

PRIME OUTPARCEL SPACE

3250 SE Federal Highway, Stuart FL 34997



FOR LEASE | \$35.00/SF*

**JEREMIAH BARON
& CO**

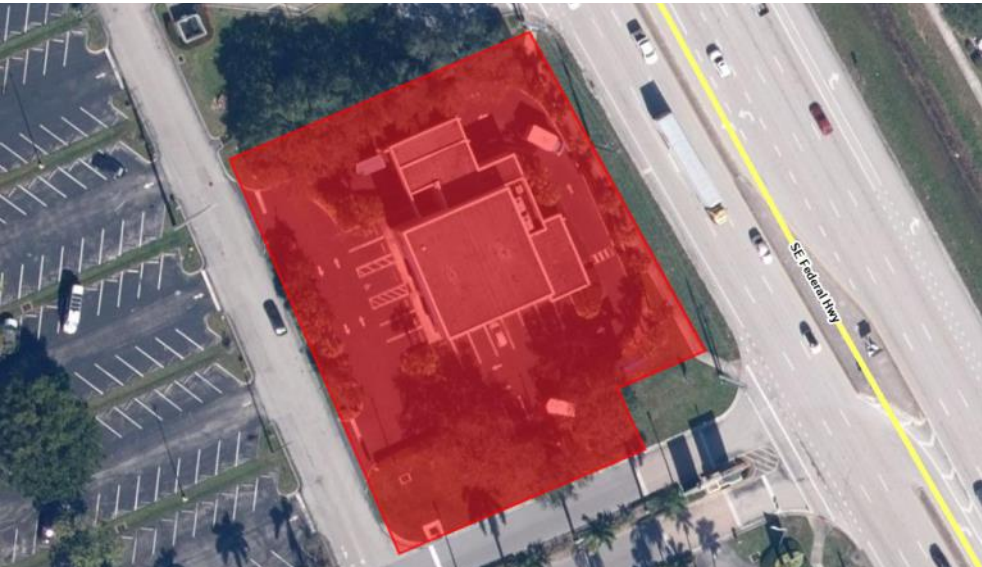
COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

- Excellent opportunity to lease a fully built out outparcel to a +/- 240,000 square foot Publix anchored shopping center situated in a retail hub near a major intersection of US-1 and Indian Street.
- Previously occupied by a banking institution, the space is adaptable for similar purposes or can be transformed into a space suitable for a restaurant, retailer, office, medical professional, and more.
- Site boasts high visibility to US-1, ease of access, dedicated pylon sign, ample parking, and strong demographics.
- New development in the immediate are includes a 324-unit apartment complex.



LEASE RATE	\$35.00/SF (+\$8.00 NNN)
BUILDING SIZE	3,868 SF
BUILDING TYPE	Freestanding Retail
ACREAGE	0.89 AC
FRONTAGE	+/- 191'
TRAFFIC COUNT	45,000 AADT
YEAR BUILT	2001
CONSTRUCTION TYPE	Block with Stucco
PARKING SPACE	26 dedicated +
ZONING	B-1 (Business) Martin
LAND USE	Commercial General
PARCEL ID	38-38-41-009-000-00010-0

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SITE PHOTOS



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DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	6,681	1 Mile	\$70,408	1 Mile	38.8
3 Mile	99,082	3 Mile	\$94,709	3 Mile	48.7
5 Mile	207,904	5 Mile	\$93,678	5 Mile	48.3

2010 Population Census		2023 Median Household Income		Median Age	
1 Mile	6,372	1 Mile	\$62,874	1 Mile	39.1
3 Mile	91,134	3 Mile	\$73,792	3 Mile	53.3
5 Mile	178,452	5 Mile	\$72,498	5 Mile	52.7

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ZONING INFORMATION

Sec. 3.417. B-1 Business District.

3.417.A. Uses permitted. In this district, a building or structure or land shall be used for only the following purposes, subject to any additional limitations pursuant to section 3.402:

1. Any use permitted in a HB-1 Limited Business District.
2. Churches or schools may be constructed on property presently owned and held for such purposes, if such construction is commenced within five years from the date of September 14, 1965.
3. Offices, banks, theatres (not drive-ins), beauty parlors, bars and nightclubs, photograph studios, dry cleaning and laundry pickup stations, barbershops, florists, automobile salesrooms, used car lots, parking lots and storage garages, telephone exchanges, restaurants and lunchrooms, police and fire stations, motels and hotels, golf driving ranges and putt-putt golf.
4. Mechanical garages and gasoline and other motor fuel stations, so long as such work is confined within a building, and vehicles awaiting repair shall be screened from view on the street and abutting property.
5. Signs appertaining to the above uses.

Refuse and storage areas, which shall be screened from view.

Sec. 3.416. - HB-1 Limited Business District.

3.416.A. Uses permitted. In this district, buildings, structures, land or water shall be used only for the following purposes, subject to any additional limitations pursuant to section 3.402:

1. Appliance stores including radio and television service.
2. Art and antique shops.
3. Banks or drive-in banks.
4. Bakeries.
5. Barber and beauty shops.
6. Book, stationery, camera or photographic supplies.
7. Cafes or restaurants, but excluding drive-in restaurants.
8. Clothing, shoes, millineries, dry goods and notions.
9. Furniture and home furnishings, including office furniture and equipment.
10. Florists, nurseries or gift shops.
11. Gasoline stations, subject to the approval of the planning and zoning board and the County commission after public hearing, as not creating traffic or safety hazards and as being in accordance with the spirit and purpose of this chapter.
12. Groceries, fruit, vegetables, meat markets, delicatessens, catering and supermarkets.
13. Hardware and paints.

14. Jewelry stores.
15. Laundry and dry cleaning pickup stations and self-service laundries.
16. Professional Offices; medical, dental; real estate; lawyer; engineer, architect; tax consultant; veterinary clinics, provided no animals are boarded or kept overnight. No animals shall be permitted outside of the walls of the main structure.
17. Shoe repair shops.
18. Storage garages or private automobile parking.
19. Theatres, but excluding drive-in theatres.
20. Pharmacies and medical marijuana dispensing facilities, provided any medical marijuana dispensing facility shall be located no closer than 500 feet from any public or private school. The distance between school property and licensed premises shall be measured on a straight line connecting the nearest point of the school property to the nearest point of the building of the licensed premises, as documented by a survey prepared by a licensed surveyor.

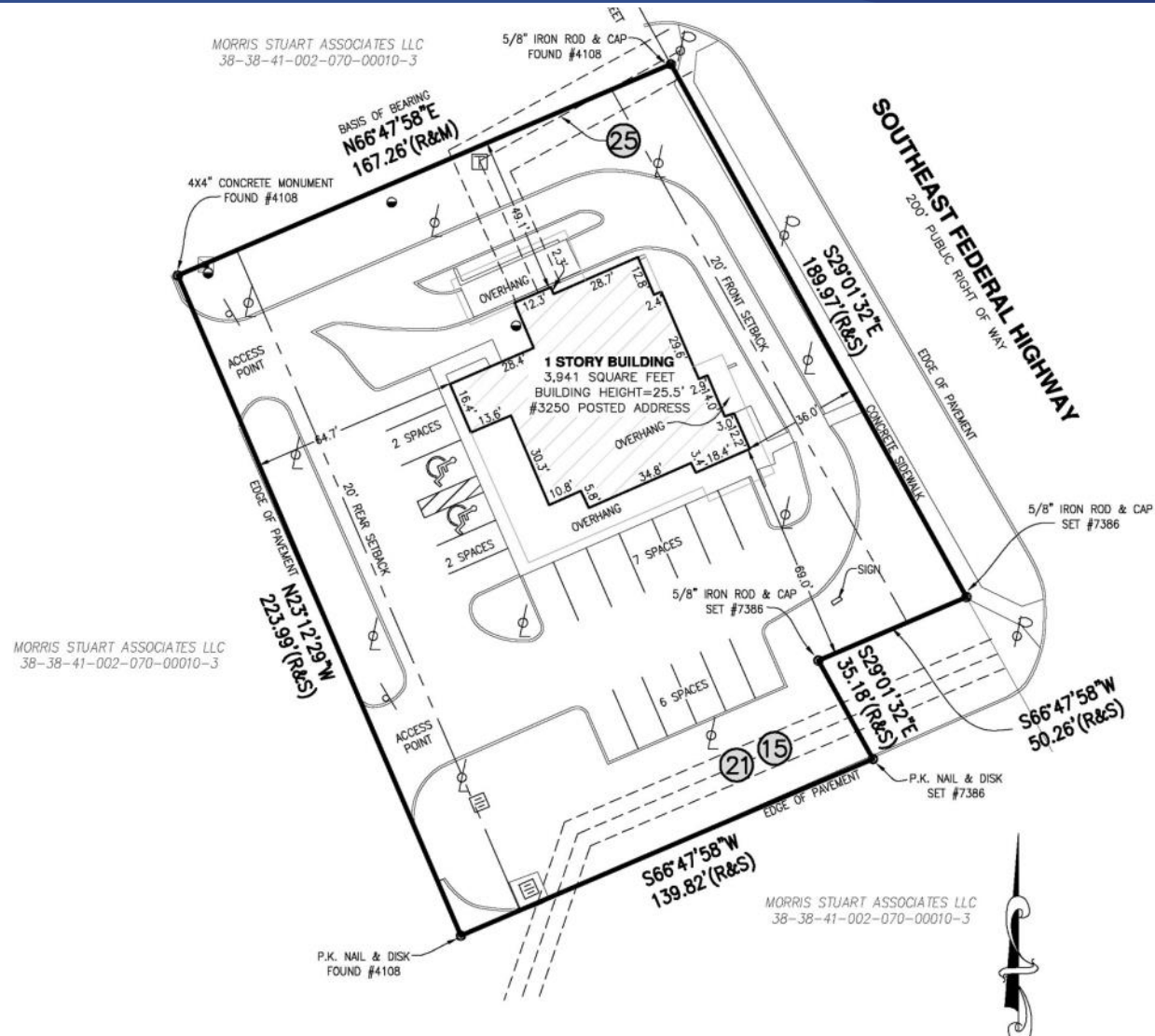
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SITE PLAN



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TRADE AREA MAP



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