile	42
5 Mile	84,978	5 Mile	\$91,014	3 Mile	42
10 Mile	169,808	10 Mile	\$93,889	5 Mile	42

2027 Population Projection		2022 Median Household Income		Median Age	
2 Mile	27,494	2 Mile	\$63,239	1 Mile	41
5 Mile	87,583	5 Mile	\$70,061	3 Mile	40
10 Mile	178,942	10 Mile	\$71,639	5 Mile	41

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ZONING INFORMATION

Sec. 3.417. B-1 Business District.

3.417.A. *Uses permitted.* In this district, a building or structure or land shall be used for only the following purposes, subject to any additional limitations pursuant to section 3.402:

1. Any use permitted in a HB-1 Limited Business District.
2. Churches or schools may be constructed on property presently owned and held for such purposes, if such construction is commenced within five years from the date of September 14, 1965.
3. Offices, banks, theatres (not drive-ins), beauty parlors, bars and nightclubs, photograph studios, dry cleaning and laundry pickup stations, barbershops, florists, automobile salesrooms, used car lots, parking lots and storage garages, telephone exchanges, restaurants and lunchrooms, police and fire stations, motels and hotels, golf driving ranges and putt-putt golf.
4. Mechanical garages and gasoline and other motor fuel stations, so long as such work is confined within a building, and vehicles awaiting repair shall be screened from view on the street and abutting property.
5. Signs appertaining to the above uses.
6. Refuse and storage areas, which shall be screened from view.

3.417.B. *Required lot area and width.* Lots or building sites shall have an area of not less than 7,500 square feet, with a minimum width of 60 feet measured along the front property line. Structures in this district shall be limited to 35 feet. Motels and hotels shall comply with the minimum requirements of the HR-2 Multiple-Family Residential District.

3.417.C. *Minimum yards required.*

1. *Front:* 20 feet.
2. *Rear:* 20 feet.
3. *Side:* None, except where a B-1 District lies adjacent to a residential district or is separated only by a road, no building shall be built within 20 feet of a common property line, and a landscaped buffer strip shall be provided between the two uses with an evergreen hedge, uniformly colored masonry wall or board fence six feet high. Such screen shall be located on the sides and rear of the property:
 - a. No structure shall be built within 50 feet of the center line of any public platted right-of-way not a designated through-traffic highway.
 - b. No structure shall be built with 65 feet of the center line of a designated through-traffic highway.

(Ord. No. 608, pt. 1, 3-19-2002)

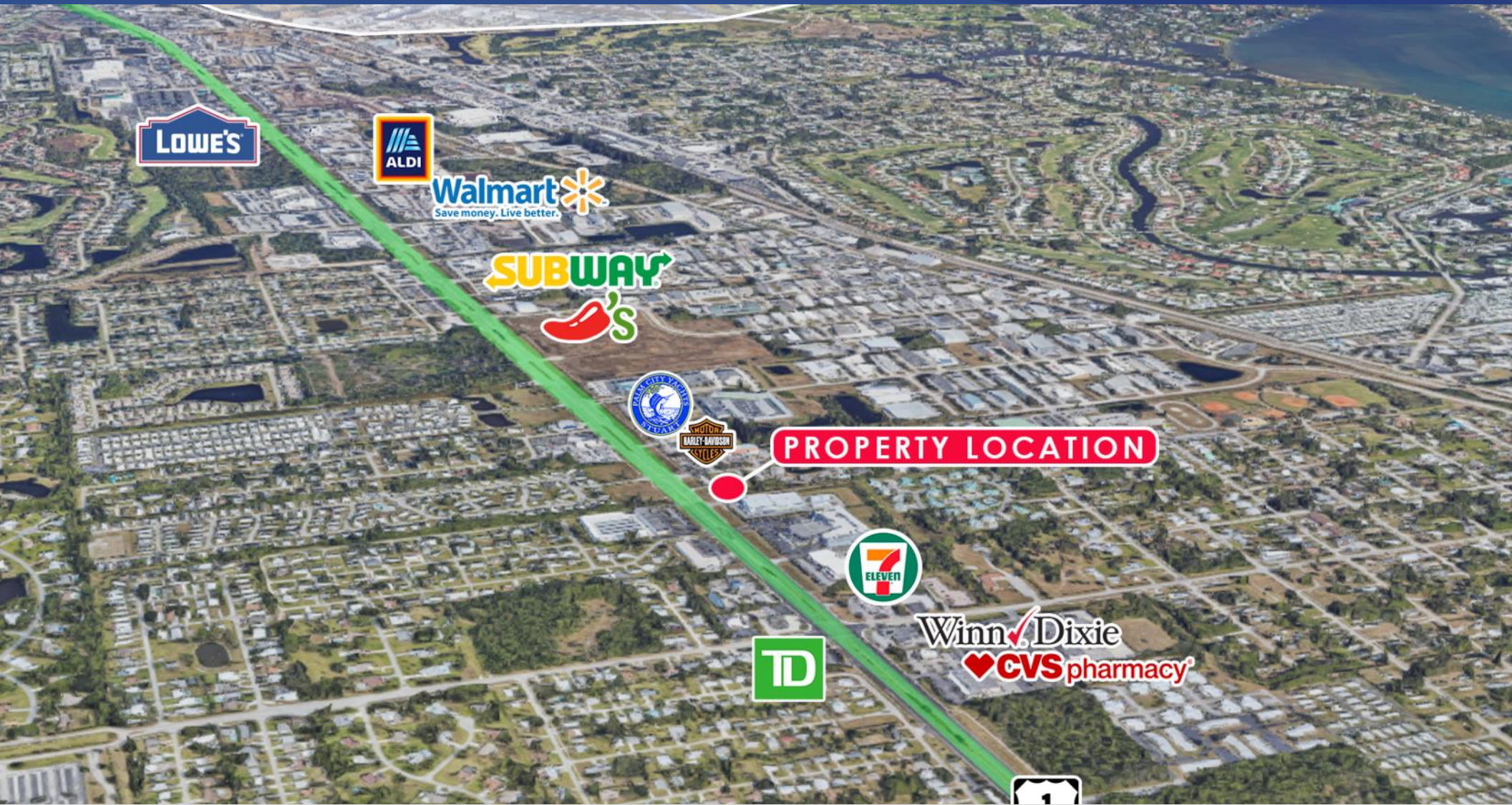
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TRADE AREA MAP



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