

OFFICE WITH YARD SPACE

3855 SE Cove Rd. Stuart FL, 34997



FOR LEASE | \$4,500/mo Gross

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

www.commercialrealestatellc.com

Matthew Mondo

772.286.5744 Office

772.236.7780 Mobile

mmondo@commercialrealestatellc.com

PROPERTY OVERVIEW

- Excellent opportunity to lease 1,040 sf office with ample yard space.
- The office is equipped with a full kitchen, 2 private workspaces, 1 bath and a carport.
- Parcel is partially gated.
- The property is located on Cove Rd 0.3 miles from US1 and 4.1 miles from I-95.
- Surrounding real estate includes national & local retailers plus residential properties.



PRICE	\$4,500/mo Gross
BUILDING SIZE	1.040 sf
BUILDING TYPE	Single Family
ACREAGE	0.525
FRONTAGE	157.5
TRAFFIC COUNT	15,300 ADT
YEAR BUILT	1960
CONSTRUCTION TYPE	Concrete Block
ZONING	Port Salerno Redevelopment District
LAND USE	CRA Center
PARCEL ID	51-38-41-003-173-00140-0

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DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	8,620	1 Mile	\$58,864	1 Mile	43
3 Mile	41,601	3 Mile	\$71,415	3 Mile	46
5 Mile	78,488	5 Mile	\$72,220	5 Mile	45

2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	8,850	1 Mile	\$43,070	1 Mile	41.50
3 Mile	42,684	3 Mile	\$56,541	3 Mile	44.10
5 Mile	80,744	5 Mile	\$57,537	5 Mile	44.40

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ZONING INFORMATION

Sec. 12.6.03. Permitted uses.

Table PS-4 identifies permitted uses in the PS (Port Salerno) Redevelopment Zoning District.

1. The Use Groups listed in the first column of Table PS-4 are described in Section 12.1.03.
2. The remaining columns identify the Subdistricts shown on the Regulating Plan.
 - a. "P" in a row below a column means that any use in that use group is permitted within that Subdistrict, provided the use can be developed in accordance with all applicable requirements of the LDR.
 - b. If "P" is not shown in a row, the use group is not permitted in that Subdistrict.
3. For uses that are functionally similar but not clearly permitted in a Subdistrict see Section 12.1.03.3.

Table PS-4 Use Groups Permitted in Port Salerno Subdistricts

	Core	General	Water-front	Corridor	Indust-rial	Multi-family	Mobile Home	Detached	Detached Limited	Detached Estate
Residential Use Groups, see 12.1.03										
Accessory dwelling units	P	P	-	P	-	P	-	P	P	P
Mobile homes	-	-	-	-	-	-	P	-	-	-
Other dwelling types	P	P	P ^{1,2}	P	-	P	-	P ⁴	-	-
Single-family dwellings	-	P	P ^{1,2}	P	-	P	-	P	P ³	P ³
Bed and breakfast inns	P	P	P ^{1,2}	P	-	P	P	P	P	P



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ZONING INFORMATION

Table continued...

Commercial and Business Use Groups, see 12.1.03										
Business and professional offices	P	P	P ¹	P	P	-	-	-	-	-
Construction services, limited	P	P	P ¹	P	P	-	-	-	-	-
Hotels, motels, resorts spas	P	P	P ¹	P	-	-	-	-	-	-
Marinas	P ⁸	P ⁷	P	P	-	-	-	-	-	-
Medical offices	P	P	-	P	P	-	-	-	-	-
Microbreweries & Craft Distilleries	P	-	P	-	P	-	-	-	-	-
Parking lots and garages	P	P ⁵	-	P ⁵	-	-	-	-	-	-
Restaurants	P	P	P ¹	P	P	-	-	-	-	-
Retail and services, limited impact	P	P	P ¹	P	P	-	-	-	-	-
Retail and services, general impact	P ⁶	P ⁶	-	P ⁶	P	-	-	-	-	-
Institutional uses, limited impact	P	P	P	P	-	P	P	P	P	P
Institutional uses, general impact	-	P	-	P	-	-	-	-	-	-

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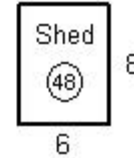
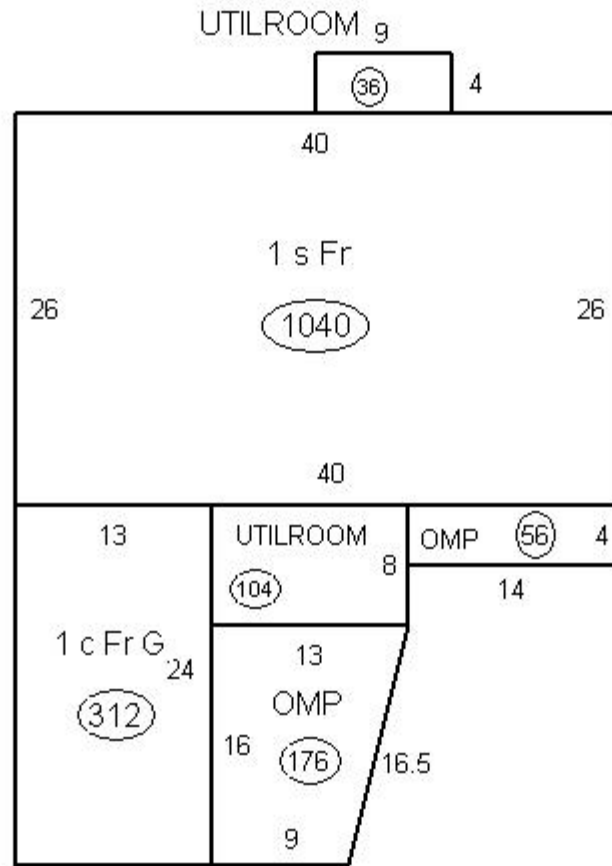
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PROPERTY SKETCH

03



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TRADE AREA MAP



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