

COVE CENTER II RETAIL SPACES

6001 SE Federal Highway, Stuart FL 34997



FOR LEASE | \$16.00/sf NNN*

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart FL, 34996
www.commercialrealestatellc.com

Conor Mackin
772.286.5744 Office
973.303.1160 Mobile
cmackin@commercialrealestatellc.com

PROPERTY OVERVIEW

- **Limited Spaces Available** located at the Cove Center II Shopping Center located on a busy signalized intersection off US-1 in Stuart, FL.
- Unit 6075 is a second generation restaurant space featuring a full kitchen and hood system.
- Property features great visibility and high traffic counts; plus signage opportunities on both building and monument sign.
- Neighboring tenants include Dunkin', Family Dollar, Verizon, and Enterprise Rent-a-Car.
- Centrally located between residential communities in addition to several regional and national brands such as Publix, Starbucks, Walgreens, McDonald's and many others.



SPACES AVAILABLE	
SUITE 6075	2,000 SF @ \$20.00/SF NNN + \$4.50 CAM
SUITE 6067 B	3,350 SF @ \$16.00/SF NNN
BUILDING SIZE	44,410 SF (Total)
BUILDING TYPE	Shopping Center
ACREAGE	9.46 AC
FRONTAGE	1,044 ft.
TRAFFIC COUNT	37,500 ADT (2023)
YEAR BUILT	1986-1998
PARKING SPACE	Ample
ZONING	M-1 / R-3A
LAND USE	Commercial General
PARCEL ID	25-38-41-003-000-00020-4

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DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	9,313	1 Mile	\$80,674	1 Mile	47.5
3 Mile	40,033	3 Mile	\$84,471	3 Mile	53.0
5 Mile	75,856	5 Mile	\$88,382	5 Mile	53.6

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	9,292	1 Mile	\$60,892	1 Mile	45.2
3 Mile	39,738	3 Mile	\$66,214	3 Mile	48.7
5 Mile	75,447	5 Mile	\$67,511	5 Mile	49.0

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ZONING INFORMATION

Sec. 3.420. - M-1 Industrial District.

3.420.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 the B-2 Business-Wholesale Business District that meets the standards prescribed in subsections (2)(a) through (j) of this subsection.
2. Light manufacturing plants that meet the following standards:
 - a. All operations shall be conducted and all materials and products shall be stored within the buildings of the plant. All waste materials shall be stored while on the premises in a screened enclosure, which shall be counted as a part of the area allowed for occupation by buildings and structures.
 - b. All machine tools and other machinery shall be electric powered. No forging, drop pressing, riveting or other processes involving impacts from other than non-powered hand tools, or processes producing high frequency vibrations shall be permitted.
 - c. No processes which result in the creation of smoke from the burning of fuels shall be permitted.
 - d. No processes which emit an odor nuisance beyond the real property boundary shall be permitted. Where odors are produced and provisions for eradication within a building are provided, the burden of successful elimination of the odors shall rest on the manufacturer.
 - e. Dust and dirt shall be confined within the buildings of the plant. Ventilating and filtering devices shall be provided, such being determined necessary by the building inspector.

f. No processes which result in the escape of noxious gases or fumes in concentrations dangerous to plant or animal life or damaging to property shall be permitted.

g. Operations creating glare shall be so shielded that the glare cannot be seen from outside the real property boundary.

h. Buildings and fences shall be painted, unless the materials are naturally or artificially colored.

Sec. 3.418. - B-2 Business-Wholesale Business District.

3.418.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 uses permitted in the B-1 Business District.
2. Retail, wholesale and distributing businesses, including warehouses and storage yards. Refuse and storage areas shall be screened from the street and abutting property.
3. Veterinary hospitals, bottling works, repair shops, storage and sale of fertilizer and feeds, laundries, dry cleaning establishments, woodworking shops.
4. Drive-in theatres.
5. Boat yards and ways on waterfront lots.

AERIAL VIEW



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TRADE AREA MAP



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