

EXECUTIVE OFFICE SUITES

6103 SE Federal Highway, Stuart FL 34997



FOR LEASE | \$700/mo.



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

Conor Mackin
772.286.5744 Office
772.291.8443 Mobile
cmackin@commercialrealestatellc.com

PROPERTY OVERVIEW

- Private executive office suites are available within an active real estate brokerage. Each office is for the tenant's exclusive use, with access to shared professional amenities and common areas.
- The spaces are designed for a compatible professional business that values visibility, convenience, and a collaborative business environment.
- Located in Cove II Plaza near Publix and just south of Cove Road, with convenient access to US-1. The storefront offers excellent visibility, established neighboring businesses, and easy parking for clients and visitors.

Office 1 Features:

- Private, dedicated workspace
- Professional neutral finish
- Client-ready office environment
- Furnished desk and seating
- Suitable for one professional
- Shared amenities included

Office 2 Features:

- Private, dedicated workspace
- Larger wall area for branding or artwork
- Suitable for client meetings
- Furnished desk and seating
- Quiet interior location
- Shared amenities included

LEASE RATE	\$700/mo.
SPACE 1	±110 SF
SPACE 2	±110 SF
BUILDING SIZE	44,410 SF (Total)
BUILDING TYPE	Shopping Center
ACREAGE	9.46 AC
FRONTAGE	1,044 ft.
TRAFFIC COUNT	31,000 ADT (2025)
YEAR BUILT	1986-1998
PARKING SPACE	Ample
ZONING	M-1 / R-3A
REQUIREMENTS	Professional use only, business compatible with brokerage environment, Tenant must maintain liability insurance, Terms & availability subject to approval

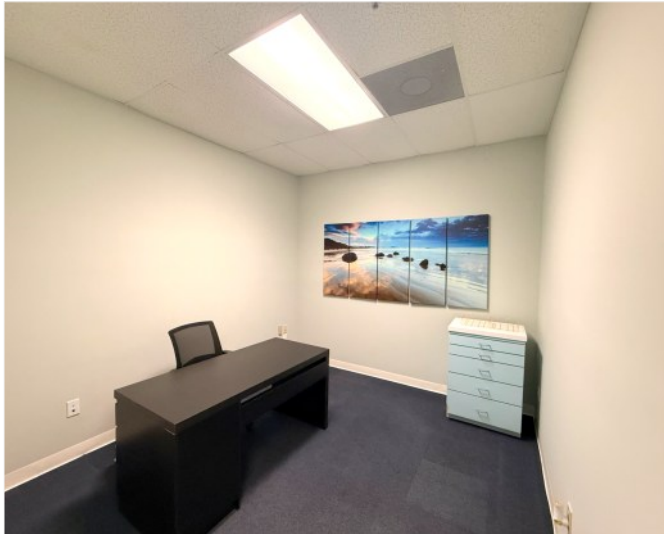
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.



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

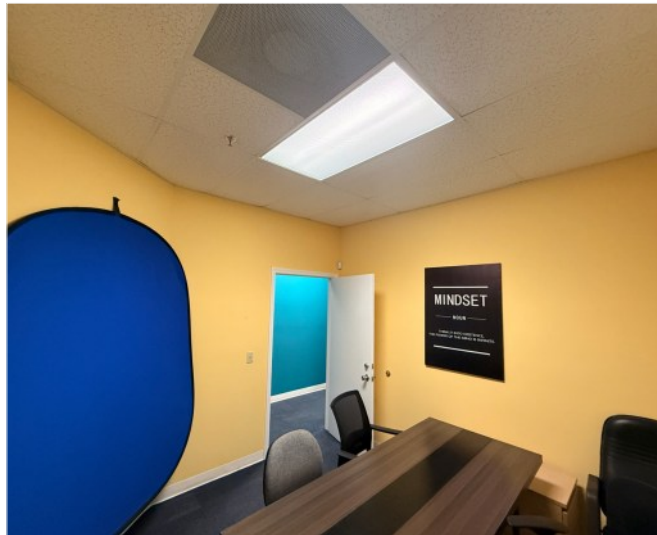
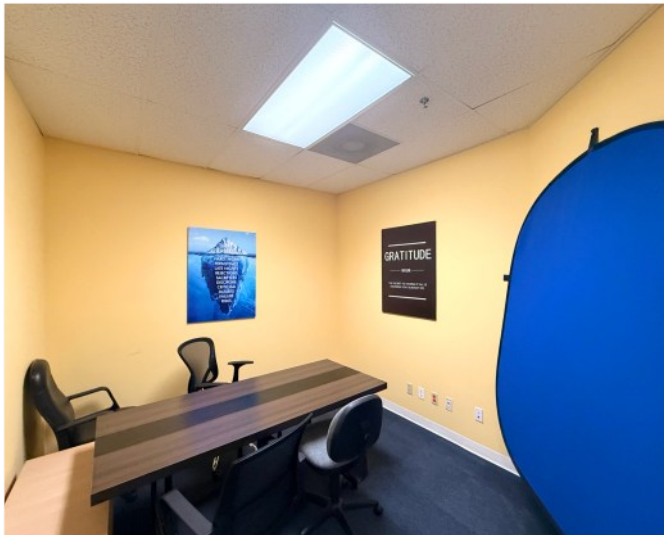
Conor Mackin
772.286.5744 Office
772.291.8443 Mobile
cmackin@commercialrealestatellc.com

OFFICE INTERIOR



Suite 1

A comfortable private office for a small professional practice, remote business owner, consultant, lender, title representative, attorney, accountant, insurance professional, or other compatible service provider.



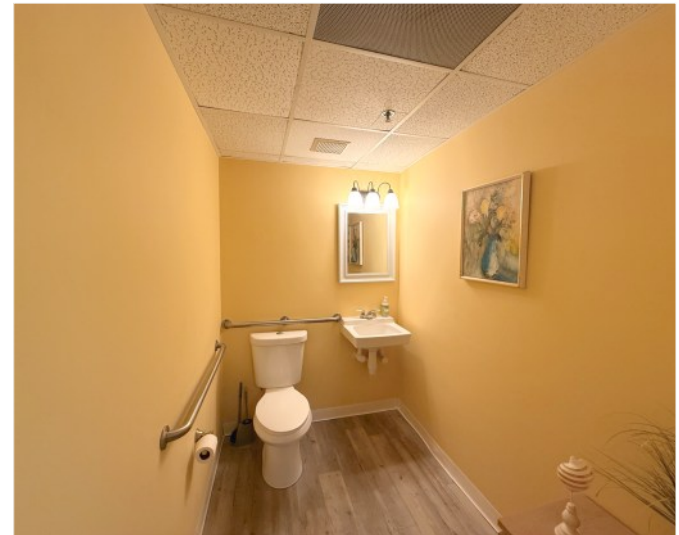
Suite 2

A polished private office offering a professional setting for a complementary business that meets with clients or needs a consistent workspace inside an established brokerage.

SHARED EXECUTIVE AMENITIES



- Private furnished office
- Reception and waiting area
- Utilities included
- Breakroom and kitchenette
- Convenient customer parking
- Professional business address
- Conference room access
- High-speed internet
- Copy and printing access
- Restroom access
- High-traffic plaza location
- Established brokerage environment



CMB CRADY
MACKIN
BELLAND
COMMERCIAL REAL ESTATE

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

Conor Mackin
772.286.5744 Office
772.291.8443 Mobile
cmackin@commercialrealestatellc.com

DEMOGRAPHICS

Population	2 miles	5 miles	10 miles
2020 Population	21,771	76,083	145,717
2024 Population	22,323	78,781	155,756
2029 Population Projection	23,493	83,045	166,424
Annual Growth 2020-2024	0.6%	0.9%	1.7%
Annual Growth 2024-2029	1.0%	1.1%	1.4%
Median Age	56.1	55	55.5
Bachelor's Degree or Higher	26%	29%	34%
U.S. Armed Forces	46	117	139

Income	2 miles	5 miles	10 miles
Avg Household Income	\$85,972	\$87,298	\$94,985
Median Household Income	\$62,634	\$61,091	\$66,426
< \$25,000	1,698	6,456	12,065
\$25,000 - 50,000	2,434	8,320	15,616
\$50,000 - 75,000	1,753	5,895	10,815
\$75,000 - 100,000	1,271	4,526	8,136
\$100,000 - 125,000	863	2,873	6,602
\$125,000 - 150,000	568	1,805	4,096
\$150,000 - 200,000	681	2,476	5,258
\$200,000+	756	3,001	7,439



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

Conor Mackin
772.286.5744 Office
772.291.8443 Mobile
cmackin@commercialrealestatellc.com

ZONING INFORMATION

Sec. 3.420. - M-1 Industrial District.

3.420.A. Uses permitted. In this district, a building or structure or land shall be used for only the following purposes, subject to any additional limitations pursuant to section 3.402:

1. Any use permitted in the B-2 Business-Wholesale Business District that meets the standards prescribed in subsections (2)(a) through (j) of this subsection.
2. Light manufacturing plants that meet the following standards:
 - a. All operations shall be conducted and all materials and products shall be stored within the buildings of the plant. All waste materials shall be stored while on the premises in a screened enclosure, which shall be counted as a part of the area allowed for occupation by buildings and structures.
 - b. All machine tools and other machinery shall be electric powered. No forging, drop pressing, riveting or other processes involving impacts from other than non-powered hand tools, or processes producing high frequency vibrations shall be permitted.
 - c. No processes which result in the creation of smoke from the burning of fuels shall be permitted.
 - d. No processes which emit an odor nuisance beyond the real property boundary shall be permitted. Where odors are produced and provisions for eradication within a building are provided, the burden of successful elimination of the odors shall rest on the manufacturer.
 - e. Dust and dirt shall be confined within the buildings of the plant. Ventilating and filtering devices shall be provided, such being determined necessary by the building inspector.

f. No processes which result in the escape of noxious gases or fumes in concentrations dangerous to plant or animal life or damaging to property shall be permitted.

g. Operations creating glare shall be so shielded that the glare cannot be seen from outside the real property boundary.

h. Buildings and fences shall be painted, unless the materials are naturally or artificially colored.

Sec. 3.418. - B-2 Business-Wholesale Business District.

3.418.A. Uses permitted. In this district, a building or structure or land shall be used for only the following purposes, subject to any additional limitations pursuant to [section 3.402](#):

1. Any uses permitted in the B-1 Business District.
2. Retail, wholesale and distributing businesses, including warehouses and storage yards. Refuse and storage areas shall be screened from the street and abutting property.
3. Veterinary hospitals, bottling works, repair shops, storage and sale of fertilizer and feeds, laundries, dry cleaning establishments, woodworking shops.
4. Drive-in theatres.
5. Boat yards and ways on waterfront lots.

ADDITIONAL PHOTOS



CMB CRADY
MACKIN
BELLAND
COMMERCIAL REAL ESTATE

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

Conor Mackin
772.286.5744 Office
772.291.8443 Mobile
cmackin@commercialrealestatellc.com

TRADE AREA MAP



CMB CRADY
MACKIN
BELLAND
COMMERCIAL REAL ESTATE

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

Conor Mackin
772.286.5744 Office
772.291.8443 Mobile
cmackin@commercialrealestatellc.com