

PROFESSIONAL OFFICE SPACES

1320 SE Federal Highway, Stuart FL 34994



***Starting at \$450/Month**

FOR LEASE | \$450-\$1,800/mo.

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart FL, 34996
www.commercialrealestatellc.com

Matthew Mondo

772.286.5744 Office
772.236.7780 Mobile
mmondo@commercialrealestatellc.com

Jaime Oldenborg

772.286.5744 Office
772.370.6467 Mobile
joldenborg@commercialrealestatellc.com

PROPERTY OVERVIEW

- Excellent executive suite in the desirable business district of Stuart.
- Recent property improvements include new roof, HVAC, parking lot, interior lighting, updated bathrooms, interior and exterior paint, and landscaping.
- Building features controlled 24/7 access, common area washrooms on each floor, and an elevator.
- Tenants have private lock access to their own suite.
- Each unit is subject to an additional \$50 electric fee.

BUILDING SIZE	10,741 SF
BUILDING TYPE	Office
ACREAGE	0.61 AC
FRONTAGE	95.3'
TRAFFIC COUNT	36,500 ADT
YEAR BUILT	1986
CONSTRUCTION TYPE	Masonry
PARKING SPACE	30+
ZONING	B-2 Business General
LAND USE	Commercial

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UNIT 101A 125 SF (FEATURES SINK–AVAILABLE 1/1/25)	\$750/mo.
UNIT 105A 315 SF (105A & B CAN BE COMBINED TO HAVE WATER)	\$1,125/mo.
UNIT 105B 225 SF (WATER HOOKUP)	\$750/mo.
UNIT 106B 173 SF (WATER HOOKUP)	\$825/mo.
UNIT 107 152 SF (WATER HOOKUP)	\$750/mo.
UNIT 108B 120 SF (SALON SPACE WITH SINK)	\$750/mo.
UNIT 204A 80 SF (SINGLE OFFICE)	\$450/mo.
UNIT 203A +/- 125 SF (WATER HOOKUP–AVAILABLE FEB 2025)	\$750/mo.
UNIT 203B +/- 125 SF (WATER HOOKUP–AVAILABLE FEB 2025)	\$750/mo.
UNIT 205C +/- 125 SF (WATER HOOKUP)	\$750/mo.
UNIT 206A +/- 125 SF (COMMON WATER HOOKUP AVAILABLE)	\$750/mo.
UNIT 206B +/- 125 SF (COMMON WATER HOOKUP AVAILABLE)	\$750/mo.
UNIT 206C +/- 125 SF (COMMON WATER HOOKUP AVAILABLE)	\$750/mo.
UNIT 212 200 SF (WATER HOOKUP–AVAILABLE FEB 2025)	\$900/mo.
UNIT 218B 110 SF (WATER HOOKUP–AVAILABLE FEB 2025)	\$750/mo.

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SITE PHOTOS



Common Area



Common Area



Common Area



Unit 204



Unit 206



Unit 105

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DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	8,970	1 Mile	\$66,074	1 Mile	46
3 Mile	102,971	3 Mile	\$97,171	3 Mile	47.8
5 Mile	262,057	5 Mile	\$90,000	5 Mile	46.8

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	8,934	1 Mile	\$52,830	1 Mile	48.5
3 Mile	103,097	3 Mile	\$74,786	3 Mile	52
5 Mile	270,361	5 Mile	\$70,564	5 Mile	50.3

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ZONING INFORMATION

Business and PUD Districts Uses	B-2
Adult businesses (refer to supplemental standards in section 2.06.11)	CU
Adult day care centers	P
Automatic amusement center and game room	P
Automobile repair services, major and minor (refer to supplemental standards in section 2.06.06)	P
Automobile sales provided all repair and service shall be done within an enclosed building (refer to supplemental standards in section 2.06.06)	P
Bakery, retail and/or wholesale warehouses	P
Banks/financial institutions	P
Barbershop, beauty salons, specialty salons	P
Bars	P
Boat sales and service (refer to supplemental standards in section 2.06.06)	P
Boat storage, dry	P
Bowling alleys	P
Bus and train (passenger) station/terminals	P
Car wash	P
Catering shops	P
Cemeteries	P
Child care center (refer to supplemental standards in section 2.06.05)	P
Clubs, lodges, and fraternal organizations	P
Community garden (refer to supplemental standards in section 2.06.08)	P
Craft distillery	P
Crematoriums	CU
Dry boat storage	P
Drycleaning establishment	P

Family day care home in a residence	P
Funeral homes	P
Funeral homes with crematorium	CU
Gasoline or other motor fuel stations (refer to supplemental standards in section 2.06.06)	P
Golf driving range (not accessory to golf course)	P
Golf course, miniature	P
Health club	P
Health spas	P
Hotels, motels	P
Kennels	P
Laundry establishments (self service)	P
Libraries	
Massage therapy establishments	P
Microbrewery	P
Multi-family dwelling units	
Museums	P
Newspaper or publishing plant	
Office, business or professional	P
Office, low intensity medical	P
Office, medical	P
Office, veterinary	P

Place of public assembly	P
Pool hall/billiard parlor	P
Public facilities and services	P
Public parks	P
Public utilities ¹	P
Radio and/or television broadcast stations	P
Religious institutions	P
Repair services	P
Residential units combined with non-residential uses	P
Restaurants, convenience and general	P
Restaurants, limited	
Retail, bulk merchandise	P
Retail, department store	P
Retail, furniture stores	P
Retail, intensive sales and service	P
Retail, non-intensive sales and service	P

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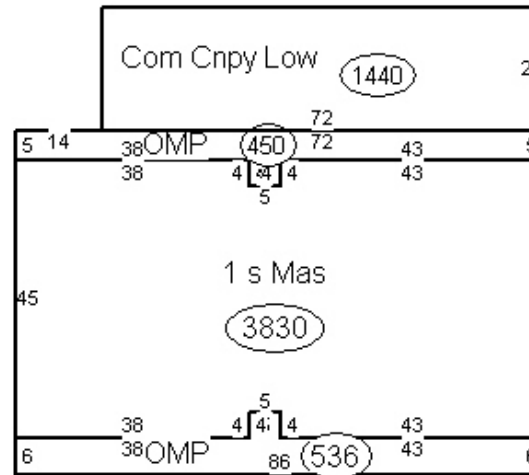
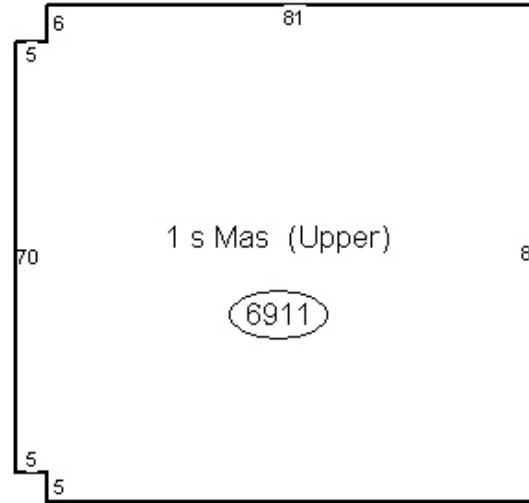
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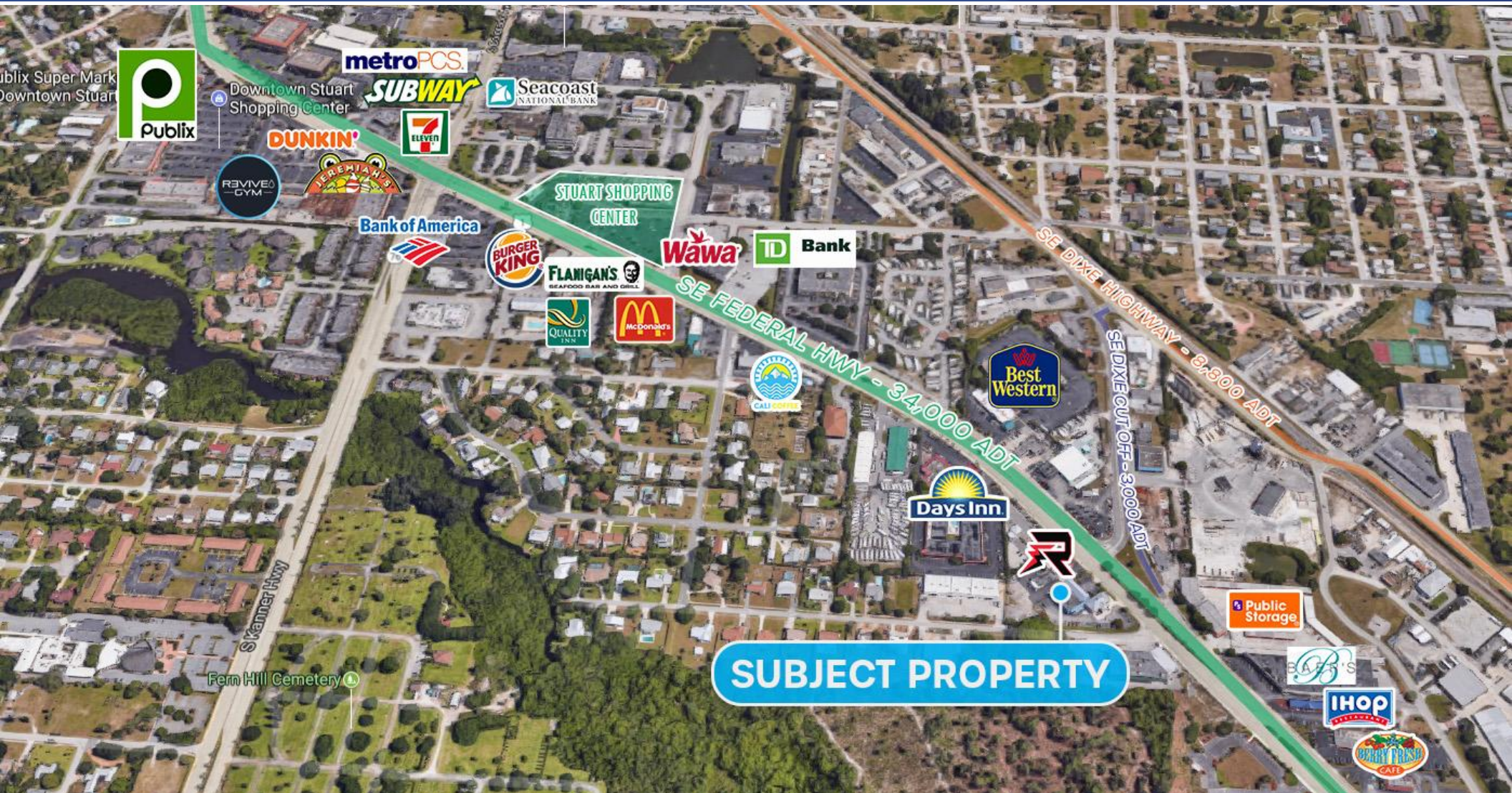
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FLOOR SKETCH

03 04 05 06
07 08 09



TRADE AREA MAP



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