

OFFICE WITH WAREHOUSE SPACE

537 SE Central Parkway, Stuart FL 34994



FOR LEASE | \$1,550/mo.

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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

Janine Landolina
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PROPERTY OVERVIEW

- 880 SF office condo available for lease at the Central Parkway Business Center for \$1,550/month.
- This fully air-conditioned space includes three private offices, a dedicated workspace, a private restroom, and a 240 SF warehouse (15' deep x 16' wide) with an overhead roll-up door.
- The entryway features hurricane-impact glass windows and a pedestrian door. Conveniently located with easy access to Florida's Turnpike, I-95, Kanner Highway, and Downtown Stuart.



LEASE RATE	\$1,550/mo.
SPACE AVAILABLE	880 SF
BUILDING TYPE	Office Condo
TRAFFIC COUNT	41,000 ADT (S Kanner Highway)
YEAR BUILT	2002
CONSTRUCTION TYPE	CBS
PARKING SPACE	Ample
ZONING	CPUD: Commercial PUD
LAND USE	Commercial
PARCEL ID	09-38-41-025-002-02090-0

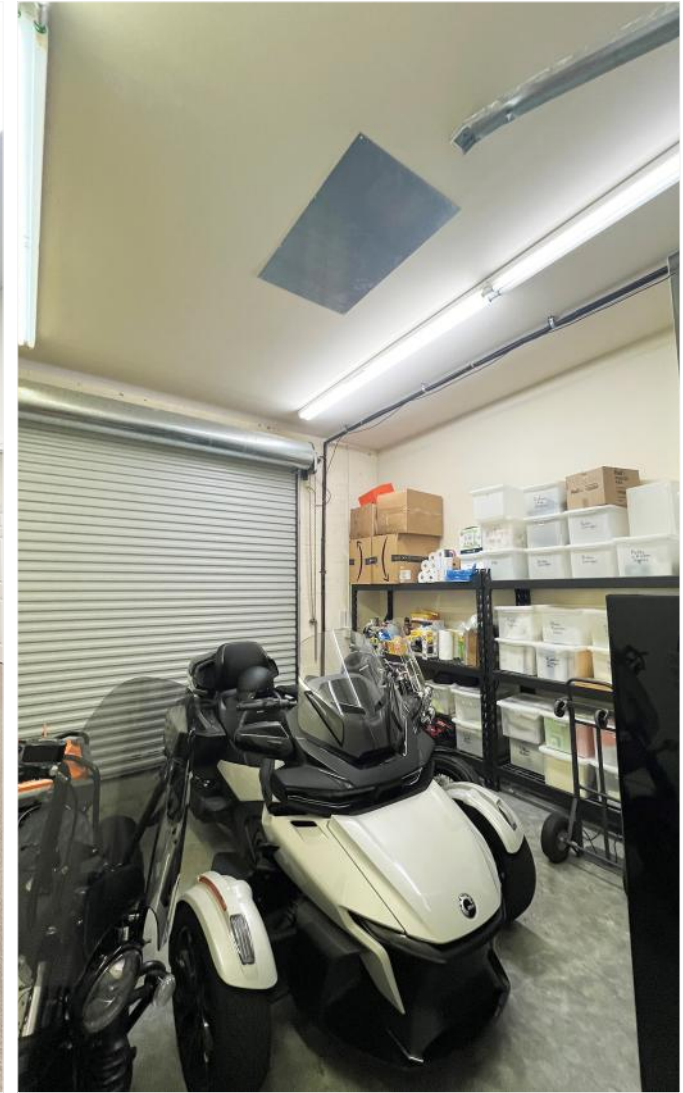
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INTERIOR PHOTOS



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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	9,133	1 Mile	\$63,337	1 Mile	47.9
3 Mile	52,700	3 Mile	\$83,173	3 Mile	47.9
5 Mile	106,608	5 Mile	\$92,768	5 Mile	48.2

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	9,771	1 Mile	\$47,955	1 Mile	51.1
3 Mile	55,714	3 Mile	\$59,318	3 Mile	51.5
5 Mile	112,968	5 Mile	\$65,942	5 Mile	52.7

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ZONING INFORMATION

Commercial Uses	CPUD
Adult business (refer to supplemental standards in section 2.06.10)	-
Automatic amusement center and game room	A
Automobile rental/leasing	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
Health clubs	A
Health spas	A
Kennels	A

Office, business or professional	A
Office, low intensity medical	A
Office, veterinary	A
Outdoor storage (refer to standards in section 6.10.00)	A
Place of public assembly	A
Pool hall/billiard parlor	A
Repair services	A
Retail, bulk merchandise	A
Retail, department store	A
Retail, furniture store	A
Retail, intensive sales	A
Retail, non-intensive sales and service	A
Studio (art, dance, music, exercise)	A
Theaters	A

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TRADE AREA MAP



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