

WATERFRONT OFFICE SPACE

101 S Colorado Ave. Stuart, FL 34994



FOR LEASE | \$3,500/mo.

CMB CRADY
MACKIN
BELLAND
COMMERCIAL REAL ESTATE

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
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PROPERTY OVERVIEW

- This excellent waterfront property offers a rare leasing opportunity in the heart of Downtown Stuart. Encompassing approximately 931 sf, the building is complemented by a utility room and carport.
- With scenic views overlooking the St. Lucie River and proximity to key civic and commercial hubs, the property is ideally suited for professional office use such as a CPA firm, dentistry, counseling services, and other comparable uses.
- The interior features an open-concept layout, a kitchen area, and a private room with a full bathroom.
- Its central location places tenants just a short distance from the Martin County Courthouse and the vibrant downtown core, making it an excellent fit for professionals seeking visibility, accessibility, and a distinguished setting.



LEASE RATE	\$3,500/mo. Gross
BUILDING SIZE	931 SF
BUILDING TYPE	Mixed-Use
ACREAGE	0.23 AC
FRONTAGE	117' to Colorado Ave. 50' to SE Seminole St.
YEAR BUILT	1955
CONSTRUCTION TYPE	Block/Stucco
PARKING SPACE	Street (1) Carport
ZONING	UW–Urban Waterfront
LAND USE	Mixed-Use
PARCEL ID	04-38-41-015-001-00090-8

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SITE PHOTOS



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DEMOGRAPHICS

Population	1 mile	5 miles	10 miles
2020 Population	3,427	97,311	276,312
2024 Population	3,642	104,847	302,356
2029 Population Projection	3,855	112,691	345,574
Annual Growth 2020-2024	1.6%	1.9%	2.4%
Annual Growth 2024-2029	1.2%	1.5%	2.9%
Median Age	51.7	53.1	49.1
Bachelor's Degree or Higher	35%	35%	28%
U.S. Armed Forces	4	90	216

Income	1 mile	5 miles	10 miles
Avg Household Income	\$85,645	\$94,405	\$88,616
Median Household Income	\$56,578	\$67,183	\$66,862
< \$25,000	470	8,230	19,143
\$25,000 - 50,000	304	9,930	27,069
\$50,000 - 75,000	176	7,367	23,572
\$75,000 - 100,000	145	5,361	18,195
\$100,000 - 125,000	245	4,771	11,907
\$125,000 - 150,000	38	2,867	7,281
\$150,000 - 200,000	75	3,037	7,818
\$200,000+	170	4,902	9,644



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ZONING INFORMATION

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
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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AERIAL VIEW

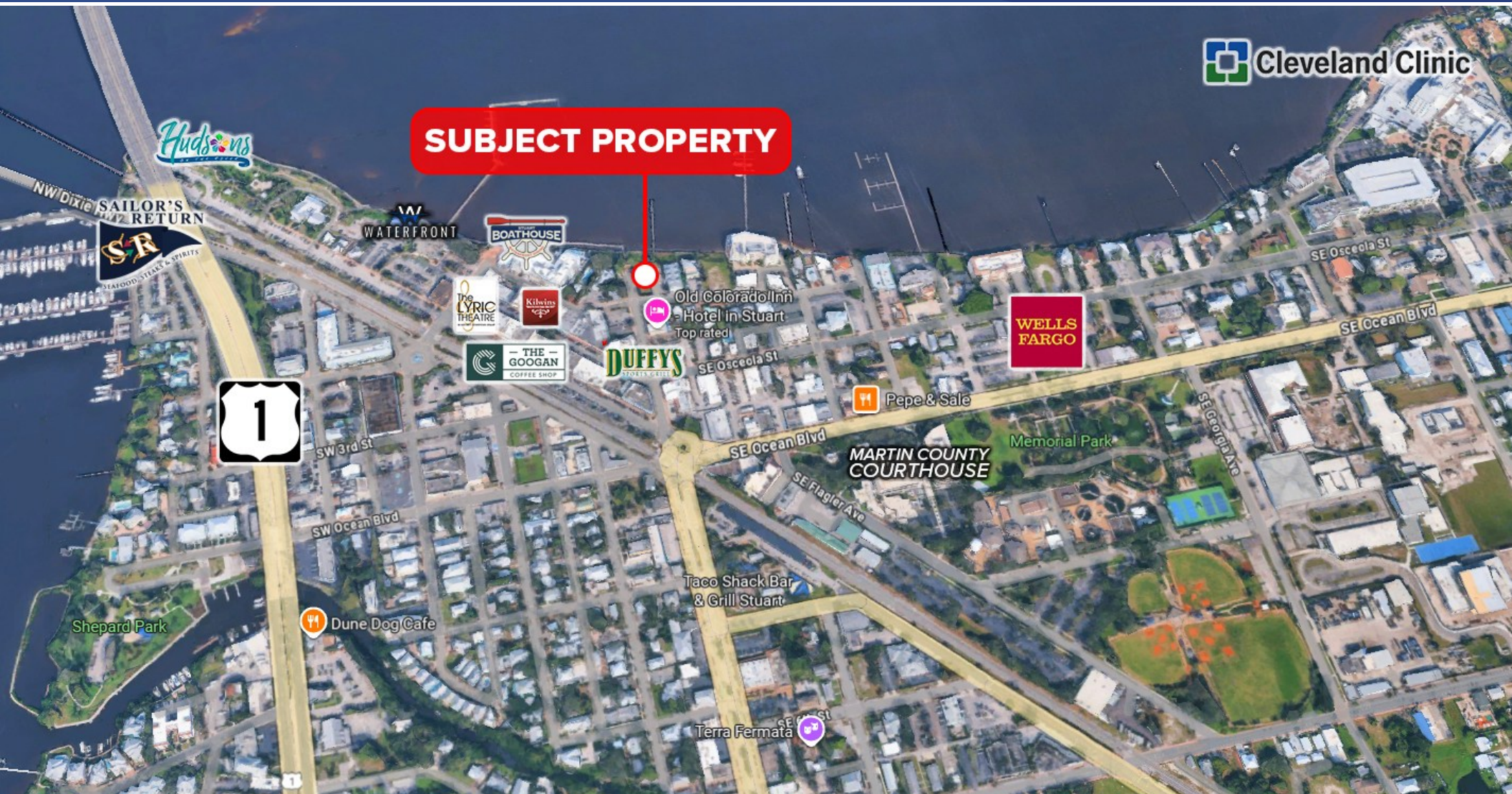


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TRADE AREA MAP



Cleveland Clinic

SUBJECT PROPERTY

WELLS FARGO

MARTIN COUNTY COURTHOUSE

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