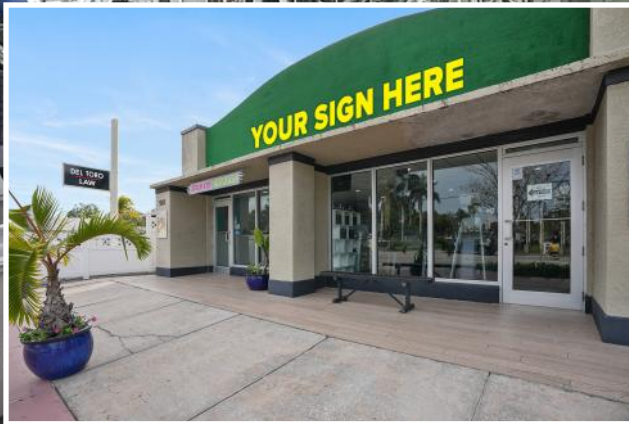


STREET-FRONT RETAIL WITH WAREHOUSE

508 S Colorado Ave. Stuart, FL 34994



FOR LEASE | \$25.00/SF NNN

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street

Stuart FL, 34994

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PROPERTY OVERVIEW

- A versatile 2,932 SF retail/office space is now available for lease along Colorado Avenue, just minutes from Downtown Stuart.
- The property is currently built out as a fitness center and can easily accommodate a wide range of uses including retail, salons, offices, wellness providers, boutique studios, and similar concepts.
- The site features two buildings: a 1,552 SF front structure offering excellent street visibility, and a 1,380 SF warehouse-style structure positioned behind it with a roll-up door, ideal for storage, light industrial needs, or additional workspace.
- Located a short distance from US-1, this property benefits from strong accessibility, visibility, and convenience for both customers and employees.



LEASE RATE	\$25.00/SF NNN
BUILDING SIZE	2,932 SF (1,380 SF + 1,552 SF)
BUILDING TYPE	General Retail
ACREAGE	0.12 AC
FRONTAGE	50'
TRAFFIC COUNT	22,500 ADT
YEAR BUILT	1928 / 1955
CONSTRUCTION TYPE	Block with Stucco
PARKING SPACE	Street
ZONING	CN-Creek North
LAND USE	Downtown
PARCEL ID	05-38-41-005-021-00030-8

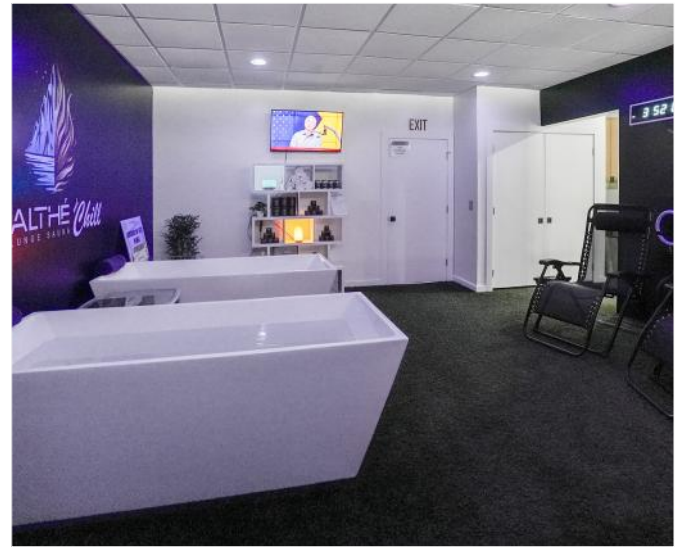
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SITE PHOTOS



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DEMOGRAPHICS

Population	1 mile	3 miles	5 miles
2020 Population	4,571	47,375	97,929
2024 Population	5,023	51,332	105,036
2029 Population Projection	5,347	54,543	112,429
Annual Growth 2020-2024	2.5%	2.1%	1.8%
Annual Growth 2024-2029	1.3%	1.3%	1.4%
Median Age	51.5	52.9	52.9
Bachelor's Degree or Higher	30%	31%	34%
U.S. Armed Forces	15	54	90

Income	1 mile	3 miles	5 miles
Avg Household Income	\$75,722	\$83,381	\$94,477
Median Household Income	\$49,006	\$58,619	\$67,007
< \$25,000	626	4,647	8,257
\$25,000 - 50,000	493	5,716	9,919
\$50,000 - 75,000	250	3,597	7,338
\$75,000 - 100,000	241	2,737	5,352
\$100,000 - 125,000	307	2,215	4,650
\$125,000 - 150,000	41	1,400	2,865
\$150,000 - 200,000	94	1,382	3,086
\$200,000+	157	1,723	4,920

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ZONING INFORMATION

Commercial Uses	CN
Art shops or galleries	√
Bakery, retail	√
Banks or financial institutions	√
Barbershops, beauty salons, specialty salons	√
Bars	√
Catering shop	√
Formula business	√CU
Clubs, lodges, and fraternal organizations	√
Dry cleaning establishment, provided that all cleaning is conducted off-premises	√
Health clubs and health spas	√
Massage therapy establishment	√
Microbreweries and craft distilleries	√
Office, business, professional, medical, or veterinary	√
Pharmacies, 2,000 sf or less	√

Restaurants, convenience and general, excluding drive-in/through	√
Retail sales and service	√
Retail manufacturing, provided such manufacturing is incidental to sales and occupies less than 75% of the total gross floor area	√
Rooftop dining	√CU
Studios, art, dance, music, or exercise	√
Theater, excluding drive-in theaters	√

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TRADE AREA MAP



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