

FREESTANDING OFFICE

870 S Colorado Ave. Stuart, FL 34994



FOR LEASE | \$35.00/SF MG

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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

Conor Mackin

772.286.5744 Office

772.291.8443 Mobile

cmackin@commercialrealestatellc.com

PROPERTY OVERVIEW

- Excellent 1,335 sf freestanding office with an open floor plan and partitioned workspace/storage area.
- Ideal for professional use - perfect for architects, engineers, CPAs, and home design firms
- Prime location off Colorado Ave. with quick access to US-1 and Downtown Stuart
- High visibility with a unique mural, making it a recognizable landmark
- Charming and functional space suitable for a variety of business needs



LEASE RATE	\$35.00/SF Modified Gross
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BUILDING SIZE	1,335 SF
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BUILDING TYPE	Retail/Office
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ACREAGE	0.12 AC
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FRONTAGE	21'
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TRAFFIC COUNT	33,000 ADT
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YEAR BUILT	1955 (Renovated 2020)
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CONSTRUCTION TYPE	Block with Stucco
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PARKING SPACE	8
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ZONING	UC- Urban Center
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LAND USE	Downtown
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PARCEL ID	05-38-41-000-000-00300-0
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SITE PHOTOS



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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	6,877	1 Mile	\$71,675	1 Mile	49.7
3 Mile	52,766	3 Mile	\$82,782	3 Mile	48.3
5 Mile	103,960	5 Mile	\$94,354	5 Mile	48.2
2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	7,347	1 Mile	\$49,704	1 Mile	55
3 Mile	55,982	3 Mile	\$58,413	3 Mile	52.4
5 Mile	110,845	5 Mile	\$66,830	5 Mile	52.5

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ZONING INFORMATION

UC-Urban Center Permitted Uses

Commercial Uses	
Automobile repair service—Within an enclosed building in along U.S. 1 (Federal Hwy. and Savannah Road) only	1 per 200 square feet of sales area, plus 2 spaces per service bay, plus 1 space per employee
Art galleries	1 per 200 square feet
Bakery, retail	One (1) space for each employee on the largest working shift plus one (1) space per three hundred (300) square feet of gross floor area
Banks/financial institutions	1 per 300 square feet, plus queuing spaces per section 6.01.07
Barbershop, Beauty Salons, Specialty Salons	2 per station
Bars	1 per 4 seats
Catering shop	1 per employee, plus 0.5 spaces per delivery truck, plus 2 spaces per 1,000 square feet
Clubs, lodges and fraternal organizations	1 per 3 persons based on the maximum seating capacity of the building, or 1 space per 100 square feet (whichever is greater). One-half (½) of total parking area must be paved; the other half may be an approved stabilized surface
Dry cleaning, provided that all cleaning is conducted off-premises	1 per employee, plus 0.5 spaces per delivery truck, plus 1 space per 300 square feet
Health spas	1 per 200 square feet if located with retail, or 1 space per 150 square feet if located independently

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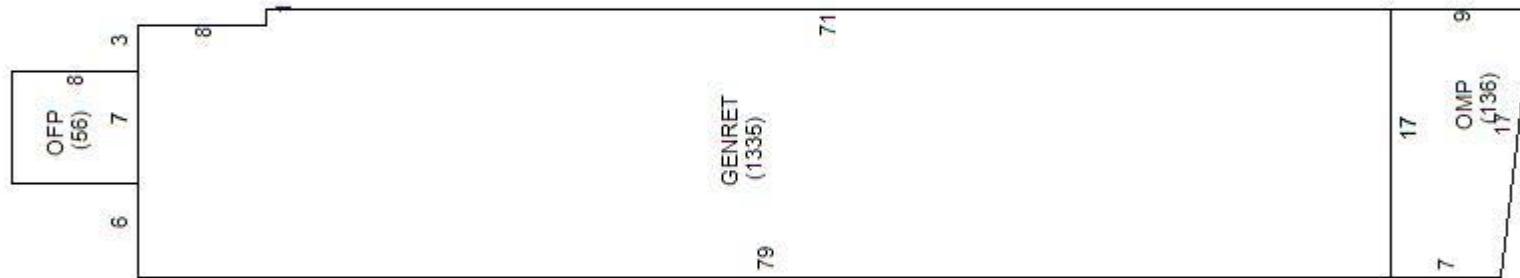
Marinas, Commercial	1 per 4 slips for operations that do not require a utilities agreement, and 1 per each slip that requires a utility agreement, plus 1 per each employee
Massage therapy establishments	1 per 300 square feet
Microbreweries and craft distilleries	1 per employee plus 1 per 300 square feet for tasting, tap room, and gift shops
Office, business or professional, medical, low intensity medical, and veterinary	1 per 350 square feet (professional)1 per 300 square feet (low intensity medical)1 per 200 square feet (medical and veterinary)
Pharmacies (if 2,000 square feet or less)	1 per 200 square feet
Restaurants, convenience and general	1 per 4 seats
Retail sales and service (intensive and non-intensive)–Within an enclosed building only	1 per 300 square feet of floor space
Retail manufacturing–Providing such manufacturing is incidental to sales and occupies less than 75 percent of the total gross floor area	1 per 300 square feet
Studios (art, dance, music, exercise)	1 per 300 square feet
Theaters	1 per 4 seats

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FLOOR SKETCH



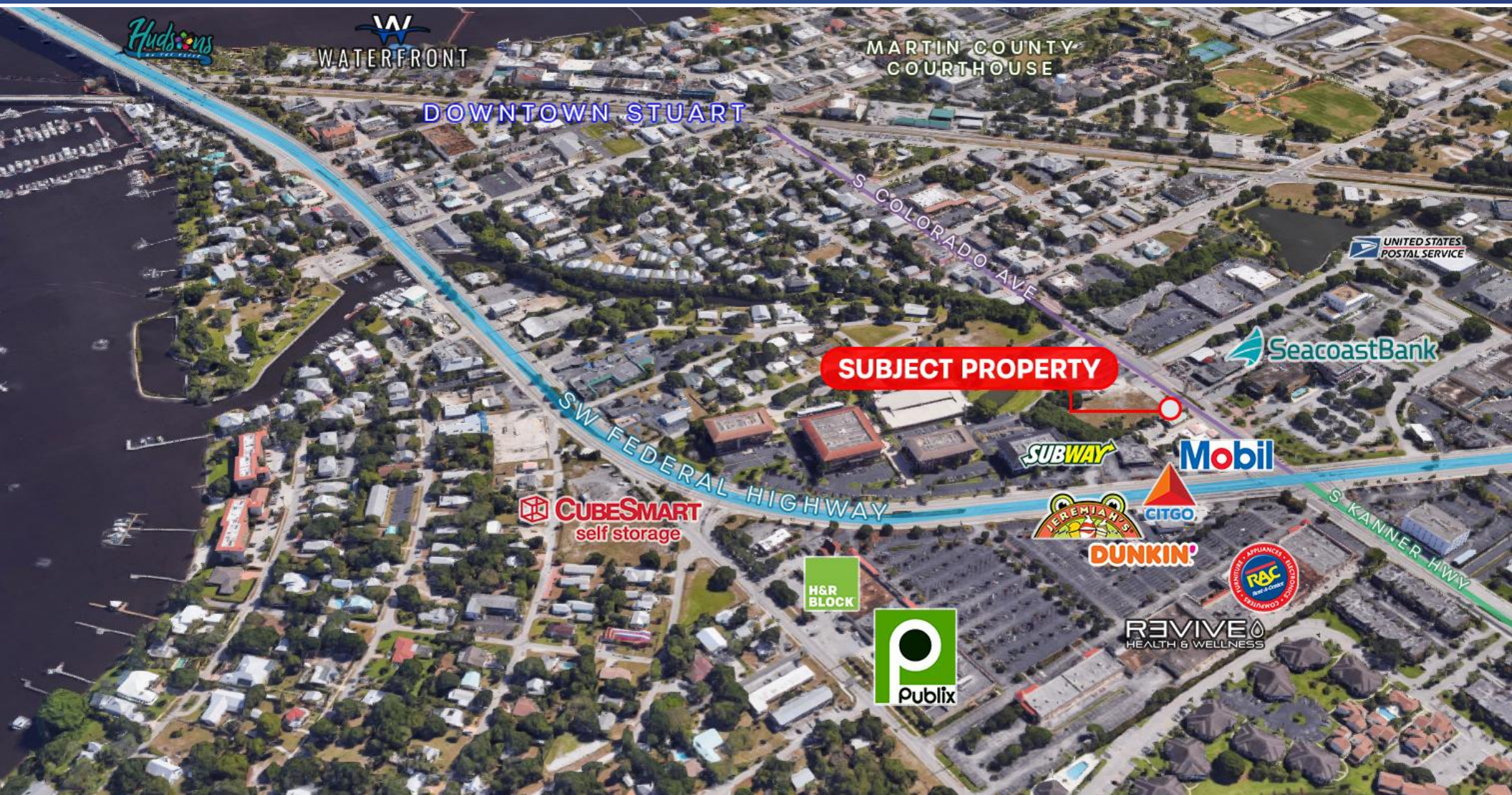
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TRADE AREA MAP



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