

# RETAIL SPACE AT SEAWIND PLAZA

2585 SE Federal Highway, Stuart FL 34997

YOUR SIGN HERE

**Available Q3 2024**

FOR LEASE | \$25.00/SF NNN

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

49 SW Flagler Ave. Suite 301  
Stuart FL, 34994  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matthew Mondo**  
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# PROPERTY OVERVIEW

- Excellent opportunity to lease a generously sized end cap space. The unit features a new storefront with impact windows, fully sprinkled, and a mainly open floor concept with 2 office spaces and kitchen.
- Tenant improvement allowance available for qualified lessee.
- Ideal for medical or retail use on a long-term lease.
- Exterior features include a total of 5 signs (1 on building, and 2 signs on monument signs located on the North and South of the property), excellent parking, and traffic counts as high as 41,000 cars per day.
- There is an opportunity that would allow for drive-thru capability.
- In close proximity to other major retailers such as Moe's Southwest Grill, Jetson, TJ Maxx, PDQ, Petco, Five Below, Starbucks, and many others.



<b>PRICE</b>	\$25.00/SF + \$4.00 NNN Fees
<b>SPACE AVAILABLE</b>	+/- 6,629 SF
<b>BUILDING TYPE</b>	Shopping Center
<b>ACREAGE</b>	5.29 AC
<b>FRONTAGE</b>	+/- 300 SF
<b>TRAFFIC COUNT</b>	41,000 ADT
<b>YEAR BUILT</b>	1972
<b>CONSTRUCTION TYPE</b>	Masonry
<b>PARKING SPACE</b>	62
<b>ZONING</b>	B-2 (Business General)
<b>LAND USE</b>	Commercial
<b>PARCEL ID</b>	15-38-41-000-000-00180-4

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# SITE PHOTOS



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# DEMOGRAPHICS

<b>2023 Population Estimate</b>		<b>2023 Average Household Income</b>		<b>Average Age</b>	
1 Mile	5,586	1 Mile	\$67,990	1 Mile	36.10
3 Mile	46,958	3 Mile	\$83,423	3 Mile	38.90
5 Mile	103,012	5 Mile	\$95,104	5 Mile	40.30

<b>2028 Population Projection</b>		<b>2023 Median Household Income</b>		<b>Median Age</b>	
1 Mile	5,572	1 Mile	\$62,173	1 Mile	33
3 Mile	46,659	3 Mile	\$64,438	3 Mile	39
5 Mile	102,814	5 Mile	\$73,630	5 Mile	42

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# ZONING INFORMATION

<b>Business and PUD Districts Uses</b>	<b>B-2</b>				
Adult businesses (refer to supplemental standards in section 2.06.11)	CU	Dry boat storage	P	Place of public assembly	P
Adult day care centers	P	Dry-cleaning establishment	P	Pool hall/billiard parlor	P
Automatic amusement center and game room	P	Family day care home in a residence	P	Public facilities and services	P
Automobile repair services, major and minor (refer to supplemental standards in section 2.06.06)	P	Funeral homes	P	Public parks	P
Automobile sales provided all repair and service shall be done within an enclosed building (refer to supplemental standards in section 2.06.06)	P	Funeral homes with crematorium	CU	Public utilities <sup>1</sup>	P
Bakery, retail and/or wholesale warehouses	P	Gasoline or other motor fuel stations (refer to supplemental standards in section 2.06.06)	P	Radio and/or television broadcast stations	P
Banks/financial institutions	P	Golf driving range (not accessory to golf course)	P	Religious institutions	P
Barbershop, beauty salons, specialty salons	P	Golf course, miniature	P	Repair services	P
Bars	P	Health club	P	Residential units combined with non-residential uses	P
Boat sales and service (refer to supplemental standards in section 2.06.06)	P	Health spas	P	Restaurants, convenience and general	P
Boat storage, dry	P	Hotels, motels	P	Restaurants, limited	
Bowling alleys	P	Kennels	P	Retail, bulk merchandise	P
Bus and train (passenger) station/terminals	P	Laundry establishments (self service)	P	Retail, department store	P
Car wash	P	Libraries		Retail, furniture stores	P
Catering shops	P	Massage therapy establishments	P	Retail, intensive sales and service	P
Cemeteries	P	Microbrewery	P	Retail, non-intensive sales and service	P
Child care center (refer to supplemental standards in section 2.06.05)	P	Multi-family dwelling units			
Clubs, lodges, and fraternal organizations	P	Museums	P		
Community garden (refer to supplemental standards in section 2.06.08)	P	Newspaper or publishing plant			
Craft distillery	P	Office, business or professional	P		
Crematoriums	CU	Office, low intensity medical	P		
		Office, medical	P		
		Office, veterinary	P		

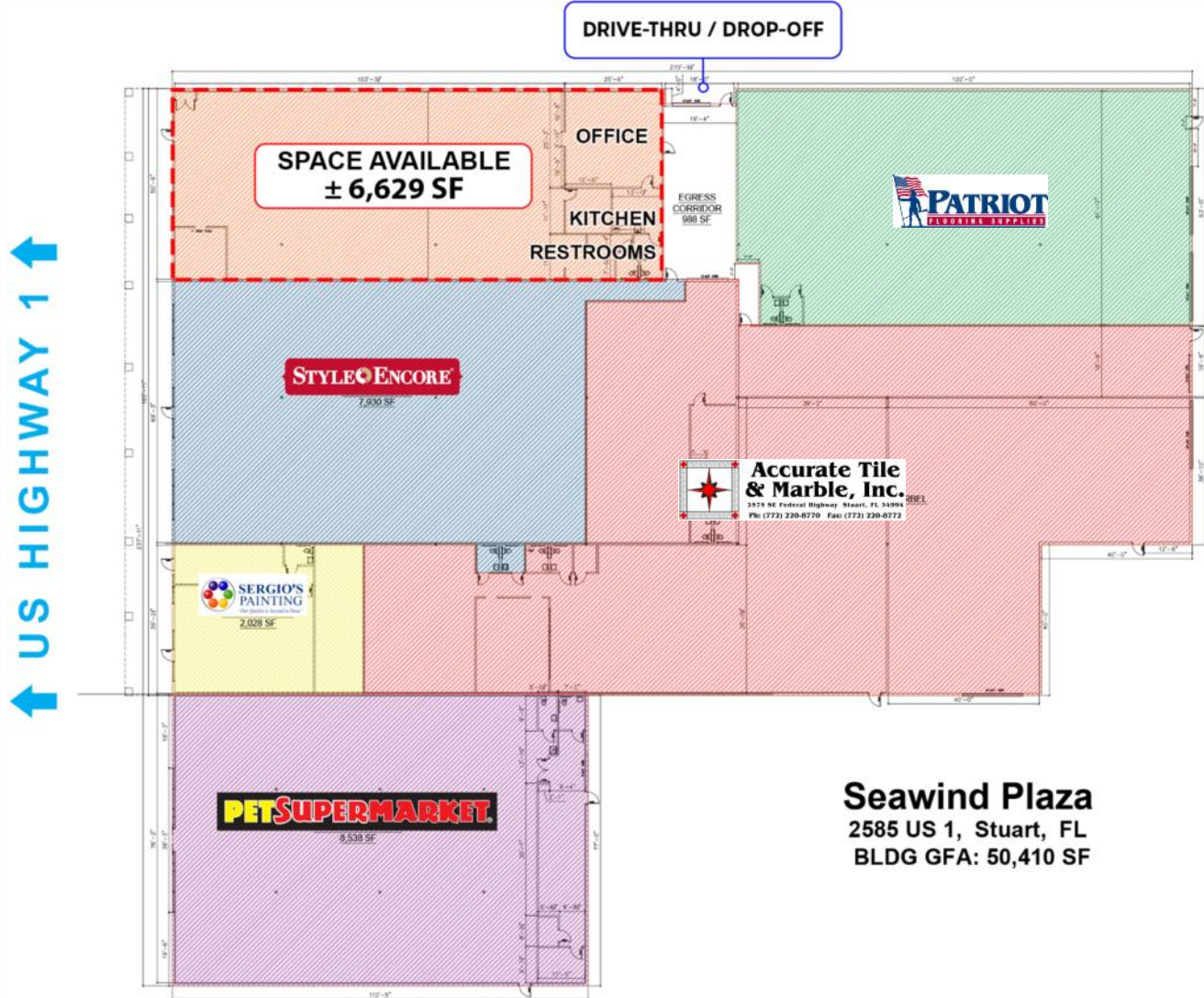
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# SITE PLAN



**Seawind Plaza**  
2585 US 1, Stuart, FL  
BLDG GFA: 50,410 SF

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# TRADE AREA MAP



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