

# PROFESSIONAL OFFICE IN DOWNTOWN STUART

55 SE Ocean Blvd. Stuart, FL 34994



FOR LEASE | \$42.00/SF NNN

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street  
Stuart FL, 34994  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Jeremiah Baron**  
772.286.5744 Office  
772.528.0506 Mobile  
[jbaron@commercialrealestatellc.com](mailto:jbaron@commercialrealestatellc.com)

# PROPERTY OVERVIEW

- This is a rare opportunity to lease up to 1,887 square foot corner professional office suite located along SE Ocean Boulevard in the heart of Downtown Stuart, Florida. Situated within walking distance to the Martin County Courthouse, the property is ideally suited for legal professionals, financial services firms, consultants, or other executive office users seeking a highly strategic and prestigious location.
- Currently utilized as a law firm, the space features a functional office layout designed for privacy and professional operations. The suite offers strong street presence along SE Ocean Boulevard, providing direct client access while maintaining a controlled, professional interior environment.
- Surrounded by downtown retail, restaurants, and established professional offices, this offer represents a rare opportunity to secure ownership in one of Stuart's most desirable commercial corridors.



<b>LEASE RATE</b>	\$42.00/SF NNN
<b>SPACE AVAILABLE</b>	940–1,880 SF
<b>BUILDING SIZE</b>	1,887 SF
<b>BUILDING TYPE</b>	General Office
<b>ACREAGE</b>	0.047 AC
<b>FRONTAGE</b>	56'
<b>TRAFFIC COUNT</b>	13,100 ADT
<b>YEAR BUILT</b>	1956
<b>CONSTRUCTION TYPE</b>	Block with Stucco
<b>PARKING SPACE</b>	Street
<b>ZONING</b>	UC–Urban Center
<b>LAND USE</b>	Downtown
<b>PARCEL ID</b>	04-38-41-006-000-00181-1

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# DEMOGRAPHICS

<b>Population</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
2020 Population	3,775	47,651	98,210
2024 Population	4,076	51,724	105,695
2029 Population Projection	4,326	54,974	113,278
Annual Growth 2020-2024	2.0%	2.1%	1.9%
Annual Growth 2024-2029	1.2%	1.3%	1.4%

<b>Households</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
2020 Households	1,653	21,944	43,562
2024 Households	1,765	23,680	46,814
2029 Household Projection	1,873	25,182	50,227

<b>Households by Income</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
Avg Household Income	\$78,578	\$82,321	\$94,435
Median Household Income	\$49,635	\$57,797	\$67,034

<b>Housing Occupancy</b>	<b>3 miles 2024 Housing Units</b>
Owner Occupied Households	69%
Renter Occupied Households	31%

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# ZONING INFORMATION

## UC - Urban Center Permitted Uses

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

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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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# TRADE AREA MAP



Cleveland Clinic

**SUBJECT PROPERTY**

**WELLS FARGO**

**1** 39,500 AADT

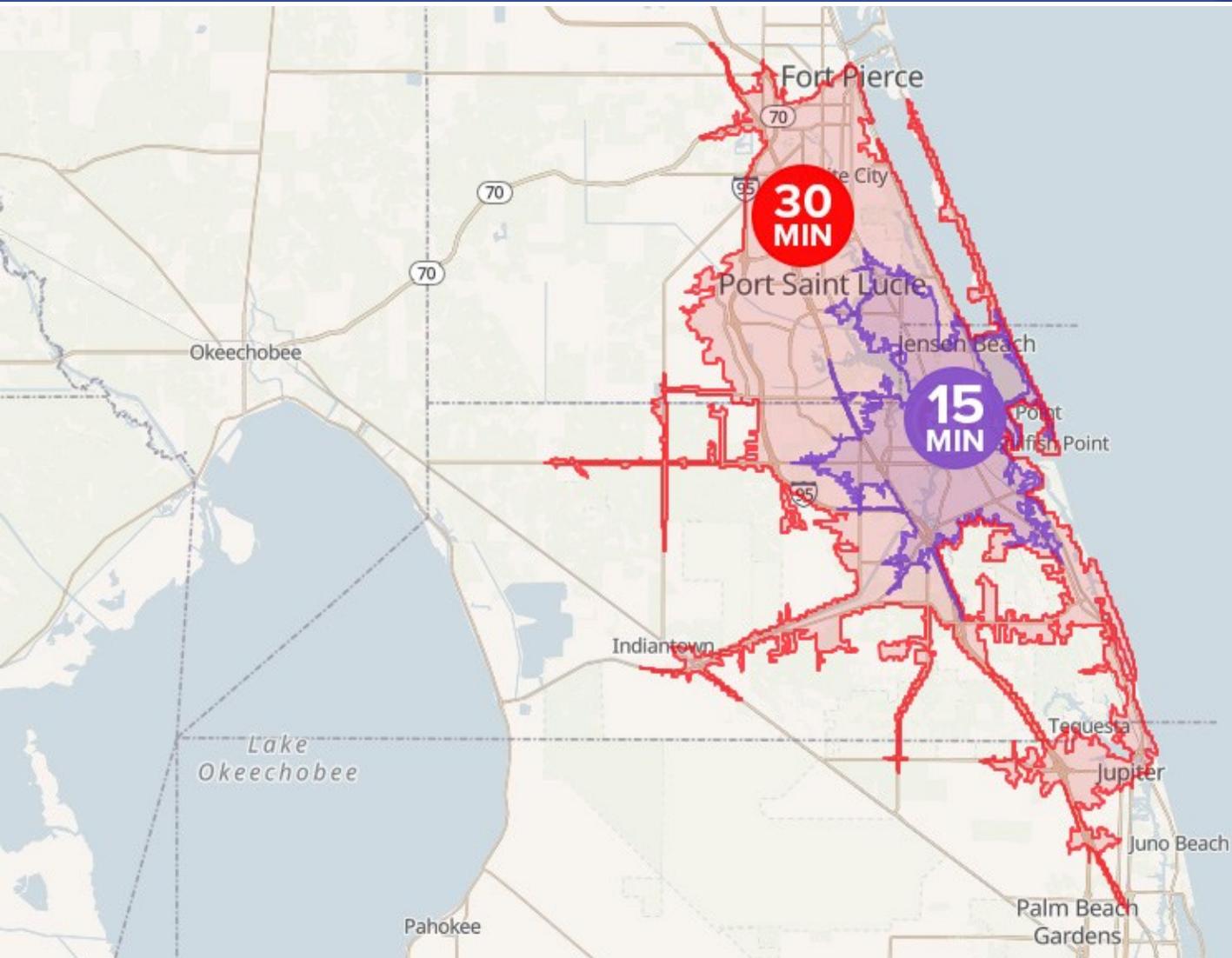
**SE OCEAN BLVD - 13,100 AADT**

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# COMMUTE MAP



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