

MULTIPURPOSE YARD SPACE

4461 SE Federal Hwy. Stuart, FL 34997



**JEREMIAH BARON
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COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

- Excellent opportunity to lease a 1-acre yard space located directly behind a retail building along SE Federal Highway in Stuart, FL.
- The site offers convenient accessibility via a dedicated entry along SE Dominica Terrace, providing privacy and ease of access.
- The property features ample open space ideal for equipment, vehicles, or vessel storage, making it a versatile option for a variety of industrial or commercial uses.
- Strategically positioned within a well-established industrial commerce corridor, the site benefits from its close proximity to major transportation routes and surrounding businesses.



LEASE RATE	\$3.25/SF
SPACE AVAILABLE	+/- 1 AC
TOTAL ACREAGE	2.58 AC
FRONTAGE	227' on SE Federal Hwy
TRAFFIC COUNT	38,000 ADT
ZONING	CPUD Stuart
LAND USE	Commercial
PARCEL ID	52-38-41-000-000-00620-5

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AERIAL VIEW



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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	6,401	1 Mile	\$75,266	1 Mile	43.50
3 Mile	46,849	3 Mile	\$79,969	3 Mile	47.60
5 Mile	91,077	5 Mile	\$91,635	5 Mile	50
2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	6,779	1 Mile	\$59,224	1 Mile	44
3 Mile	49,431	3 Mile	\$58,216	3 Mile	50.80
5 Mile	96,213	5 Mile	\$64,727	5 Mile	55.50

ZONING INFORMATION

Business and PUD Districts Uses	CPUD	
Adult businesses (refer to supplemental standards in section 2.06.11)		
Adult day care centers	A	
Automatic amusement center and game room	A	
Automobile repair services, major and minor (refer to supplemental standards in section 2.06.06)	A	
Automobile sales provided all repair and service shall be done within an enclosed building (refer to supplemental standards in section 2.06.06)	A	
Bakery, retail and/or wholesale warehouses	A	
Banks/financial institutions	A	
Barbershop, beauty salons, specialty salons	A	
Bars	A	
Boat building, indoors	A	
Boat sales and service (refer to supplemental standards in section 2.06.06)	A	
Boat storage, dry	A	
Bowling alleys	A	
Bus and train (passenger) station/terminals	A	
Car wash	A	
Catering shops	A	
Cemeteries	A	
Child care center (refer to supplemental standards in section 2.06.05)	A	
Clubs, lodges, and fraternal organizations	A	
Cold storage		A
Community garden (refer to supplemental standards in section 2.06.08)		A
Craft distillery		A
Crematoriums		A
Dry boat storage		A
Drycleaning establishment		A
Family day care home in a residence		A
Farm equipment and supply sales establishments, including open storage		A
Flea markets		A
Funeral homes		A
Funeral homes with crematorium		A
Gasoline or other motor fuel stations (refer to supplemental standards in section 2.06.06)		A
Golf course		A
Golf driving range (not accessory to golf course)		A
Golf course, miniature		A
Health club		A
Health spas		A
Hotels, motels		A
Industrial, low-impact within enclosed facility		
Kennels		A
Laundry establishments (self service)		A
Libraries		A

ZONING INFORMATION

Massage therapy establishments	A
Microbrewery	A
Manufactured/mobile home park/RV park	A
Multi-family dwelling units	
Museums	A
Newspaper or publishing plant	A
Office, business or professional	A
Office, low intensity medical	A
Office, medical	A
Office, veterinary	A
Outdoor storage (refer to standards in section 6.10.00)	A
Parking garages (private or government provided public)	A
Parking lots (private or government provided public)	A
Place of public assembly	A
Pool hall/billiard parlor	A
Public facilities and services	A
Public parks	A
Public utilities 1	A
Radio and/or television broadcast stations	A
Religious institutions	A
Repair services	A
Residential units combined with non-residential uses	A
Restaurants, convenience and general	A

Restaurants, limited	
Retail, bulk merchandise	A
Retail, department store	A
Retail, furniture stores	A
Retail, intensive sales and service	A
Retail, non-intensive sales and service	A
Retail, regional mall	A
Retail, strip shopping center	A
Rooftop dining area (refer to supplemental standards in section 2.06.19)	CU
Skating rink, rolling or ice	A
School-private, parochial, technical	A
Shooting range, indoor (refer to Supplemental Standards section 2.06.16)	A
Sign painting and/or sign manufacturing shops within enclosed facility without outdoor storage	A
Stealth telecommunications facilities in excess of 45 feet in height (refer to supplemental standards in section 2.06.12)	A
Stealth telecommunications facilities which do not exceed 45 feet in height or which are constructed as part of an existing architectural feature or structure provided its total height does not exceed 120 percent of the height of the architectural feature or structure (refer to supplemental standards in section 2.06.12)	A

Studio (art, dance, music, exercise)	A
Swimming pools	A
Telecommunications towers	A
Theaters	A
Urban farm (refer to supplemental standards in section 2.06.08)	A
Warehouse, general storage	A
Warehouse, mini-storage	A
Warehouse, wholesale and distribution	A

Footnotes:

P - Use permitted by right; subject to all other applicable requirements of the Code.

CU - Use permitted as a conditional use by approval of a major conditional use approval through public hearing process.

A - Allowed through city commission public hearing process.

- Prohibited

TRADE AREA MAP



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