

NORTHGATE PLAZA

611 SW Federal Hwy. Stuart, FL 34994



FOR LEASE | \$25.00/sf

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

- Excellent opportunity to lease executive office space at Northgate Plaza.
- This charming plaza boasts 13,785 square feet with multiple units perfectly suited for medical and professional businesses.
- Conveniently situated on US1, just steps away from downtown Stuart, the plaza offers excellent frontage.
- Additionally, it's less than half a mile north of Kanner Highway, providing easy access to both Florida's Turnpike and I-95.
- The surrounding area features national retailers like Publix, Subway, Dunkin Donuts, Wawa, and Cleveland Clinic North.
- The building is meticulously maintained, with brand new HVAC units installed in 2022, and the parking lot recently restriped and sealed.



PRICE	\$25.00/sf
BUILDING SIZE	13,785 sf
BUILDING TYPE	Office
ACREAGE	0.9452 ac
FRONTAGE	77.5' Fed Hwy 244.5' Mcpherson
TRAFFIC COUNT	33,500 ADT
YEAR BUILT	1963
CONSTRUCTION TYPE	Stucco Wood Frame
PARKING SPACE	Ample
ZONING	Urban Highway
PARCEL ID	05-38-41-006-001-00050-4

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SITE PHOTOS



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DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	4,350	1 Mile	\$76,695	1 Mile	46.60
3 Mile	98,508	3 Mile	\$97,270	3 Mile	47.30
5 Mile	285,246	5 Mile	\$88,587	5 Mile	47.40

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	4,431	1 Mile	\$63,720	1 Mile	50
3 Mile	98,845	3 Mile	\$75,350	3 Mile	51
5 Mile	295,100	5 Mile	\$69,575	5 Mile	51

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ZONING INFORMATION

	R-1A	R-1	R-2	R-3	B-1	B-2	B-3	B-4	P	I	H	Urban District
Public					X	X	X	X	X	X	X	X
Institutional			X	X	X	X	X		X		X	X
Recreation	X	X	X	X	X	X	X		X			X
Downtown re-development	X	X	X	X	X	X	X	X	X			X
Neighborhood Special District												X
East Stuart Neighborhood	X	X	X	X	X	X	X	X	X			X
Conservation	X	X	X	X	X	X	X	X	X	X	X	X
Marine										X		X

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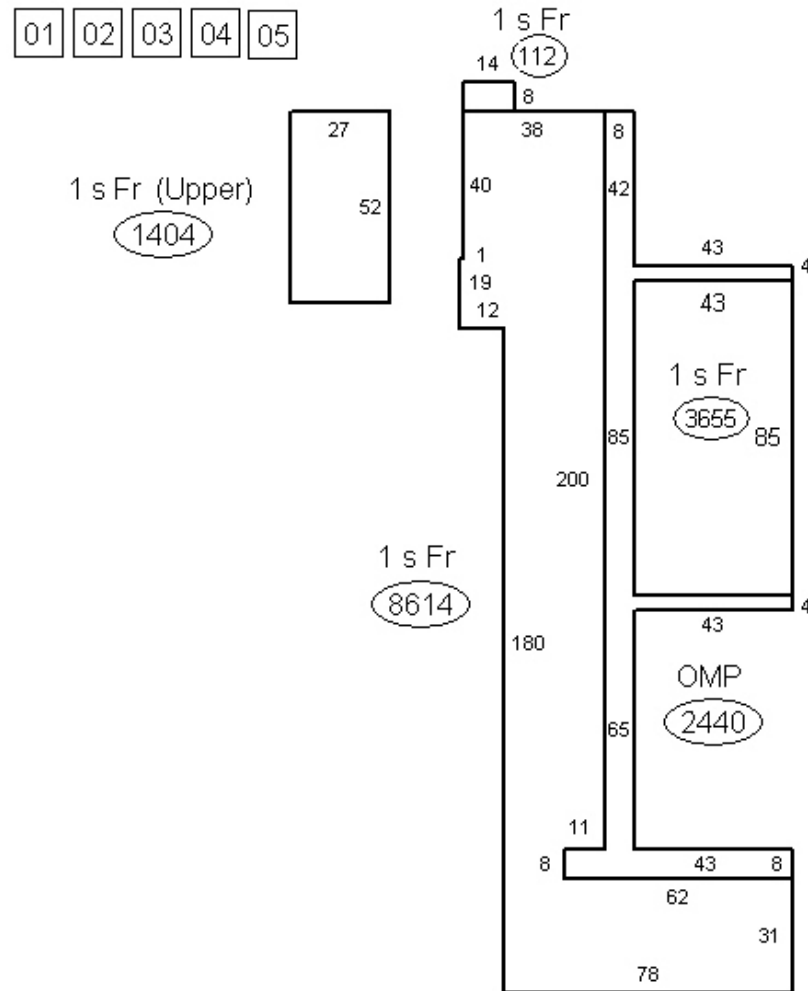
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SITE PLAN



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TRADE AREA MAP



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