

STUART CENTRE



**2283-2419 SE Federal Highway
Stuart, Florida 34994**

HIGHLIGHTS

- Premier shopping center in Stuart market
- Strategically located on the Southeast corner of US-1 and Monterey Road in area's main commercial/retail corridor
- Excellent visibility with over 1,200 feet of frontage on US-1
- 5 access points and 2 signalized intersections
- Strong daytime population with over 45,000 employees in 3-mile radius

TRAFFIC COUNTS

- 35,312 on US-1 South
- 22,499 on Monterey Road

SPACE AVAILABLE

- 1,020 SF (Suite 2299)
- 2,079 SF (Suite 2373B)
- 2,782 SF with Drive Thru (Suite 2331)
- 3,525 SF (Suite 2371)
- 25,000 SF (Suite 2373)

JOIN THESE ESTABLISHED TENANTS



DEMOGRAPHICS*

	3 MI	4 MI	5 MI
POPULATION	49,624	81,102	107,538
MEDIAN AGE	50	51	52
AHI	\$117,309	\$124,453	\$129,265

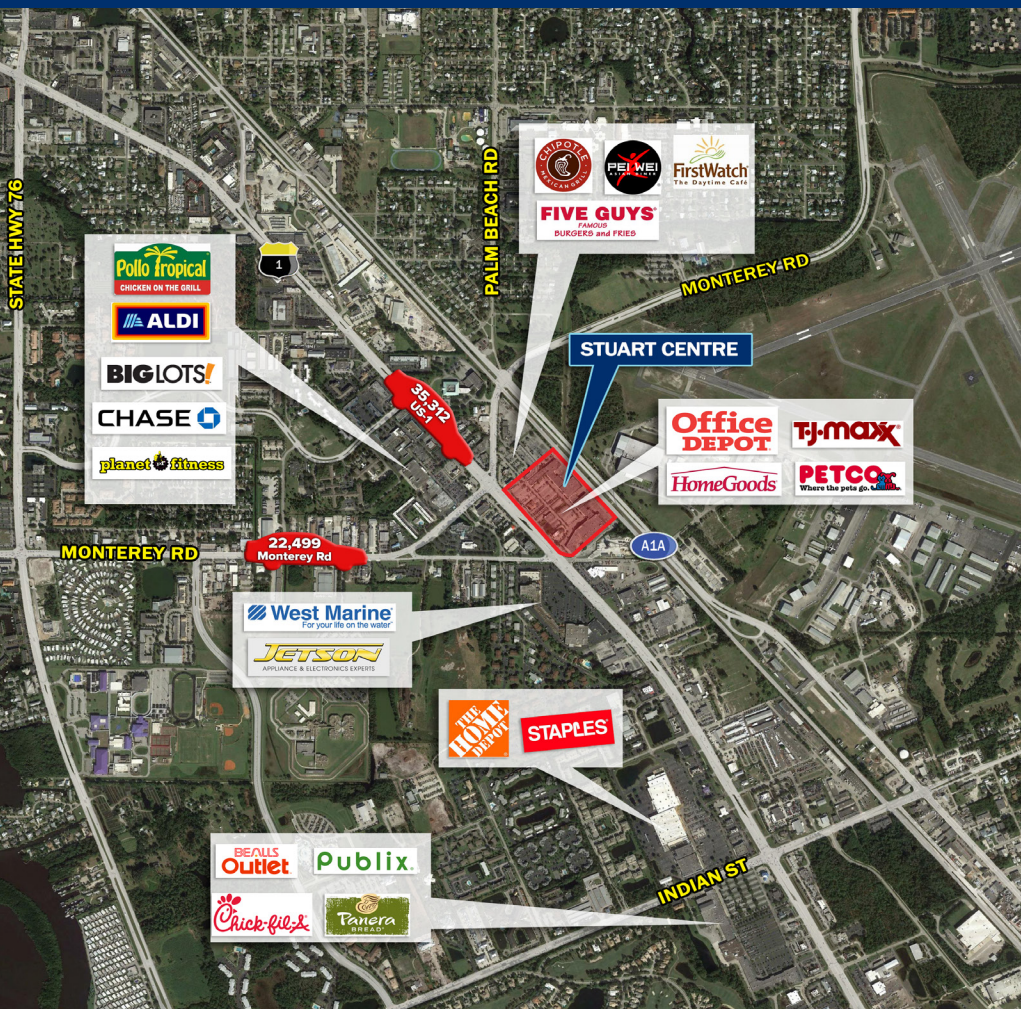
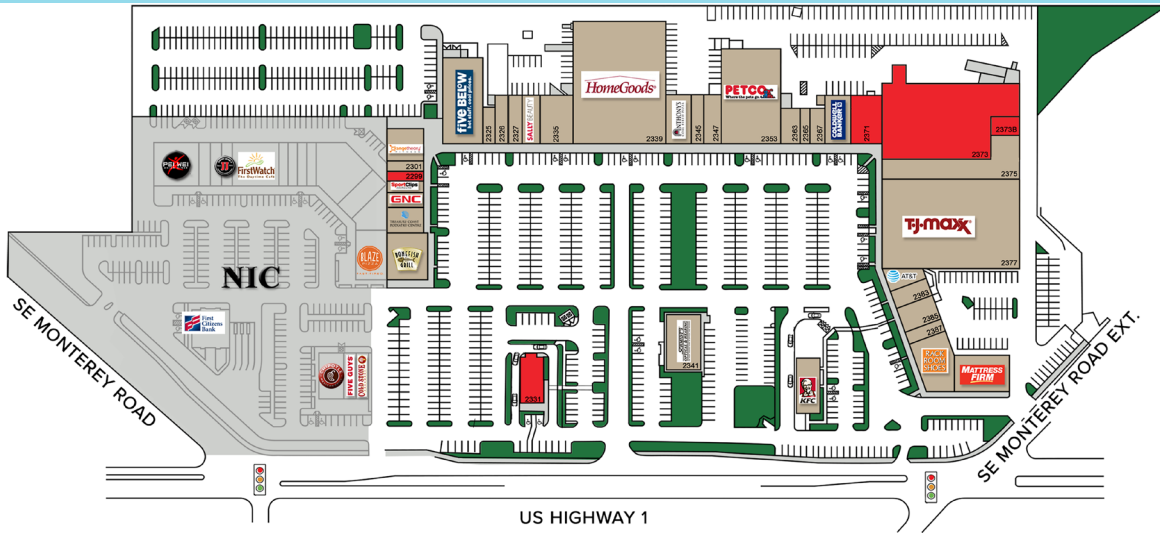
*Estimated 2025. This information was provided from government & private sources deemed to be reliable, however, it is provided without representation or warranty.



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TENANT LEGEND

BAY	TENANT	SQ FT
2283	Bonefish Grill	5,074
2291	Treasure Coast Podiatry	2,520
2295	GNC	1,500
2297	Sport Clips	1,020
2299	AVAILABLE	1,020
2301	Susie Hair Hero	1,020
2303	Orange Theory Fitness	3,452
2321-23	Five Below	9,000
2325	Peach Cobbler Factory	1,236
2327A	First Impressions	
	Doors & More, Inc.	2,040
2327	European Wax Center	1,920
2329	Sally's Beauty Supply	1,880
2331	AVAILABLE	2,782
2335	My Salon Suite	4,160
2339	HomeGoods	30,000
2341	Schmidt's Opticals	5,000
2343	Anthony's Coal Fired Pizza	2,640
2345	Salad Works	1,440
2347	iCRYO of Stuart	2,750
2353	Petco	15,000
2363	HearUSA	1,287
2365	Flip Flop Shops	960
2367	California Nails	960
2369	Coldwell Banker	2,888
2371	AVAILABLE	3,525
2373	AVAILABLE	25,000
2373B	AVAILABLE	2,079
2375	Appliances 4 Less	7,332
2377	TJ Maxx	32,249
2379	AT&T	1,730
2383	Mr. Gyros	1,920
2385	Stuart Family Dentistry	1,440
2387	The Joint	1,080
2399	Rack Room Shoes	5,860
2403-411	Mattress Firm	5,460
2419	KFC	3,595