

RETAIL SPACE IN DOWNTOWN STUART

31 SW Osceola Street, Stuart, FL 34994

FOR LEASE | \$44.00/SF



Office

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Stuart FL, 34994

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PROPERTY OVERVIEW

- Located in one of Downtown Stuart's most walkable and historic commercial corridors, this 2,285 SF former retail storefront offers an open, flexible floor plan with a dedicated storage / prep / receiving area at the rear, a layout equally suited to boutique retail, a food and beverage concept, or a professional office use.
- The space is delivered as a vanilla shell with grey tile flooring and white walls throughout the main area, giving an incoming tenant a clean, move-in-ready canvas to build out a brand-specific buildout.
- Subject to City of Stuart permitting and approval, there is also potential to develop outdoor seating adjacent to the storefront – a significant advantage in a downtown built around sidewalk dining and pedestrian foot traffic.

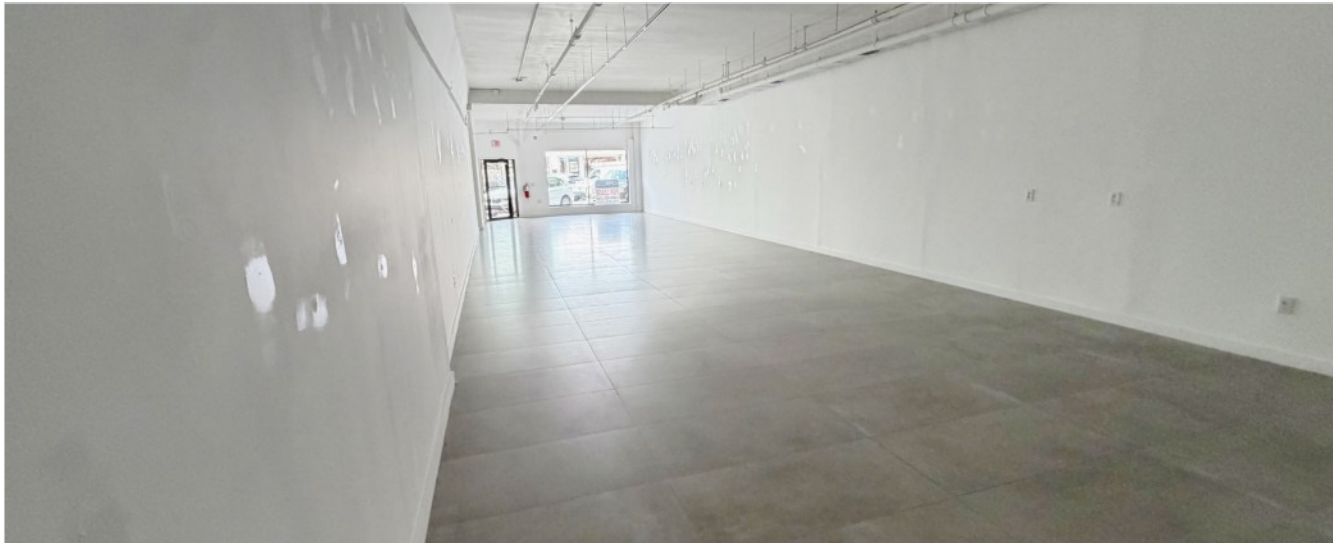
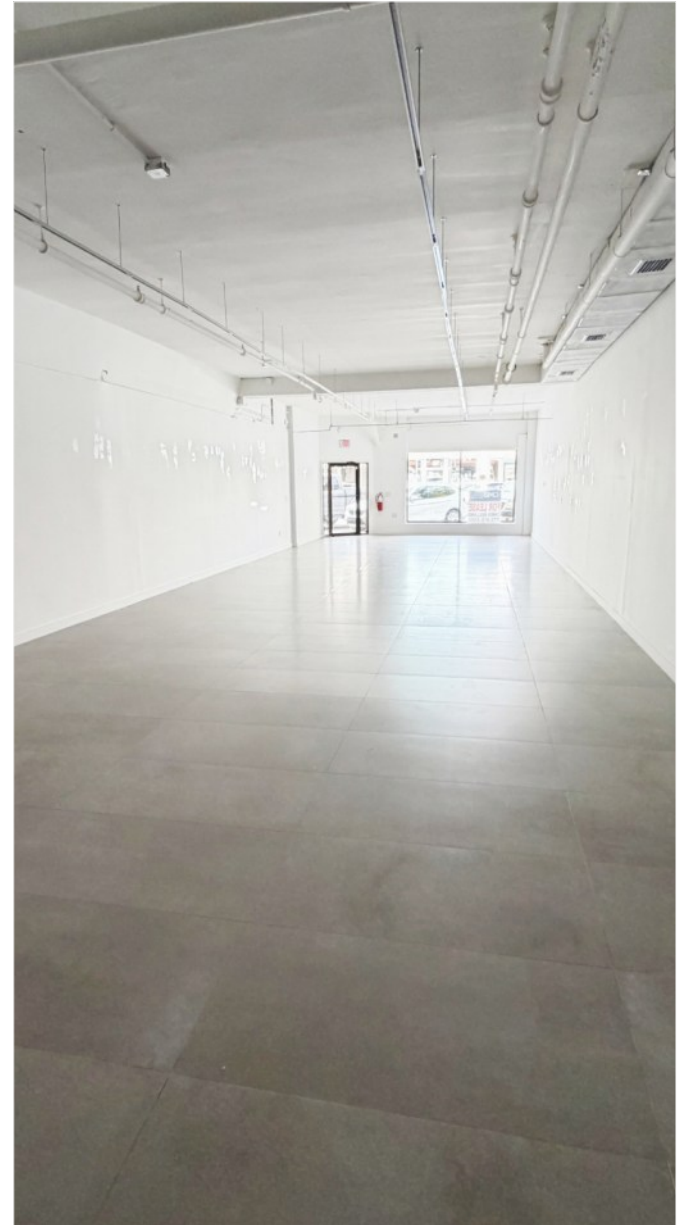


Virtually Staged Retailer

LEASE RATE	\$44.00/SF NNN
SPACE AVAILABLE	2,285 SF
LAYOUT	Open concept with rear storage
CONDITION	Vanilla Shell
OUTDOOR SEATING	Yes, subject to City of Stuart approval
TRAFFIC COUNT	1,850 AADT
PARKING	Street
ZONING	UC–Urban Center
SUGGESTED USES	Boutique retail, food & beverage concept, professional services

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INTERIOR PHOTOS



DEMOGRAPHICS

Radius	1 mile	3 miles	5 miles
Population			
2020 Population	3,453	47,328	98,112
2025 Population	3,771	51,844	108,007
2030 Population Projection	3,947	54,321	114,116
Households			
2020 Households	1,550	21,931	43,542
2025 Households	1,670	23,886	47,978
2030 Household Projection	1,744	25,012	50,730
Housing			
Owner Occupied Households	975	17,463	37,983
Renter Occupied Households	768	7,549	12,747
Households By Income			
Avg Household Income	\$92,137	\$95,198	\$106,221
Median Household Income	\$58,420	\$68,367	\$76,827
Population Summary			
Median Age	50.70	52.90	52.50
Avg Age	47.40	49.00	48.60

	Neighboring Tenants	
Mobile Data Report	Kilwins	Duffy's Sports Grill
3 Month Visits	16,255	30,457
6 Month Visits	32,605	60,368
9 Month Visits	50,266	91,403
1 Year Visits	67,577	122,650
Average Monthly Visits	5,631	10,221
Median Daily Visits	184	340

Live Insights

Downtown utility and street-work produced intermittent lane and parking closures during 2025-2026, and the city has approved conditional uses permitting formula retail within the Osceola corridor. Most recently the Downtown and East Stuart historic districts were listed on the National Register (September 2026), reinforcing preservation priorities that can shape façade and signage changes; collectively these items point to active leasing, reinvestment, and managed downtown evolution.

ZONING INFORMATION

Commercial Uses	
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
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
Health spas	1 per 200 square feet if located with retail, or 1 space per 150 square feet if located independently
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)
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
Studios (art, dance, music, exercise)	1 per 300 square feet

LOCATION OVERVIEW

Historic Downtown Stuart has been recognized as one of the most walkable and best-preserved small-town main street districts in Florida, anchored by the St. Lucie River waterfront.

SW Osceola Street sits within this core, surrounded by independent boutiques, restaurants, galleries, and civic gathering spaces that draw both residents and visitors year-round.

Within a few blocks of the property: the Riverwalk boardwalk along the St. Lucie River, Flagler Park (home of the Sunday Stuart Green Market and the Riverwalk Stage concert series with 50+ outdoor events per year), the historic Lyric Theatre, and the Stuart Heritage Museum.

Downtown's mix of dining, entertainment, and retail creates a built-in customer base for new concepts, and the district's walkability keeps visitors moving between businesses rather than driving to a single destination.



TRADE AREA MAP



COMMUTE MAP (10 & 30-MIN DISTANCE)

