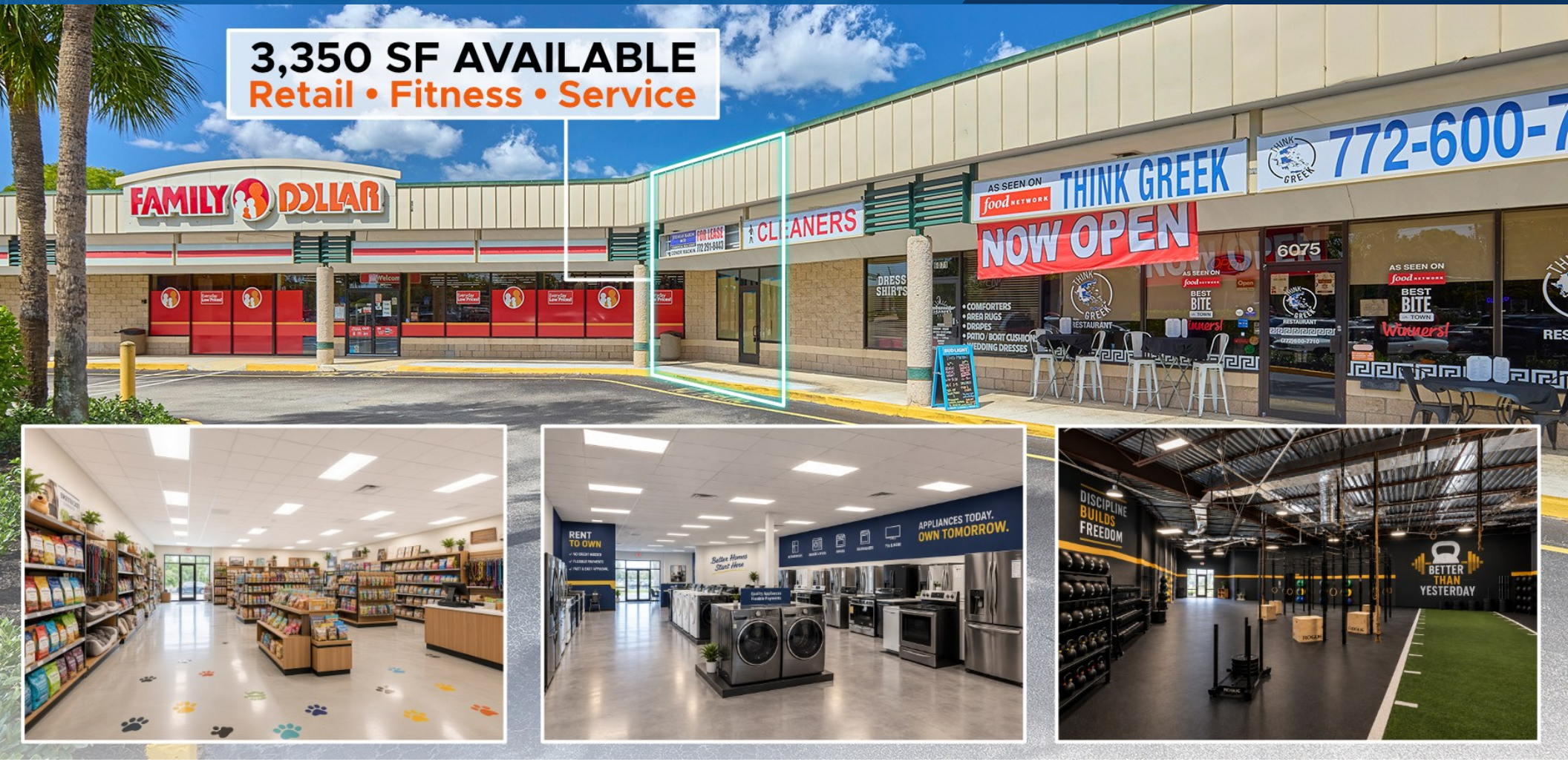
RETAIL OR SERVICE SPACE

3,350 SF Shell Suite on US-1 | Cove Center II

6001 SE Federal Highway, Stuart, FL 34997

FOR LEASE

$13.00/SF NNN



CRADY MACKIN BELLAND
COMMERCIAL REAL ESTATE

49 SW Flagler Ave. Suite 301
Stuart, FL 34994
772.286.5744
www.cmbcommercial.com

Conor Mackin
772.291.8443 Mobile
772.286.5744 Office
cmackin@cmbcommercial.com

PROPERTY OVERVIEW

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The last available suite at Cove Center II: 3,350 SF of shell space at a signalized intersection on US-1, where 37,500 vehicles pass daily. Shoppers already visit for Dunkin', Verizon and Family Dollar, and nearby neighborhoods supply a steady local customer base. A rear double door makes receiving inventory easy, and the open shell is ready for your build-out.

Ideal Uses

- Retail store
- Medical / dental
- Fitness studio
- Salon or spa
- Professional office
- Showroom

Property Highlights

- **Signage:** building and monument sign opportunities
- **Co-tenants:** Dunkin', Family Dollar, Verizon and Enterprise Rent-A-Car
- **Nearby brands:** Publix, Starbucks, Walgreens, McDonald's and more
- **Location:** surrounded by established residential communities



Information deemed reliable but not guaranteed. Subject to errors, omissions, change of rental or other conditions, prior lease or withdrawal without notice.

Available	**Suite 6067 B**
Suite Size	**3,350 SF**
Lease Rate	**$13.00/SF NNN**
Est. Base Rent	**$3,629/mo**
Condition	**Shell space**
Building Size	**44,410 SF (total)**
Building Type	**Shopping Center**
Acreage	**9.46 AC**
Parking	**Ample**
Zoning	**M-1 / R-3A**
Land Use	**Commercial General**

BUILD-OUT POTENTIAL

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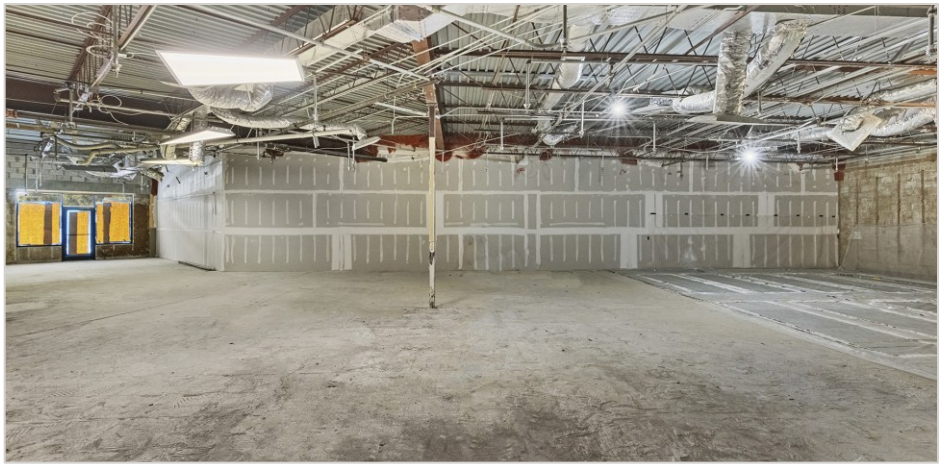
BEFORE Current shell interior



AFTER Pet store concept



AFTER Retail showroom concept



AFTER Fitness studio concept



After images are conceptual renderings for illustration only; actual build-out subject to tenant design and approvals.

AVAILABLE SUITE INTERIOR

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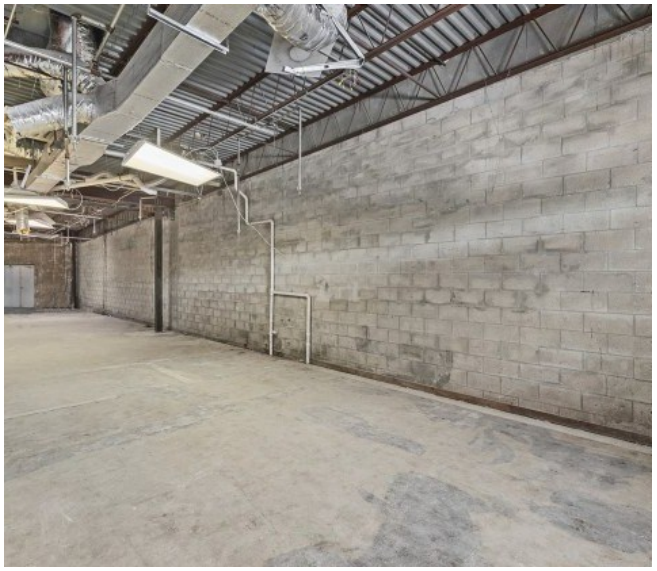

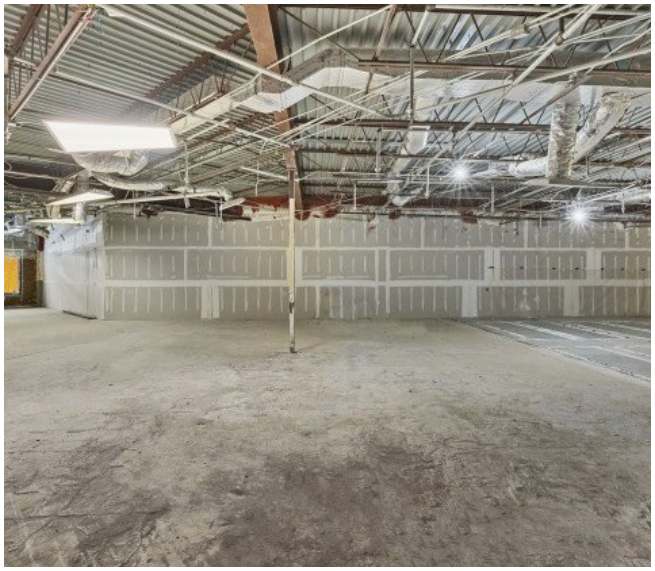





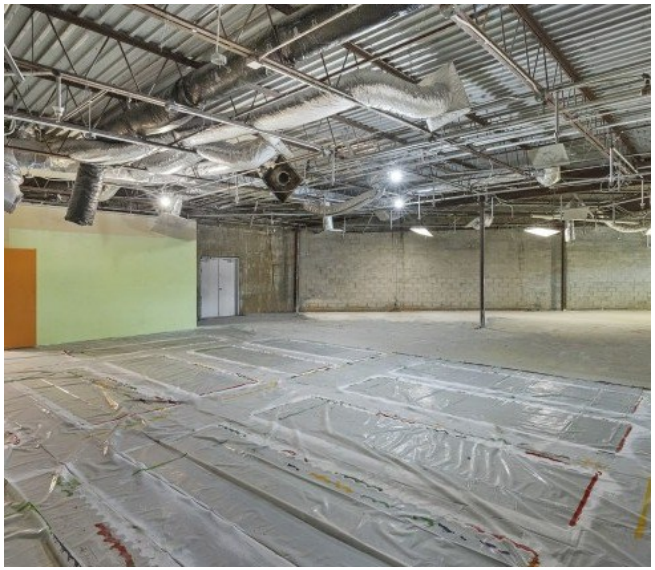

DEMOGRAPHICS

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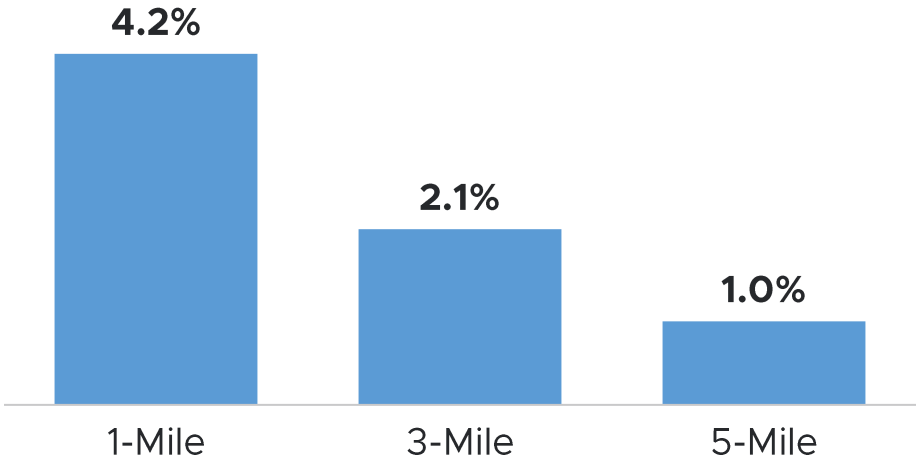
1-Mile Radius	
Population	8,692
Median HH Income	$85,891
Median Age	47.8
Households	3,862

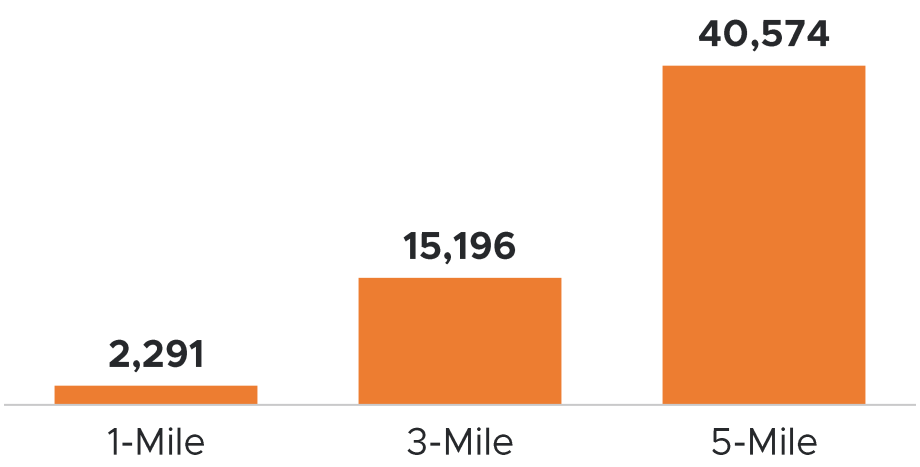
3-Mile Radius	
Population	42,529
Median HH Income	$86,038
Median Age	51.2
Households	18,923

5-Mile Radius	
Population	80,281
Median HH Income	$89,124
Median Age	52.2
Households	36,941

5-Year Population Growth by Radius



Employees by Radius



ZONING INFORMATION

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M-1 Industrial District (Martin County Sec. 3.420). M-1 permits any use allowed in the B-2 Business-Wholesale District (which in turn includes all B-1 Business uses), plus light manufacturing meeting the performance standards below.

Permitted Uses (B-1 / B-2 via M-1)

- All uses permitted in the B-1 Business District, including retail and service uses
- Retail, wholesale and distributing businesses, including warehouses and storage yards (refuse/storage areas screened)
- Veterinary hospitals, bottling works, repair shops
- Storage and sale of fertilizer and feeds
- Laundries, dry cleaning establishments, woodworking shops
- Drive-in theatres; boat yards and ways on waterfront lots

Light Manufacturing Standards (M-1)

- All operations and materials kept within buildings; waste stored in screened enclosures
- Electric-powered machinery only; no forging, drop pressing, riveting or high-vibration processes
- No smoke from burning fuels; no odor nuisance beyond the property line
- Dust and dirt confined within buildings with required ventilation/filtering
- No noxious gases or fumes; glare shielded from view beyond the property
- Buildings and fences painted unless naturally or artificially colored

Summarized from the Martin County code. The property also carries R-3A zoning on a portion of the site; tenant to verify intended use.

M-1 / R-3A	Commercial General	9.46 AC	Retail / Service
Zoning	Land Use	Center Site	Suite Fit

TRADE AREA MAP

CMB
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