

RETAIL/OFFICE BUILDING

407 SE Ocean Blvd. Stuart, FL 34994



FOR LEASE | \$25.00sf NNN

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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

Great opportunity to lease an office/retail building located Downtown Stuart. The building consists of two distinct units. The first unit, positioned at the forefront of the property, spans 900 square feet and boasts impressive frontage with a spacious entrance and a private restroom, making it an ideal space for retail ventures.

The second unit occupies a total of 1,805 square feet. It features an expansive open laboratory area, private office spaces, a restroom, and a convenient breakroom.

Furthermore, this property offers a strategic location near trendy shoppes and restaurants, adding to its list of appealing features.



LEASE PRICE	\$25.00/sf NNN
BUILDING SIZE	2,705 sf
BUILDING TYPE	General Office
ACREAGE	0.1795
FRONTAGE	66.13'
TRAFFIC COUNT	12,300 ADT
YEAR BUILT	1948
CONSTRUCTION TYPE	Block with Stucco
PARKING SPACE	Ample
ZONING	R-3
PARCEL ID	04-38-41-020-001-00020-6

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.



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

SITE PHOTOS



**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE

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

DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	4,493	1 Mile	\$57,215	1 Mile	42.10
3 Mile	48,685	3 Mile	\$66,354	3 Mile	43.90
5 Mile	101,844	5 Mile	\$67,122	5 Mile	44.30

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	4,468	1 Mile	\$38,298	1 Mile	44
3 Mile	48,618	3 Mile	\$50,663	3 Mile	46
5 Mile	102,329	5 Mile	\$52,829	5 Mile	46

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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

ZONING INFORMATION

Land Use	Zoning Districts																
	Residential				Nonresidential								PUD				
	R-1A	R-1	R-2	R-3	B-1	B-2	B-3	B-4	P	I	H	RPUD	CPUD	MXPUD	PSPUD	IPUD	
<i>Residential Land Uses</i>																	
Family day care home in a residence	P	P	P	P	P	-	-	-	-	-	-	A	A	A	-	-	
Multi-family dwelling units	-	-	P	P	-	-	-	-	-	-	-	A	-	A	-	-	
Residential units combined with non-residential uses	-	-	P	P	P	P	-	-	-	-	-	A	A	A	-	-	
<i>Transient Residential Land Uses and Overnight Accommodations</i>																	
Hotels/motels	-	-	-	P	P	-	-	-	-	-	-	-	A	A	-	-	
<i>Institutional Uses</i>																	
Adult day care centers (< five acres)	-	-	CU	P	P	P	CU	-	-	-	-	A	A	A	-	-	
Adult day care centers (> five acres)	-	-	-	P	P	P	CU	-	-	-	-	-	A	A	-	-	
Cemeteries	-	-	-	-	P	-	-	-	-	-	-	-	A	-	-	-	
Child care center (< five acres)	-	-	CU	P	P	P	CU	-	-	-	-	A	A	A	-	-	
Child care center (> five acres) (refer to supplemental standards in section 2.06.04)	-	-	-	P	P	P	CU	-	-	-	-	-	A	A	-	-	
Libraries	-	-	P	P	P	-	P	-	P	-	-	A	A	A	A	-	
Museums	-	-	-	P	P	-	-	P	-	-	-	-	A	A	A	-	

**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE

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

ZONING INFORMATION

Schools—Private, parochial, or technical (< five acres)	CU	CU		CU	CU	P	P	-	-	P	-	-	A	A	A	A	-
Schools—Private, parochial, or technical (> five acres)	-	-	-	-	P	P	-	-	-	-	-	-	A	A	A	A	-
<i>Health Care Uses</i>																	
Massage therapy establishment	-	-	-	P	P	P	P	-	-	-	-	-	A	A	A	-	-
Office, low intensity medical	-	-	-	P	P	P	P	P	-	-	-	-	A	A	A	-	-
Office, medical	-	-	-	P	P	P	P	P	-	-	-	-	A	A	A	-	-
Banks/financial institutions	-	-	-	-	P	P	-	P	-	-	-	-	-	A	A		
Barbershop, beauty salons, specialty salons	-	-	-	-	P	P	-	-	-	-	-	-	-	A	A	-	-
Bars	-	-	-	-	P	P	-	-	-	-	-	-	-	A	A	-	-
Catering shops	-	-	-	-	P	P	-	-	-	-	-	-	-	A	A	-	-
Craft distillery	-	-	-	-	P	P	-	P	-	-	-	-	-	A	A	-	-
Marinas <u>including</u> the sale, display, and storage of new and used boats for sale, and the repair and maintenance of boats.	-	-	-	-	P	P	-	-	-	-	-	-	-	A	A	-	-
Microbrewery	-	-	-	-	P	P	-	P	-	P	-	-	-	A	A	-	-

For additional permitted usages visit: https://library.municode.com/fl/stuart/codes/land_development_code?

**JEREMIAH BARON
& CO**

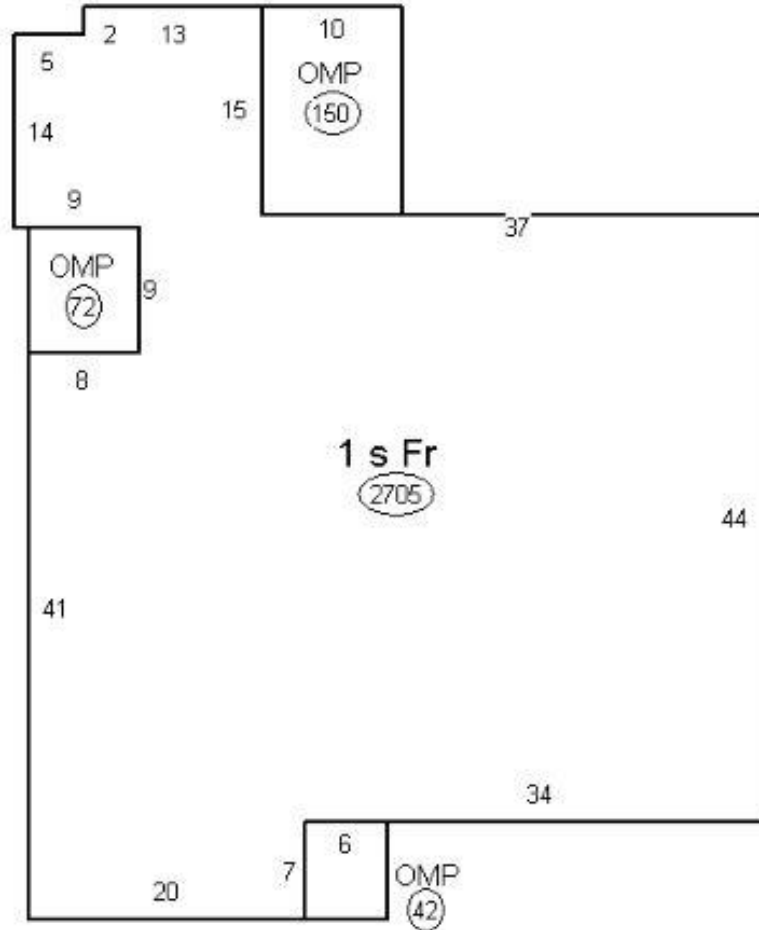
COMMERCIAL REAL ESTATE

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

SITE PLAN

01 02 03 05 06



**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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

TRADE AREA MAP



**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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