

# FREESTANDING RETAIL | SHOWROOM WITH YARD SPACE

1218 SE Federal Hwy., Stuart, FL 34994



FOR LEASE | \$8,000/mo NNN

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

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# PROPERTY OVERVIEW

- Excellent Opportunity to lease a freestanding retail building in Stuart.
- Located on US1, this property boasts exceptional frontage, a prominent monument sign, ample parking with designated entry and exit points.
- The 400-square-foot building showcases a well-kept exterior with a metal roof.
- Ideally suited for a car dealership or boat brokerage.



<b>LEASE PRICE</b>	\$8,000/mo NNN
<b>BUILDING SIZE</b>	400 sf
<b>BUILDING TYPE</b>	General Office
<b>ACREAGE</b>	0.6899
<b>FRONTAGE</b>	273'
<b>TRAFFIC COUNT</b>	34,000 ADT
<b>YEAR BUILT</b>	1983
<b>PARKING SPACE</b>	Ample
<b>ZONING</b>	B-2 Business General
<b>PARCEL ID</b>	09-38-41-000-000-00101-3

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# SITE PHOTOS



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# DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	8,976	1 Mile	\$66,492	1 Mile	45.10
3 Mile	102,823	3 Mile	\$97,228	3 Mile	46.10
5 Mile	263,612	5 Mile	\$89,946	5 Mile	46.30

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	8,944	1 Mile	\$53,398	1 Mile	47
3 Mile	102,960	3 Mile	\$74,825	3 Mile	49
5 Mile	272,041	5 Mile	\$70,562	5 Mile	48

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# ZONING INFORMATION

	R-1A	R-1	R-2	R-3	B-1	B-2
Residential units combined with non-residential uses	-	-	P	P	P	P
Adult day care centers (< five acres)	-	-	CU	P	P	P
Adult day care centers (> five acres)	-	-	-	P	P	P
Child care center (< five acres)	-	-	CU	P	P	P
Child care center (> five acres) (refer to supplemental standards in section 2.06.04)	-	-	-	P	P	P
Massage therapy establishment	-	-	P	P	P	P
Office, low intensity medical	-	-	P	P	P	P
Office, medical	-	-	P	P	P	P
Office, business or professional	-	-	P	P	P	P
Office, low intensity medical	-	-	P	P	P	P
Office, veterinary	-	-	-	P	P	P
Public parks	P	P	P	P	P	P
<i>Utility and Service Uses</i>						
Public facilities and services	P	P	P	P	P	P
Public utilities (refer to section 6.02.00)	P	P	P	P	P	P
Community gardens (refer to supplemental standards in section 2.06.08)	P	P	P	P	P	P
Urban farms (refer to supplemental standards in section 2.06.08)	-	-	-	P	P	P

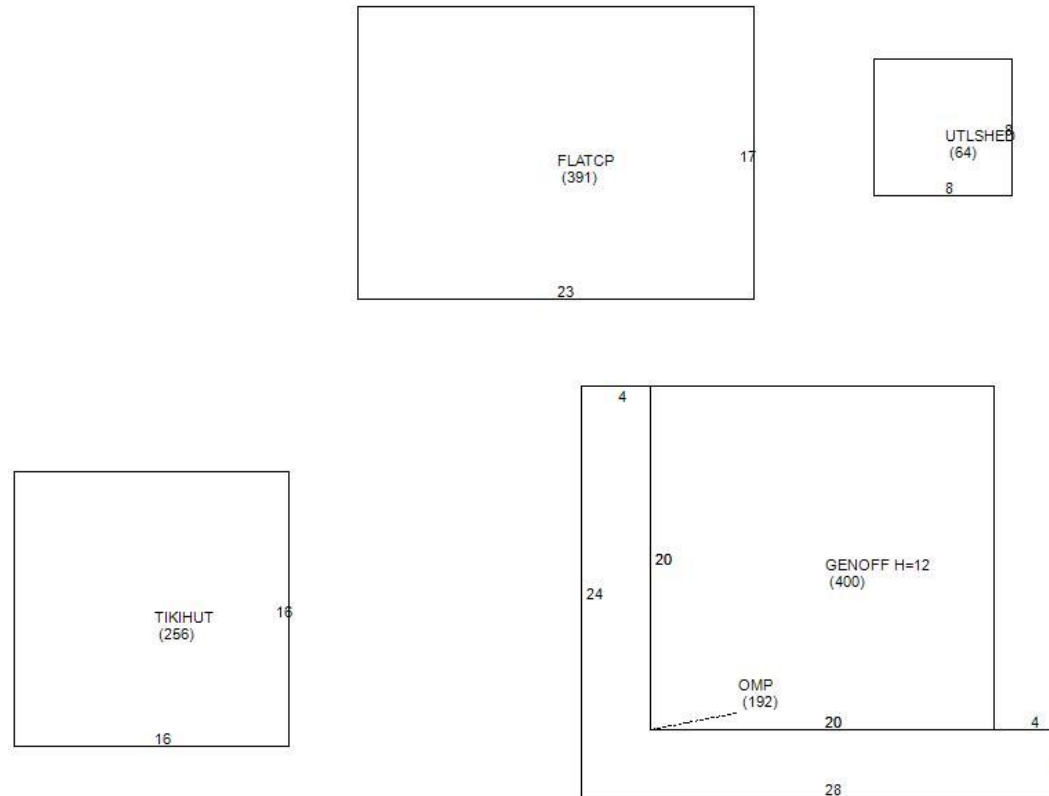
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# SITE PLAN



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# TRADE AREA MAP



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