

# PROFESSIONAL OFFICE SPACE

620 SE Central Pkwy. Stuart, FL 34994



FOR LEASE | \$23/sf NNN

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100  
Stuart FL, 34996  
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# PROPERTY OVERVIEW

A modern mixed-use neighborhood commercial complex located in the heart of Stuart, Florida. This professional property is strategically positioned between US 1 (Federal Highway) and Kanner Highway, providing convenient access to Interstate 95.

The property is part of a well-maintained professional office plaza that hosts a variety of established tenants, including medical, wellness, insurance, and property management offices. The immediate area is surrounded by national retailers, dining, and service providers.

This office suite is 1,435 SF with a welcoming reception area, built-in kitchenette & ample parking for both employees & clients.



<b>PRICE</b>	\$23/sf NNN
<b>BUILDING SIZE</b>	1,435 SF
<b>BUILDING TYPE</b>	Commercial Condo
<b>ACREAGE</b>	2.54 AC
<b>TRAFFIC COUNT</b>	2,700 AADT
<b>YEAR BUILT</b>	2004
<b>CONSTRUCTION TYPE</b>	Reinforced Concrete
<b>PARKING SPACE</b>	Ample
<b>ZONING</b>	CPUD
<b>LAND USE</b>	Commercial
<b>PARCEL ID</b>	09-38-41-029-000-00010-0

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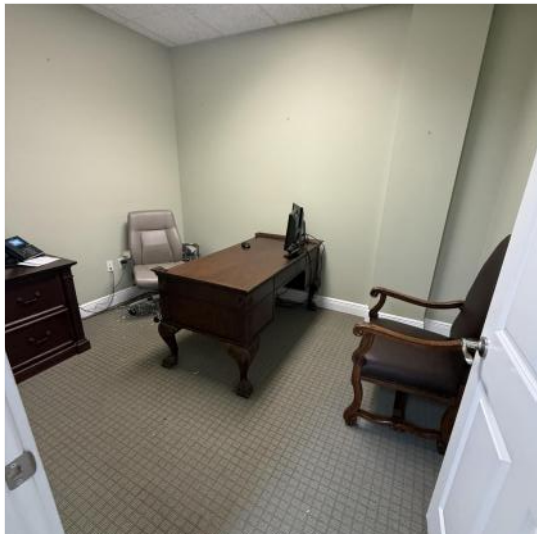
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# SITE PHOTOS



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# DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	8,955	1 Mile	\$63,372	1 Mile	48.1
3 Mile	52,687	3 Mile	\$83,625	3 Mile	47.9
5 Mile	106,972	5 Mile	\$92,699	5 Mile	48.3
2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	9,585	1 Mile	\$48,072	1 Mile	51.3
3 Mile	55,691	3 Mile	\$59,699	3 Mile	51.5
5 Mile	113,286	5 Mile	\$65,897	5 Mile	52.8

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# ZONING INFORMATION

Land Use	Zoning Districts															
	Residential				Nonresidential						PUD					
	R-1A	R-1	R-2	R-3	B-1	B-2	B-3	B-4	P	I	H	RPUD	CPUD	MXPU D	PSPU D	IPUD
<i>Commercial Uses</i>																
Adult business (refer to supplemental standards in section 2.06.10)	-	-	-	-	-	CU	-	-	-	CU	-	-	-	-	-	A
Automatic amusement center and game room	-	-	-	-	-	P	-	-	-	-	-	-	A	A	-	-
Automobile rental/leasing	-	-	-	-	-	P	-	-	-	-	-	-	A	A	-	-
Automobile repair services, major and minor (refer to supplemental standards in section 2.06.05)	-	-	-	-	-	P	-	-	-	P	-	-	A	-	-	A
Automobile sales provided all repair and service shall be done within an enclosed building (refer to supplemental standards in section 2.06.05)	-	-	-	-	-	P	-	-	-	-	-	-	A	A	-	-
Bakeries, retail and/or wholesale warehouses	-	-	-	-	-	P	-	P	-	-	-	-	A	A	-	-
Banks/financial institutions	-	-	-	-	P	P	-	P	-	-	-	-	A	A		

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# ZONING INFORMATION

Barbershop, beauty salons, specialty salons	-	-	-	-	P	P	-	-	-	-	-	-	-	A	A	-	-
Bars	-	-	-	-	P	P	-	-	-	-	-	-	-	A	A	-	-
Boat building, indoors	-	-	-	-	-	-	-	-	-	-	-	-	-	A	-	-	-
Boat building, outdoors	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	A
Boat sales and service (refer to supplemental standards in Section 2.06.05)	-	-	-	-	-	P	-	-	-	-	-	-	-	A	A	-	-
Boat storage, dry	-	-	-	-	-	P	-	P	-	P	-	-	-	A	A	-	A
Bowling alleys	-	-	-	-	-	P	-	-	-	-	-	-	-	A	A	-	-
Car washes	-	-	-	-	-	P	-	-	-	-	-	-	-	A	A	-	-
Catering shops	-	-	-	-	P	P	-	-	-	-	-	-	-	A	A	-	-
Clubs, lodges, fraternal organizations	-	-	-	-	-	P	-	-	-	-	-	-	-	A	A	-	-
Craft distillery	-	-	-	-	P	P	-	P	-	-	-	-	-	A	A	-	-
Dry cleaning establishment	-	-	-	-	-	P	-	P	-	-	-	-	-	A	A	-	-
Dry cleaning plant	-	-	-	-	-	-	-	-	-	P	-	-	-	-	A	-	A
Farm equipment and supply sales establishments, including open storage	-	-	-	-	-	-	-	-	-	P	-	-	-	A	A	-	A
Flea markets	-	-	-	-	-	-	-	-	-	-	-	-	-	A	-	-	-

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# ZONING INFORMATION

## ***Commercial planned unit development (CPUD) districts.***

1. ***Location.*** A CPUD may be located anywhere in the city in any area defined and described "multi-family residential," "office/residential," "commercial," "industrial," "public," "downtown redevelopment," "neighborhood/special district," "East Stuart," or "marine/industrial" by the Future Land Use Element of the City of Stuart's Comprehensive Plan, and which is of suitable character and compatible with surrounding uses as determined by the city commission.
2. ***Uses permitted in a CPUD district.*** The buildings, structures, land or water within a CPUD district may be used only for the following purposes:
  - a. Any and all uses set forth in the present zoning classifications of R-1A, R-1, R-2, R-3, B-1, B-2, B-3 and B-4 inclusive, providing such uses are compatible with uses on adjacent property as determined by the city commission.
  - b. Residential uses which are designed to be compatible with the adjacent commercial uses. The residential uses shall not comprise more than 30 percent of the development site excluding the open space, natural vegetation area and wetlands.
  - c. Commercial residential uses such as apartments, hotels and resorts provided said uses do not comprise more than 30 percent of the development site excluding the open space, natural vegetation area and wetlands.
  - d. Commercial uses not specifically set forth in any of the standard zoning categories, but which are compatible and of like nature and quality to those commercial uses allowed on B-1, B-2, B-3 or R-3 zoning classifications as determined by the city commission.
3. ***Commercial PUD standards.*** The following standards shall apply to a CPUD district:
  - a. CPUD standards regarding circulation, parking, utilities, drainage, open space and other standards shall apply as described in this Code except as modified by the city commission as part of the CPUD ordinance.
  - b. Open space. Not less than 25 percent of the CPUD shall be open space as defined herein. Required open space may include native vegetation areas and landscape buffers between the site and adjacent property; however, other required landscaping such as parking area interior landscaping shall not count towards the open space requirement. In the event that less than 25 percent of the CPUD is comprised of native vegetation area, then all existing native vegetation area shall be maintained as part of the required open space.
  - c. Native vegetation. Excluding wetlands defined by the South Florida Water Management District, not less than 25 percent of the total development site shall remain as undeveloped native vegetation area. The required native vegetation area may include open space areas and the landscape buffer between the site and adjacent property; however, other required landscaping shall not count towards the native vegetation requirement. The location of the native vegetation area shall be determined using a study of the site with consideration to the value of existing vegetation.



# TRADE AREA MAP



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