

FREESTANDING PROFESSIONAL OFFICE

520 SW Federal Highway, Stuart FL 34994



FOR LEASE | \$28.00/SF Gross

**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

- Exceptional freestanding office property with great frontage to US-1 in Stuart, FL.
- Plenty of great amenities such as an ample reception area with conference room, partitioned offices, a kitchen, private restrooms, print/copy room, and a secure storage.
- Property features ample parking and its own monument sign facing US-1 which receives an average of over 36,000 cars daily.
- With a history as a contractor's office and a cocktail bar, this versatile property is perfect for a wide variety of uses.
- Site improvements include marble flooring, 8' finished wood ceilings, recessed lighting, brand new roof, and impact glass windows.



LEASE RATE	\$28.00/sf Gross
BUILDING SIZE	2,720 SF
BUILDING TYPE	General Office
ACREAGE	0.25 AC
FRONTAGE	65.54'
TRAFFIC COUNT	36,000 ADT
YEAR BUILT	1973 (newly renovated)
CONSTRUCTION TYPE	Block with Stucco
PARKING SPACE	19
ZONING	B-2 (Business General)
LAND USE	Commercial
PARCEL ID	05-38-41-001-000-01040-2

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SITE PHOTOS

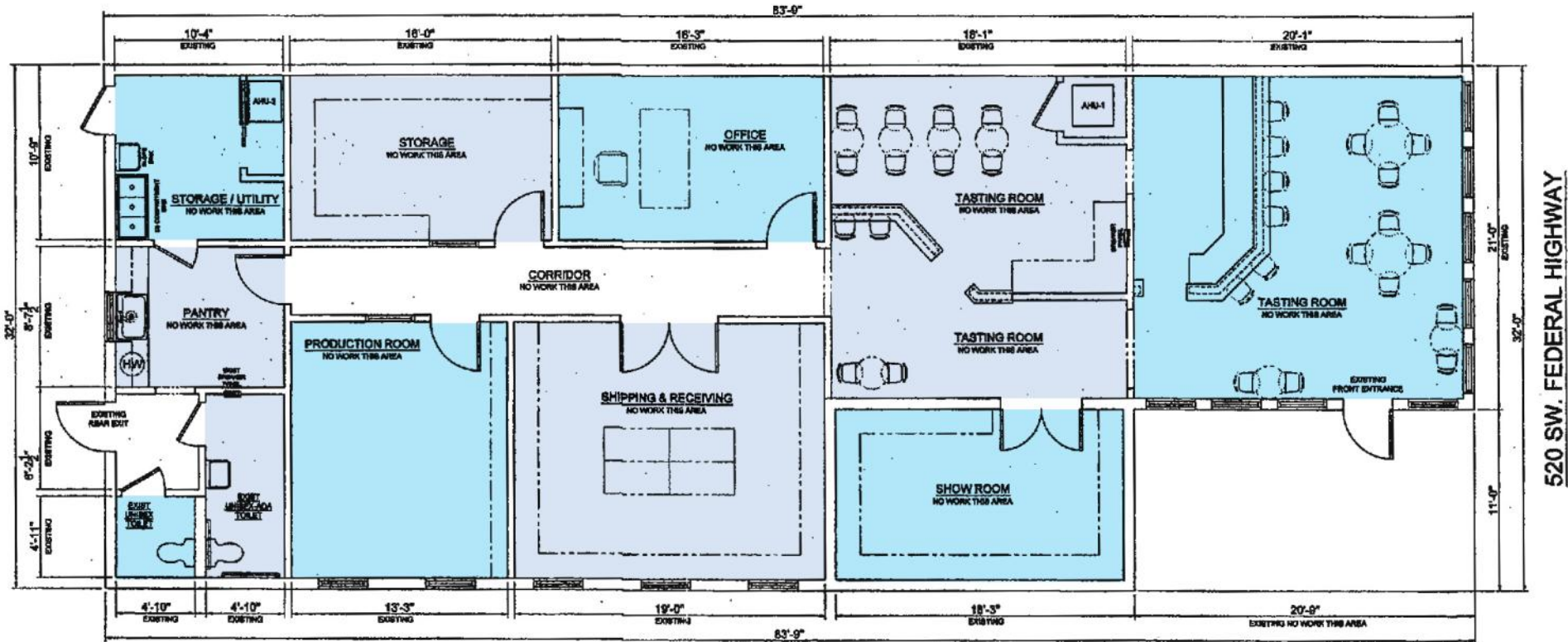


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FLOOR PLAN



EXISTING FLOOR PLAN
1/4" = 1'-0"

520 SW. FEDERAL HIGHWAY



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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	4,587	1 Mile	\$83,107	1 Mile	48.8
3 Mile	51,034	3 Mile	\$85,471	3 Mile	48.7
5 Mile	102,094	5 Mile	\$94,152	5 Mile	47.9

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	4,879	1 Mile	\$56,874	1 Mile	53.6
3 Mile	54,240	3 Mile	\$60,068	3 Mile	53.2
5 Mile	109,227	5 Mile	\$66,773	5 Mile	52.1

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ZONING INFORMATION

Business and PUD Districts Uses	B-2		
Adult businesses (refer to supplemental standards in section 2.06.11)	CU	Gasoline or other motor fuel stations (refer to supplemental standards in section 2.06.06)	P
Adult day care centers	P	Golf driving range (not accessory to golf course)	P
Automatic amusement center and game room	P	Golf course, miniature	P
Automobile repair services, major and minor (refer to supplemental standards in section 2.06.06)	P	Health club	P
Automobile sales provided all repair and service shall be done within an enclosed building (refer to supplemental standards in section 2.06.06)	P	Health spas	P
Bakery, retail and/or wholesale warehouses	P	Hotels, motels	P
Banks/financial institutions	P	Kennels	P
Barbershop, beauty salons, specialty salons	P	Laundry establishments (self service)	P
Bars	P	Libraries	
Boat sales and service (refer to supplemental standards in section 2.06.06)	P	Massage therapy establishments	P
Boat storage, dry	P	Microbrewery	P
Bowling alleys	P	Multi-family dwelling units	
Bus and train (passenger) station/terminals	P	Museums	P
Car wash	P	Newspaper or publishing plant	
Catering shops	P	Office, business or professional	P
Cemeteries	P	Office, low intensity medical	P
Child care center (refer to supplemental standards in section 2.06.05)	P	Office, medical	P
Clubs, lodges, and fraternal organizations	P	Office, veterinary	P
Community garden (refer to supplemental standards in section 2.06.08)	P		
Craft distillery	P		
Crematoriums	CU		
Dry boat storage	P		
Drycleaning establishment	P		
Family day care home in a residence	P		
Funeral homes	P		
Funeral homes with crematorium	CU		
		Place of public assembly	P
		Pool hall/billiard parlor	P
		Public facilities and services	P
		Public parks	P
		Public utilities ¹	P
		Radio and/or television broadcast stations	P
		Religious institutions	P
		Repair services	P
		Residential units combined with non-residential uses	P
		Restaurants, convenience and general	P
		Restaurants, limited	
		Retail, bulk merchandise	P
		Retail, department store	P
		Retail, furniture stores	P
		Retail, intensive sales and service	P
		Retail, non-intensive sales and service	P



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TRADE AREA MAP



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