

PROFESSIONAL OFFICE SPACE

7309 Gaines Ave. Stuart, FL 34997



FOR LEASE | \$18.00/SF NNN

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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

Janine Landolina
772.286.5744 Office
772.285.2599 Mobile
ileaseit@gmail.com

PROPERTY OVERVIEW

- Exceptional leasing opportunity at Sterling Plaza, perfect for professional services or administrative office needs.
- This fully air-conditioned space features an open floor plan, three private offices, a storage room, a restroom, and a private rear entrance for added convenience.
- Located at the signalized corner of Kanner Highway and Cove Road in Stuart, FL, this office offers quick access to I-95, making it an ideal location for businesses seeking convenience and connectivity.
- The surrounding area is experiencing rapid growth, with nearby developments including Costco's first Stuart location, as well as a future Starbucks, Del Taco, Heartland Dental, and more—bringing increased traffic and business opportunities to the area.



LEASE RATE	\$18.00/SF NNN + \$5.00 CAM
BUILDING SIZE	8,018 SF
SPACE AVAILABLE	2,120 SF
BUILDING TYPE	General Retail Plaza
ACREAGE	1.31 AC
FRONTAGE	220' (SW Kanner Highway)
TRAFFIC COUNT	46,500 ADT
YEAR BUILT	2006
PARKING SPACE	32
ZONING	LC—Limited Commercial District
LAND USE	Commercial Limited
PARCEL ID	55-38-41-000-042-00081-2

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SITE PHOTOS



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ZONING INFORMATION

Limited Commercial	LC
Administrative services, not-for-profit	P
Educational institutions	P
Places of worship	P
Post offices	P
Protective and emergency services	P
Business and professional offices	P
Commercial amusements, indoor	P
Commercial day care	P
Construction industry trades	P
Construction sales and services	P
Limited retail sales and services	P
Medical services	P
Pain management clinics	P
Veterinary medical services	P
Credit bureaus	P
Credit intermediation and related activities	P
Customer care centers	P
Customer support	P
Data processing services	P

Information services and data processing	P
Insurance carriers	P
Internet service providers, web search portals	P
Management services	P
National, international and regional headquarters	P
Nondepository credit institutions	P
Offices of bank holding companies	P
On-line information services	P
Performing arts centers	P

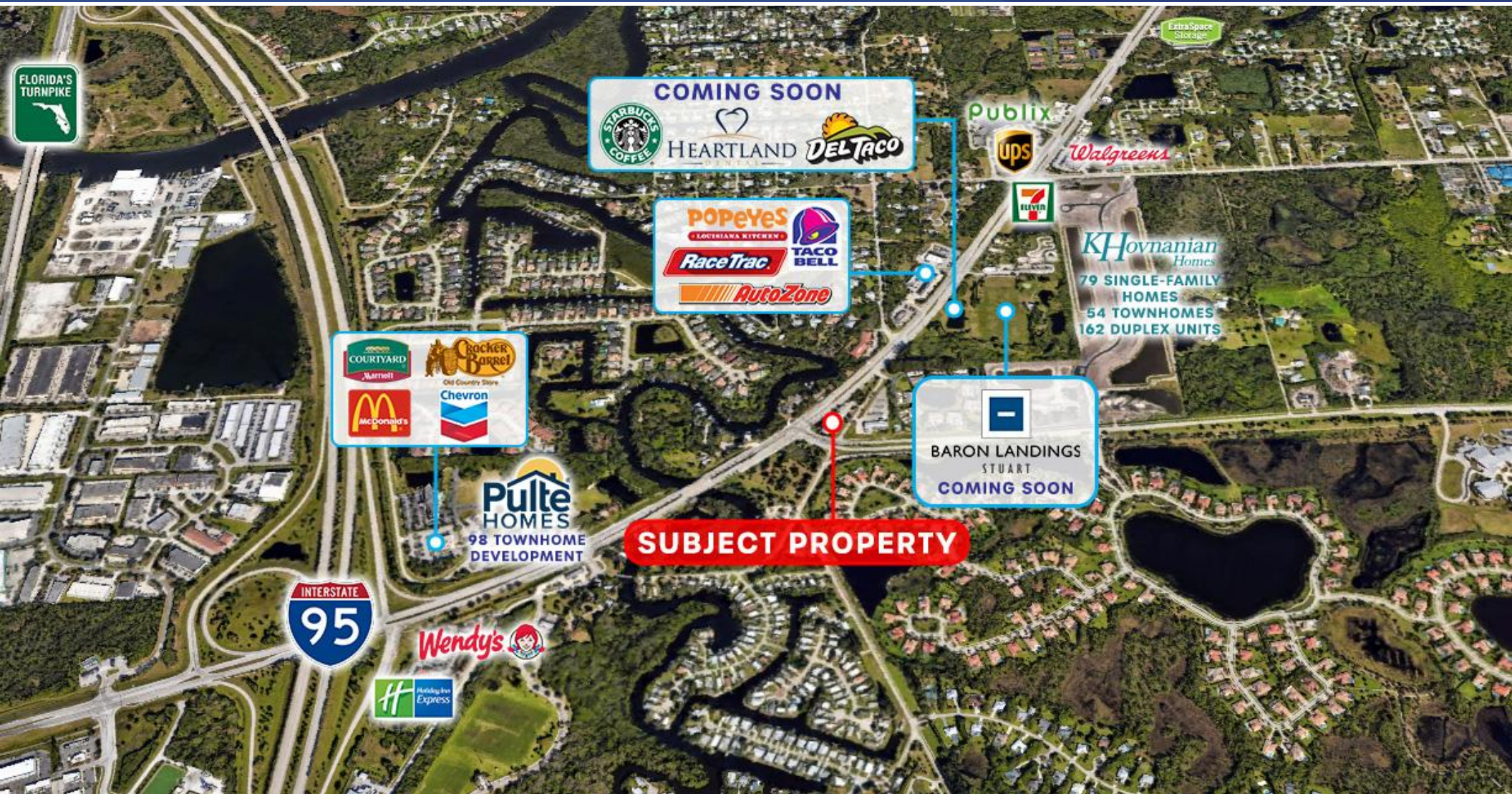
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TRADE AREA MAP



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