

FREESTANDING RETAIL BUILDING

1975 SE Fischer Street, Stuart FL 34997



FOR LEASE | \$22.00/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

- Outstanding 15,388 sq. ft. freestanding retail building located in a highly coveted, bustling retail corridor in Stuart, Florida.
- This site is brimming with potential, offering the versatility to be utilized as a merchandise showroom space or other retail purposes.
- Current owner is in the process of downsizing and permitting the subdivision of units.
- The expansive layout, combined with high ceilings, provides an inviting atmosphere for customers and allows for a myriad of possibilities in customizing the space to suit your unique vision.
- Site is adjacent to Lowe's and a vibrant shopping plaza that includes Publix, Harbor Freight Tools, Bealls Outlet, as well as popular dining options like Arby's and McDonald's, alongside a variety of other retailers.



LEASE RATE	\$22.00/SF NNN
SPACE(S) AVAILABLE	5,000–15,388 SF
BUILDING SIZE	15,388 SF
BUILDING TYPE	Retail
ACREAGE	1.05
FRONTAGE	+/- 152'
TRAFFIC COUNT	45,000 ADT (from US-1)
YEAR BUILT	2015
CONSTRUCTION TYPE	Masonry
PARKING SPACE	Ample
ZONING	CPUD–Commercial PUD (Stuart)
LAND USE	Commercial
PARCEL ID	38-38-41-016-000-00030-0

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DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	7,547	1 Mile	\$73,352	1 Mile	39.8
3 Mile	97,616	3 Mile	\$94,084	3 Mile	48.8
5 Mile	203,303	5 Mile	\$94,132	5 Mile	48.5

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	7,464	1 Mile	\$64,142	1 Mile	39.9
3 Mile	97,287	3 Mile	\$73,296	3 Mile	53.4
5 Mile	207,689	5 Mile	\$72,778	5 Mile	53

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ZONING INFORMATION

Adult business (refer to supplemental standards in section 2.06.10)	-
Automatic amusement center and game room	A
Automobile rental/leasing	A
Automobile repair services, major and minor (refer to supplemental standards in section 2.06.05)	A
Automobile sales provided all repair and service shall be done within an enclosed building (refer to supplemental standards in section 2.06.05)	A
Bakeries, retail and/or wholesale warehouses	A
Banks/financial institutions	A
Barbershop, beauty salons, specialty salons	A
Bars	A
Boat building, indoors	A
Boat building, outdoors	-
Boat sales and service (refer to supplemental standards in Section 2.06.05)	A
Boat storage, dry	A
Bowling alleys	A
Car washes	A
Catering shops	A
Clubs, lodges, fraternal organizations	A
Craft distillery	A

Dry cleaning establishment	A
Dry cleaning plant	-
Farm equipment and supply sales establishments, including open storage	A
Flea markets	A
Gasoline or other motor fuel stations (refer to supplemental standards in sections 2.06.05 and 2.06.20)	A
Gasoline or other motor fuel stations, including tank farms (refer to supplemental standards in sections 2.06.05 and 2.06.20)	-
Health clubs	A
Health spas	A
Kennels	A
Laundry establishments (self-service)	A
Manufactured home, mobile home or RV parks	A
Marinas including the sale, display, and storage of new and used boats for sale, and the repair and maintenance of boats.	A
Microbrewery	A
Newspaper or publishing plant	A
Office, business or professional	A
Office, low intensity medical	A
Office, veterinary	A

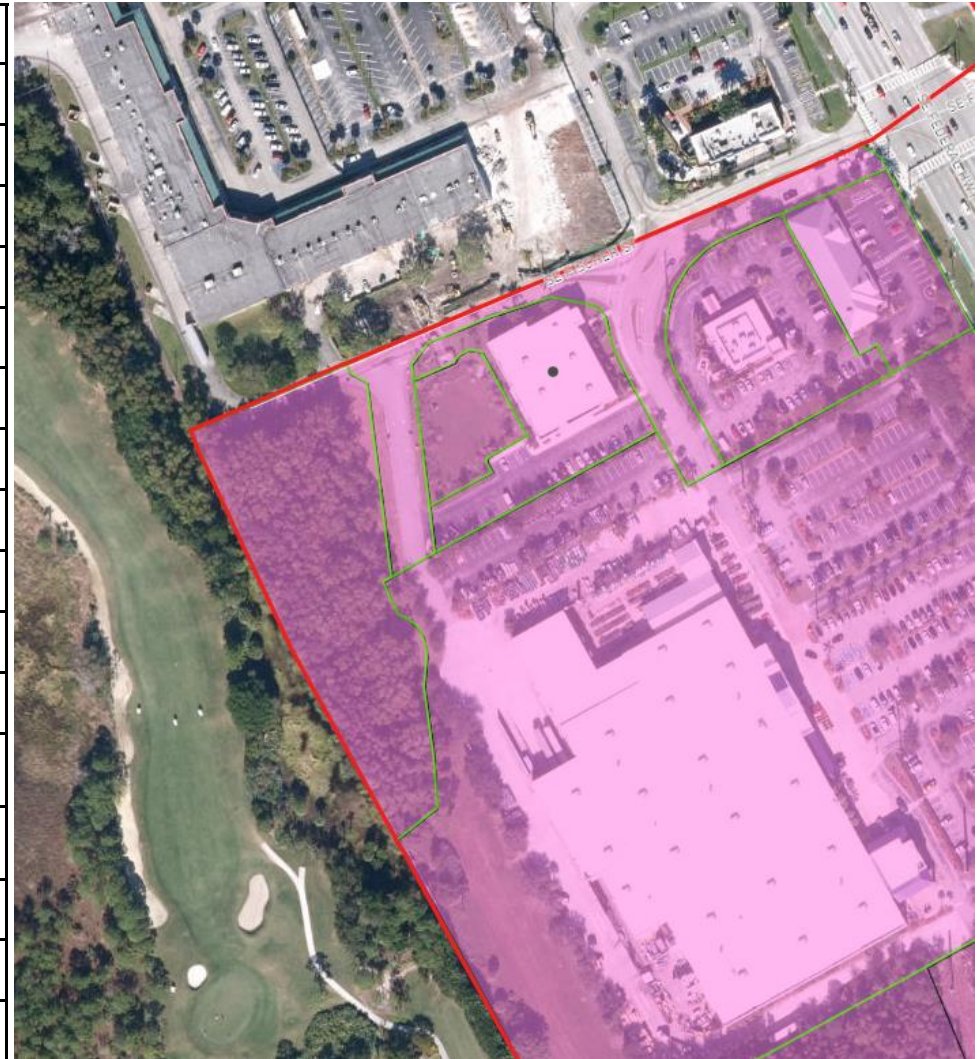
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ZONING INFORMATION

Place of public assembly	A
Pool hall/billiard parlor	A
Repair services	A
Restaurants, convenience and general	A
Restaurants, limited	-
Retail, bulk merchandise	A
Retail, department store	A
Retail, furniture store	A
Retail, intensive sales	A
Retail, non-intensive sales and service	A
Retail, regional mall	A
Retail, strip shopping center	A
Rooftop dining areas (refer to supplemental standards in section 2.06.19)	C U
Shooting range, indoor (refer to supplemental standards in section 2.06.16)	A
Skating rink, rolling or ice	A
Studio (art, dance, music, exercise)	A
Theaters	A



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TRADE AREA MAP



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AREA MAP



WEDGEWOOD COMMONS SHOPPING CENTER

Publix **DOLLAR TREE** **HARBOR FREIGHT TOOLS**
Quality Tools at Ridiculously Low Prices

Edible ARRANGEMENTS **bealls HOME OUTLET** **POWERHOUSE GYM** **FISH TAILS** **centric**

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