

RETAIL SPACE AT SEAWIND PLAZA

2585 SE Federal Highway, Stuart, FL 34997



FOR LEASE | Starting at \$22/SF

**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE

500 SE Osceola Street
Stuart, FL 34994
www.commercialrealestatellc.com

Matthew Mondo
772.286.5744 Office
772.236.7780 Mobile
mmondo@commercialrealestatellc.com

PROPERTY OVERVIEW

- Excellent opportunity to lease a generously sized end cap space. The unit features a new storefront with impact windows, fully sprinkled, and a mainly open floor concept with multiple bathrooms. The space can be subdivided to accommodate two separate tenants.
- Ideal for medical or retail use on a long-term lease.
- Exterior features include a total of 5 signs (1 on building, and 2 signs on monument signs located on the North and South of the property), excellent parking, and traffic counts as high as 40,000 cars per day.
- There is a ground level loading area & an opportunity that would allow for drive-thru capability.
- In close proximity to other major retailers such as Moe's Southwest Grill, Jetson, TJ Maxx, PDQ, Petco, Five Below, Starbucks, and many others.

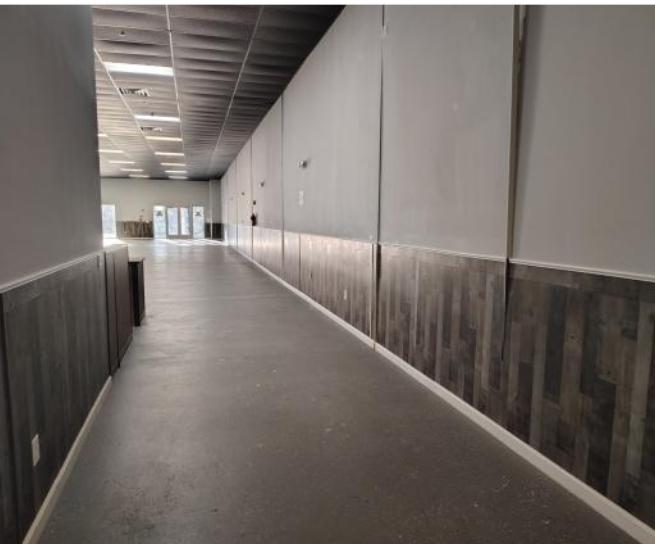
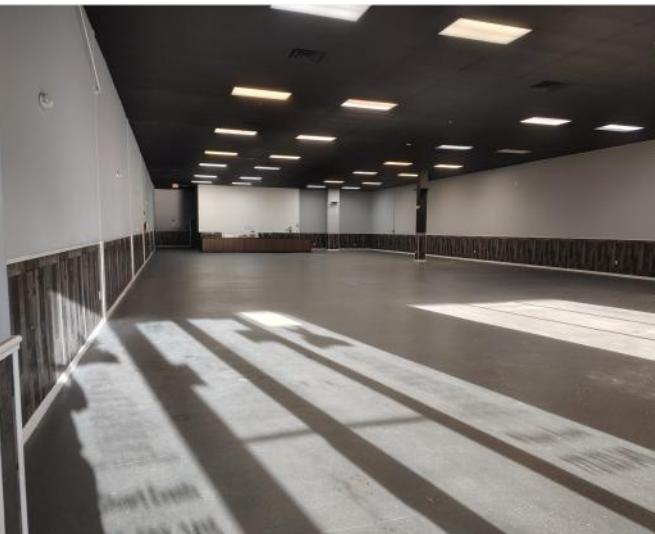


SPACES AVAILABLE

SPACE A-6,629 SF	\$22.00/SF + \$3.50 NNN Fees
SPACE B-3,500 SF	\$35.00/SF + \$3.50 NNN Fees
BUILDING SIZE	+/- 6,629 SF
BUILDING TYPE	Shopping Center
ACREAGE	5.29 AC
FRONTAGE	+/- 300 sf
TRAFFIC COUNT	40,000 AADT
CONSTRUCTION TYPE	Masonry
PARKING SPACES	188
ZONING	B-2 (Business General)
LAND USE	Commercial

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SITE PHOTOS



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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	6,444	1 Mile	\$59,854	1 Mile	39.7
3 Mile	49,706	3 Mile	\$81,180	3 Mile	47.4
5 Mile	106,363	5 Mile	\$90,828	5 Mile	49

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	6,857	1 Mile	\$44,974	1 Mile	37.8
3 Mile	52,652	3 Mile	\$58,124	3 Mile	50.6
5 Mile	112,486	5 Mile	\$64,396	5 Mile	54



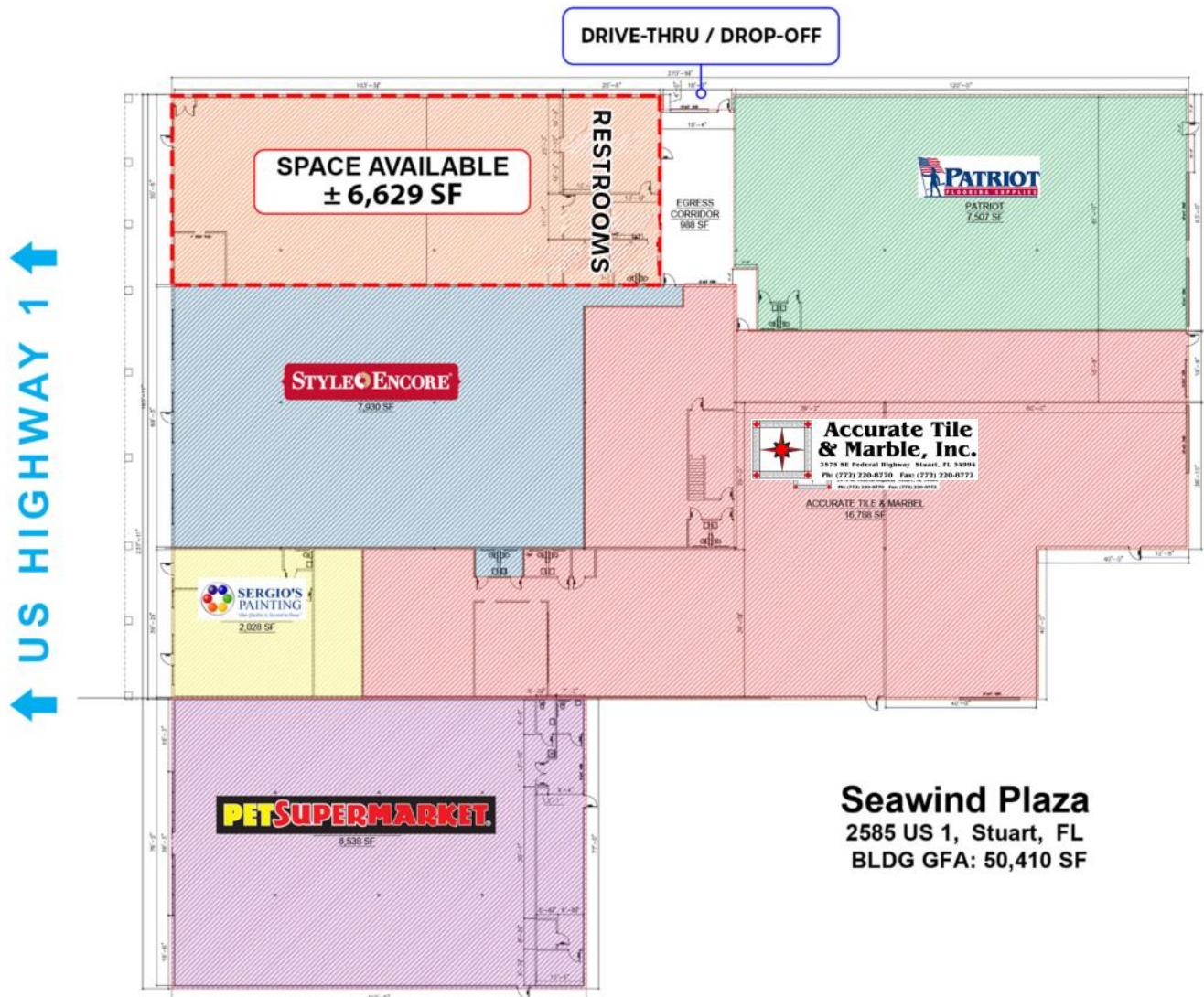
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ZONING INFORMATION

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

SITE PLAN



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TRADE AREA MAP



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