

PROFESSIONAL OFFICE SPACES

1320 SE Federal Highway, Stuart FL 34994



FOR LEASE | \$450–\$1,100/mo.

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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

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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, a common area kitchen in the second floor, 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 102B | 95 SF (with sink)

Unit 108A | 162 SF (with sink)

Unit 108B | 100 SF (with shampoo bowl)

Unit 203A | 120 SF (water hookup)

Unit 203B | 139 SF (water hookup)

Unit 205A | 52 SF

Unit 205C | 122 SF (water hookup)

***Unit 206A | 75 SF (common area sink in unit)**

***Unit 206B | 130 SF (common area sink in unit)**

***Unit 206C | 89 SF (common area sink in unit)**

Unit 208 | 233 SF (features heavy power)

Unit 209 | 318 SF (with sink)

Unit 212 | 210 SF (with shampoo bowl)

Unit 214 | 210 SF (water hookup)

Unit 218B | 89 SF (water hookup)

LEASED
\$650/mo.
LEASED
\$850/mo.
LEASED
\$700/mo.

\$750/mo.

\$750/mo.

\$450/mo.

\$750/mo.

LEASED
\$750/mo.
LEASED
\$750/mo.
LEASED
\$750/mo.
LEASED
\$900/mo.

\$1,100/mo.

LEASED
\$950/mo.
LEASED
\$600/mo.

\$650/mo.

Utility and sales tax are additional; square footage is approximate.

Units 206 A-C can be leased together at \$1,600/mo.

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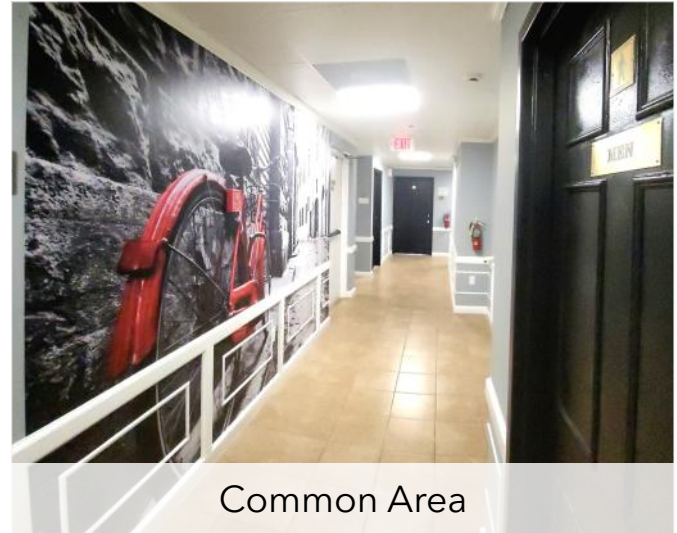
SITE PHOTOS



Common Area



2nd Floor Kitchen



Common Area



Unit 205A



Unit 209



Unit 218

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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	9,662	1 Mile	\$67,020	1 Mile	48.2
3 Mile	52,963	3 Mile	\$82,492	3 Mile	47.9
5 Mile	107,048	5 Mile	\$93,240	5 Mile	48.4

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	10,323	1 Mile	\$48,053	1 Mile	52.1
3 Mile	56,060	3 Mile	\$58,640	3 Mile	51.6
5 Mile	113,734	5 Mile	\$66,128	5 Mile	52.9

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	P
Golf driving range (not accessory to golf	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

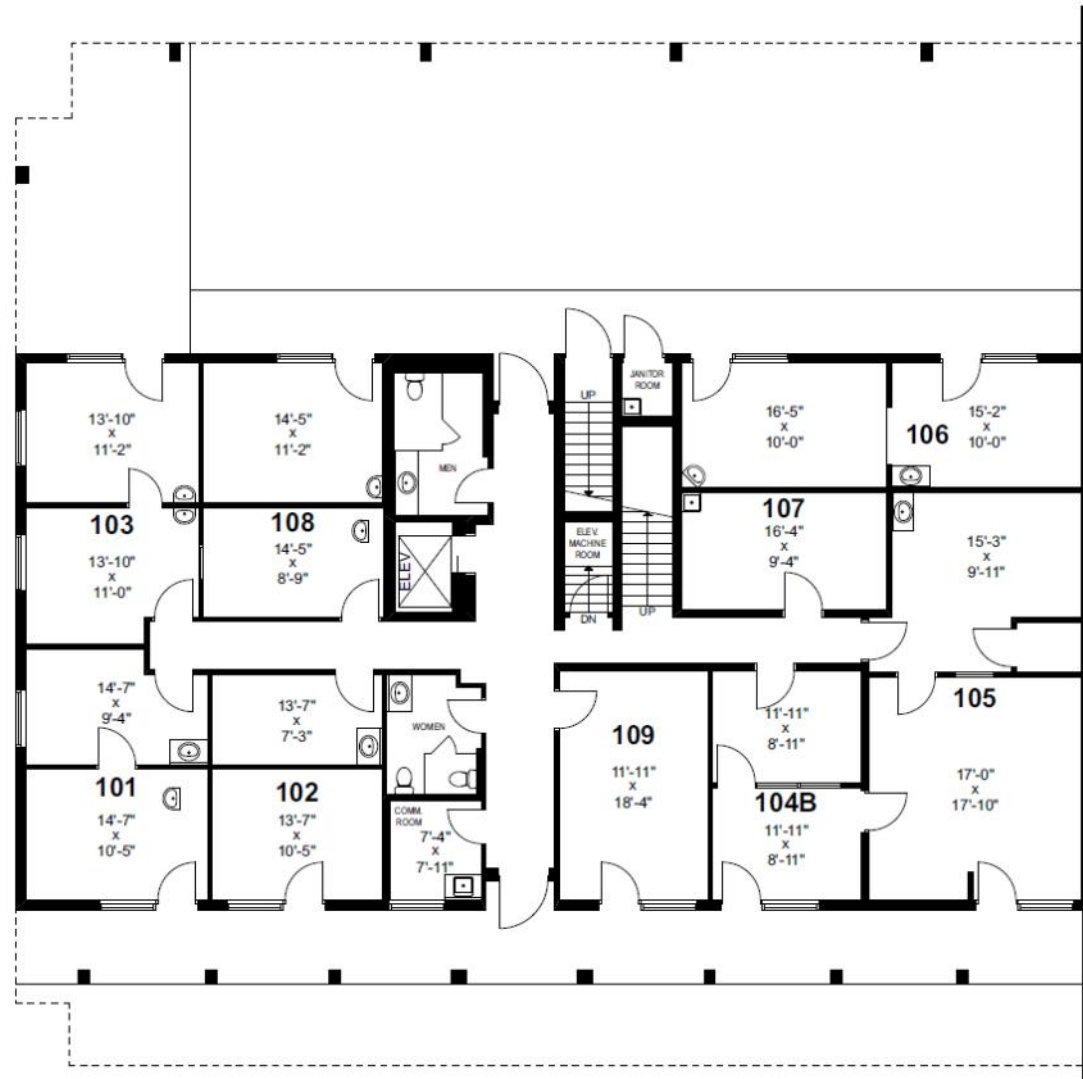
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FLOOR PLAN (1ST FLOOR)



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FLOOR PLAN (2ND FLOOR)



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TRADE AREA MAP



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