

STOREFRONT SPACE AT WEDGEWOOD COMMONS

3202 SE Federal Highway, Stuart FL 34997



FOR LEASE | \$20.00/SF NNN*



COMMERCIAL REAL ESTATE

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Stuart FL, 34994
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PROPERTY OVERVIEW

- Prime storefront shell space located near the signalized intersection of SE Indian Street and SE Federal Highway in Stuart, FL.
- Situated in the Wedgewood Commons Shopping Center; site is currently a versatile space that can be customized to accommodate a wide range of business types such as retail, office, professional services, and more!
- Neighboring tenants include: Publix, Seacoast Bank, Dollar Tree, Bealls Outlet, Arby's, Panera Bread, and many others.
- Surrounding area features a mixture of residential communities and multiple shopping centers.



LEASE RATE	\$20.00/sf NNN (\$5.00 CAM)
SPACE AVAILABLE	2,700 SF
BUILDING SIZE	91,013 SF
BUILDING TYPE	Community Shopping Center
ACREAGE	9.89 AC
FRONTAGE	+/- 389'
TRAFFIC COUNT	28,500 AADT (SE Indian St) 45,000 AADT (SE Federal Hwy)
YEAR BUILT	1987
CONSTRUCTION TYPE	Block with Stucco
PARKING SPACE	Ample
ZONING	B-2 Business General (Stuart)
LAND USE	Commercial
PARCEL ID	38-38-41-002-071-00000-3

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SITE PHOTOS



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DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	6,884	1 Mile	\$68,035	1 Mile	38.8
3 Mile	99,429	3 Mile	\$94,876	3 Mile	48.6
5 Mile	210,371	5 Mile	\$93,548	5 Mile	48.2

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	6,816	1 Mile	\$60,626	1 Mile	38.9
3 Mile	99,122	3 Mile	\$73,947	3 Mile	53.2
5 Mile	215,234	5 Mile	\$72,435	5 Mile	52.6



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ZONING INFORMATION

Permitted Uses	B-2
Child care center (< five acres)	P
Child care center (> five acres) (refer to supplemental standards in section 2.06.04)	P
Religious institutions (< five acres)	P
Schools—Private, parochial, or technical (< five acres)	P
Massage therapy establishment	P
Office, low intensity medical	P
Office, medical	P
Automatic amusement center and game room	P
Bakeries, retail and/or wholesale warehouses	P
Barbershop, beauty salons, specialty salons	P
Bars	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
Office, business or professional	P
Office, low intensity medical	P
Office, veterinary	P
Pool hall/billiard parlor	P
Restaurants, convenience and general	P
Retail, bulk merchandise	P
Retail, department store	P
Retail, furniture store	P
Retail, intensive sales	P
Retail, non-intensive sales and service	P



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TRADE AREA MAP



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