

DOWNTOWN STUART RETAIL SHOP

31 SW Osceola St. Stuart, FL 34994



FOR LEASE | \$45.00/SF NNN

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart FL, 34996
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PROPERTY OVERVIEW

- Located in the charming Downtown Stuart, this excellent retail space offers 2,285 square feet.
- The space was recently renovated & is now a vanilla box that features a picture window entrance, excellent frontage, and a private restroom.
- The unit also has the potential for outdoor seating.
- This historic location regularly hosts events for both locals and visitors.
- Additionally, it is the only property in Martin County with consistent foot traffic.



LEASE RATE	\$45.00/SF NNN
UNIT SIZE	2,285 SF
BUILDING TYPE	Retail
FRONTAGE	145.83'
TRAFFIC COUNT	6,650 ADT
YEAR BUILT	1925
CONSTRUCTION TYPE	Masonry
PARKING SPACE	Street
ZONING	UC- Urban Center
LAND USE	Downtown Redevelopment
PARCEL ID	05-38-41-004-000-00140-0

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RENOVATED INTERIOR



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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	3,697	1 Mile	\$84,461	1 Mile	47.4
3 Mile	51,505	3 Mile	\$83,311	3 Mile	48.8
5 Mile	105,053	5 Mile	\$94,454	5 Mile	48.5

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	3,915	1 Mile	\$55,338	1 Mile	51.7
3 Mile	54,770	3 Mile	\$58,329	3 Mile	53.5
5 Mile	112,855	5 Mile	\$67,183	5 Mile	53.1

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ZONING INFORMATION

Commercial Uses	
Automobile repair service—Within an enclosed building in along U.S. 1 (Federal Hwy. and Savannah Road) only	1 per 200 square feet of sales area, plus 2 spaces per service bay, plus 1 space per employee
Art galleries	1 per 200 square feet
Bakery, retail	One (1) space for each employee on the largest working shift plus one (1) space per three hundred (300) square feet of gross floor area
Banks/financial institutions	1 per 300 square feet, plus queuing spaces per section 6.01.07
Barbershop, Beauty Salons, Specialty Salons	2 per station
Bars	1 per 4 seats
Catering shop	1 per employee, plus 0.5 spaces per delivery truck, plus 2 spaces per 1,000 square feet
Clubs, lodges and fraternal organizations	1 per 3 persons based on the maximum seating capacity of the building, or 1 space per 100 square feet (whichever is greater). One-half (½) of total parking area must be paved; the other half may be an approved stabilized surface
Dry cleaning, provided that all cleaning is conducted off-premises	1 per employee, plus 0.5 spaces per delivery truck, plus 1 space per 300 square feet
Health spas	1 per 200 square feet if located with retail, or 1 space per 150 square feet if located independently

ZONING INFORMATION

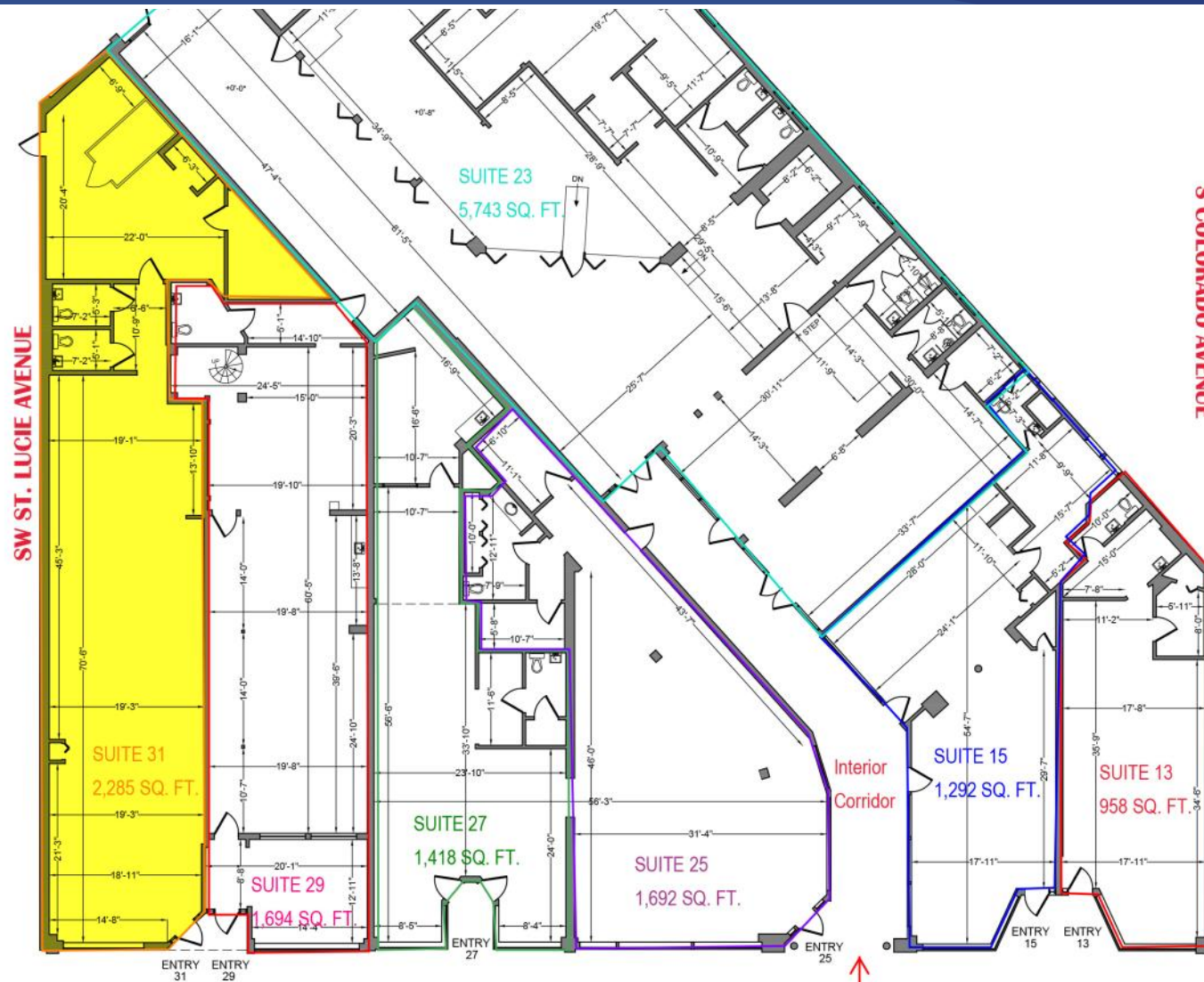
Marinas, Commercial	1 per 4 slips for operations that do not require a utilities agreement, and 1 per each slip that requires a utility agreement, plus 1 per each employee
Massage therapy establishments	1 per 300 square feet
Microbreweries and craft distilleries	1 per employee plus 1 per 300 square feet for tasting, tap room, and gift shops
Office, business or professional, medical, low intensity medical, and veterinary	1 per 350 square feet (professional)1 per 300 square feet (low intensity medical) 1 per 200 square feet (medical and veterinary)
Pharmacies (if 2,000 square feet or less)	1 per 200 square feet
Restaurants, convenience and general	1 per 4 seats
Retail sales and service (intensive and non-intensive)–Within an enclosed building only	1 per 300 square feet of floor space
Retail manufacturing–Providing such manufacturing is incidental to sales and occupies less than 75 percent of the total gross floor area	1 per 300 square feet
Studios (art, dance, music, exercise)	1 per 300 square feet
Theaters	1 per 4 seats

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FLOOR PLAN



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TRADE AREA MAP



Cleveland Clinic

SUBJECT PROPERTY

**MARTIN COUNTY
COURTHOUSE**

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