

FREESTANDING OFFICE BUILDING

211 SE Florida St. Stuart, FL 34994



FOR LEASE | \$24.00/SF NNN

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

www.commercialrealestatellc.com

Zack Leider

772.286.5744 Office

772.285.2617 Mobile

zackleidersells@gmail.com

PROPERTY OVERVIEW

- Excellent turn-key office building located near the corner of SE Johnson Ave. and SE Florida Street in Stuart, FL.
- Clean and updated interior features an open concept area with custom shelving throughout, tile/plank flooring, and a neutral interior paint colors. There's also a private office, additional showroom area, and a restroom.
- Great spot for a variety of office professional uses, specialty salons, organizations, and other permitted uses under B-2 Zoning.
- Convenient location with quick access to US-1 and SR-A1A. In close proximity to Wawa, USPS, TD Bank, and other regional and national brands.



LEASE RATE	\$24.00/SF NNN
BUILDING SIZE	1,240 SF
BUILDING TYPE	General Office
ACREAGE	0.14 AC
FRONTAGE	103.53'
TRAFFIC COUNT	32,000 ADT (SE Federal Hwy)
YEAR BUILT	1969
CONSTRUCTION TYPE	Masonry
PARKING SPACE	7 + street parking
ZONING	B-2 Business General
LAND USE	Commercial
PARCEL ID	04-38-41-018-000-00291-4

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SITE PHOTOS



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DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	6,987	1 Mile	\$70,815	1 Mile	46.10
3 Mile	102,226	3 Mile	\$95,671	3 Mile	47.90
5 Mile	274,626	5 Mile	\$86,615	5 Mile	47.00
2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	7,154	1 Mile	\$61,615	1 Mile	49.00
3 Mile	106,012	3 Mile	\$73,582	3 Mile	52.20
5 Mile	301,877	5 Mile	\$68,123	5 Mile	50.50

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ZONING INFORMATION

PERMITTED USES	B-2
Adult day care centers (< five acres)	P
Adult day care centers (> five acres)	P
Cemeteries	P
Child care center (< five acres)	P
Child care center (> five acres) (refer to supplemental standards in section 2.06.04)	P
Community centers	-
Crematoriums	CU
Funeral homes	P
Funeral homes with crematoriums	CU
Governmental buildings	-
Libraries	-
Museums	P
Religious institutions (< five acres)	P
Religious institutions (> five acres)	P
Schools—Private, parochial, or technical (< five acres)	P
Schools—Private, parochial, or technical (> five acres)	P
Massage therapy establishment	P
Office, low intensity medical	P
Office, medical	P

Adult business (refer to supplemental standards in section 2.06.10)	CU
Automatic amusement center and game room	P
Automobile rental/leasing	P
Automobile repair services, major and minor (refer to supplemental standards in section 2.06.05)	P
Automobile sales provided all repair and service shall be done within an enclosed building (refer to supplemental standards in section 2.06.05)	P
Bakeries, retail and/or wholesale warehouses	P
Banks/financial institutions	P
Barbershop, beauty salons, specialty salons	P
Bars	P
Boat sales and service (refer to supplemental standards in Section 2.06.05)	P
Boat storage, dry	P
Bowling alleys	P
Car washes	P
Catering shops	P
Clubs, lodges, fraternal organizations	P
Craft distillery	P
Dry cleaning establishment	P
Health clubs	P
Health spas	P
Kennels	P
Laundry establishments (self-service)	P

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ZONING INFORMATION

PERMITTED USES	B-2
Marinas including the sale, display, and storage of new and used boats for sale, and the repair and maintenance of boats.	P
Microbrewery	P
Newspaper or publishing plant	-
Office, business or professional	P
Office, low intensity medical	P
Office, veterinary	P
Outdoor storage (refer to standards in section 6.10.00)	P
Place of public assembly	P
Pool hall/billiard parlor	P
Repair services	P
Restaurants, convenience and general	P
Restaurants, limited	-
Retail, bulk merchandise	P
Retail, department store	P
Retail, furniture store	P
Retail, intensive sales	P
Retail, non-intensive sales and service	P
Retail, regional mall	P
Retail, strip shopping center	P

Rooftop dining areas (refer to supplemental standards in section 2.06.19)	CU
Shooting range, indoor (refer to supplemental standards in section 2.06.16)	P
Skating rink, rolling or ice	P
Studio (art, dance, music, exercise)	P
Theaters	P
Golf course	-
Golf driving range (not accessory to golf course)	P
Golf course, miniature	P
Public parks	P
Swimming pools	P
Public facilities and services	P
Public utilities (refer to section 6.02.00)	P
Sign painting and/or sign manufacturing shops providing all storage and work is conducted in enclosed facility	P
Radio and/or television broadcast stations	P
Stealth communication facilities - In conjunction with uses other than single family or two-family residences, 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 2.06.11)	P
Stealth communication facilities - In conjunction with uses other than single family or two-family residences, stealth telecommunications facilities which exceed 45 feet in height (refer to supplemental standards in section 2.06.11).	CU
Telecommunications towers (refer to supplemental standards in section 2.06.11)	CU

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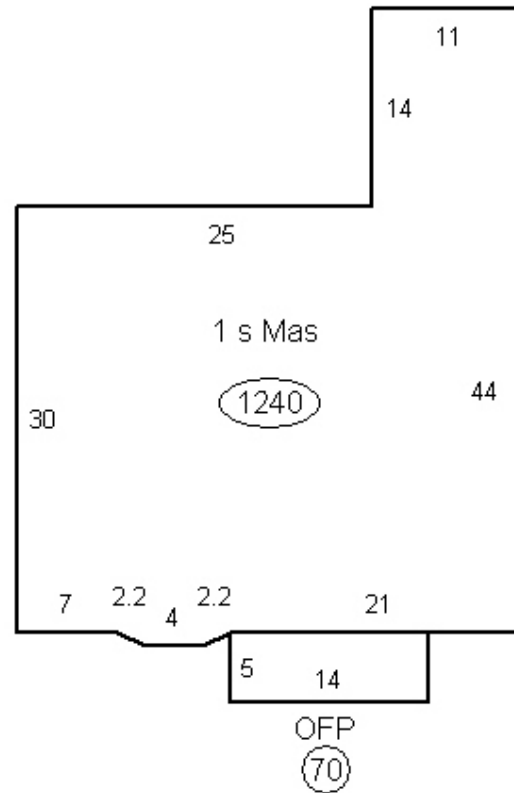
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FLOOR SKETCH

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TRADE AREA MAP



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