

RETAIL/OFFICE BUILDING SPACE

407 SE Ocean Blvd. Stuart, FL 34994



FOR LEASE | \$30.00/sf NNN

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola St.
Stuart, FL 34994
www.commercialrealestatellc.com

Zack Leider
772.286.5744 Office
772.285.2617 Mobile
zackleidersells@gmail.com

PROPERTY OVERVIEW

Great opportunity to lease an office/retail building located Downtown Stuart.

This unit, positioned at the forefront of the property, spans 900 square feet and boasts impressive frontage with a spacious entrance and a private restroom, making it an ideal space for retail ventures.

The property offers a strategic location near trendy shoppes and restaurants, adding to its list of appealing features.



LEASE PRICE	\$30.00/sf NNN
BUILDING SIZE	900 SF
BUILDING TYPE	General Office
ACREAGE	0.1795
FRONTAGE	66.13'
TRAFFIC COUNT	12,300 ADT
YEAR BUILT	1948
CONSTRUCTION TYPE	Block with Stucco
PARKING SPACE	Ample
ZONING	R-3
PARCEL ID	04-38-41-020-001-00020-6

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SITE PHOTOS



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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	4,522	1 Mile	\$76,976	1 Mile	46.3
3 Mile	51,267	3 Mile	\$81,152	3 Mile	48.4
5 Mile	105,995	5 Mile	\$93,841	5 Mile	48.6
2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	4,787	1 Mile	\$48,656	1 Mile	49.8
3 Mile	54,462	3 Mile	\$56,927	3 Mile	52.7
5 Mile	113,432	5 Mile	\$66,739	5 Mile	53.2

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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	MXPUD	PSPUD	IPUD
<i>Residential Land Uses</i>																
Family day care home in a residence	P	P	P	P	P	-	-	-	-	-	A	A	A	-	-	
Multi-family dwelling units	-	-	P	P	-	-	-	-	-	-	A	-	A	-	-	
Residential units combined with non-residential uses	-	-	P	P	P	P	-	-	-	-	A	A	A	-	-	
<i>Transient Residential Land Uses and Overnight Accommodations</i>																
Hotels/motels	-	-	-	P	P	-	-	-	-	-	-	A	A	-	-	
<i>Institutional Uses</i>																
Adult day care centers (< five acres)	-	-	CU	P	P	P	CU	-	-	-	A	A	A	-	-	
Adult day care centers (> five acres)	-	-	-	P	P	P	CU	-	-	-	-	A	A	-	-	
Cemeteries	-	-	-	-	P	-	-	-	-	-	-	A	-	-	-	
Child care center (< five acres)	-	-	CU	P	P	P	CU	-	-	-	A	A	A	-	-	
Child care center (> five acres) (refer to supplemental standards in section 2.06.04)	-	-	-	P	P	P	CU	-	-	-	-	A	A	-	-	
Libraries	-	-	P	P	P	-	P	-	P	-	-	A	A	A	A	-
Museums	-	-	-	P	P	-	-	P	-	-	-	A	A	A	A	-

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ZONING INFORMATION

Schools—Private, parochial, or technical (< five acres)	CU	CU	CU	CU	P	P	-	-	P	-	-	A	A	A	A	-
Schools—Private, parochial, or technical (> five acres)	-	-	-	-	P	P	-	-	-	-	-	A	A	A	A	-
<i>Health Care Uses</i>																
Massage therapy establishment	-	-	-	P	P	P	P	-	-	-	-	A	A	A	-	-
Office, low intensity medical	-	-	-	P	P	P	P	P	-	-	-	A	A	A	-	-
Office, medical	-	-	-	P	P	P	P	P	-	-	-	A	A	A	-	-
Banks/financial institutions	-	-	-	-	P	P	-	P	-	-	-	-	A	A		
Barbershop, beauty salons, specialty salons	-	-	-	-	P	P	-	-	-	-	-	-	A	A	-	-
Bars	-	-	-	-	P	P	-	-	-	-	-	-	A	A	-	-
Catering shops	-	-	-	-	P	P	-	-	-	-	-	-	A	A	-	-
Craft distillery	-	-	-	-	P	P	-	P	-	-	-	-	A	A	-	-
Marinas <u>including</u> the sale, display, and storage of new and used boats for sale, and the repair and maintenance of boats.	-	-	-	-	P	P	-	-	-	-	-	-	A	A	-	-
Microbrewery	-	-	-	-	P	P	-	P	-	P	-	-	A	A	-	-

For additional permitted usages visit: https://library.municode.com/fl/stuart/codes/land_development_code?

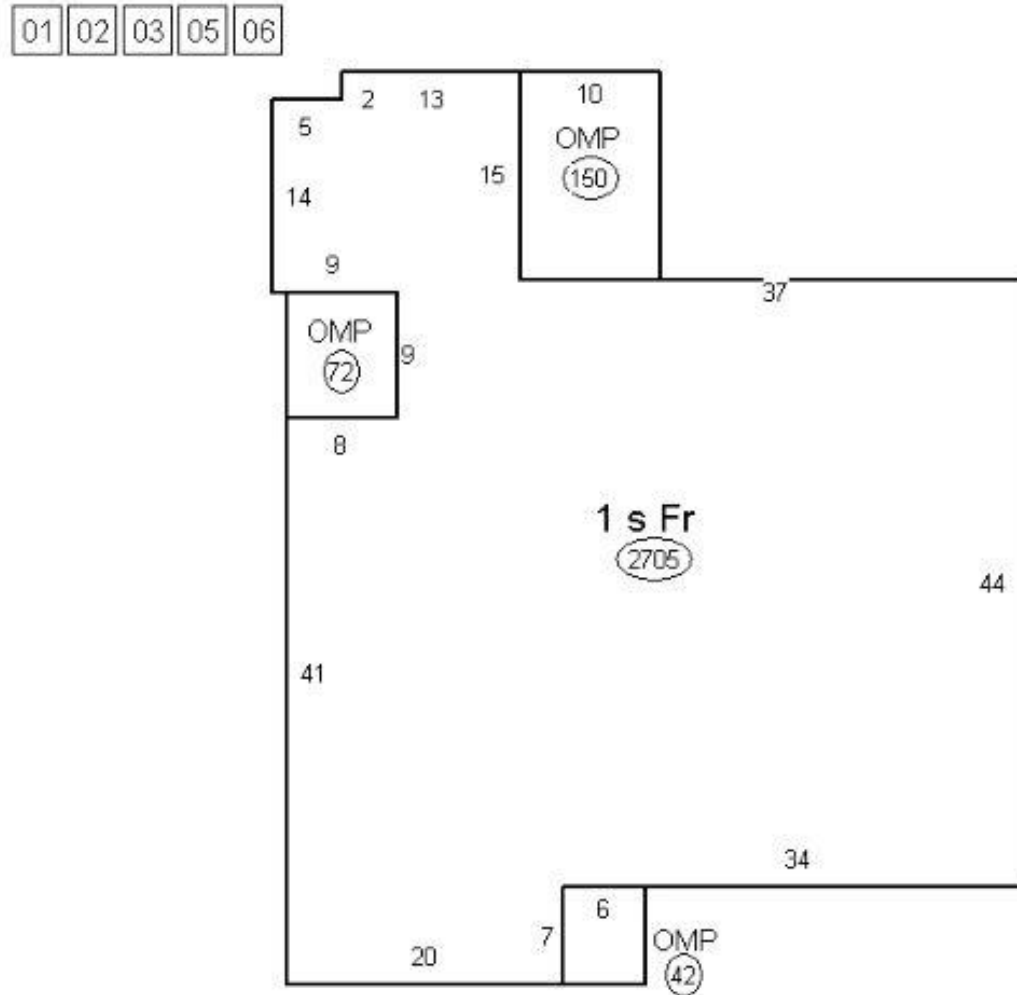
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SITE PLAN



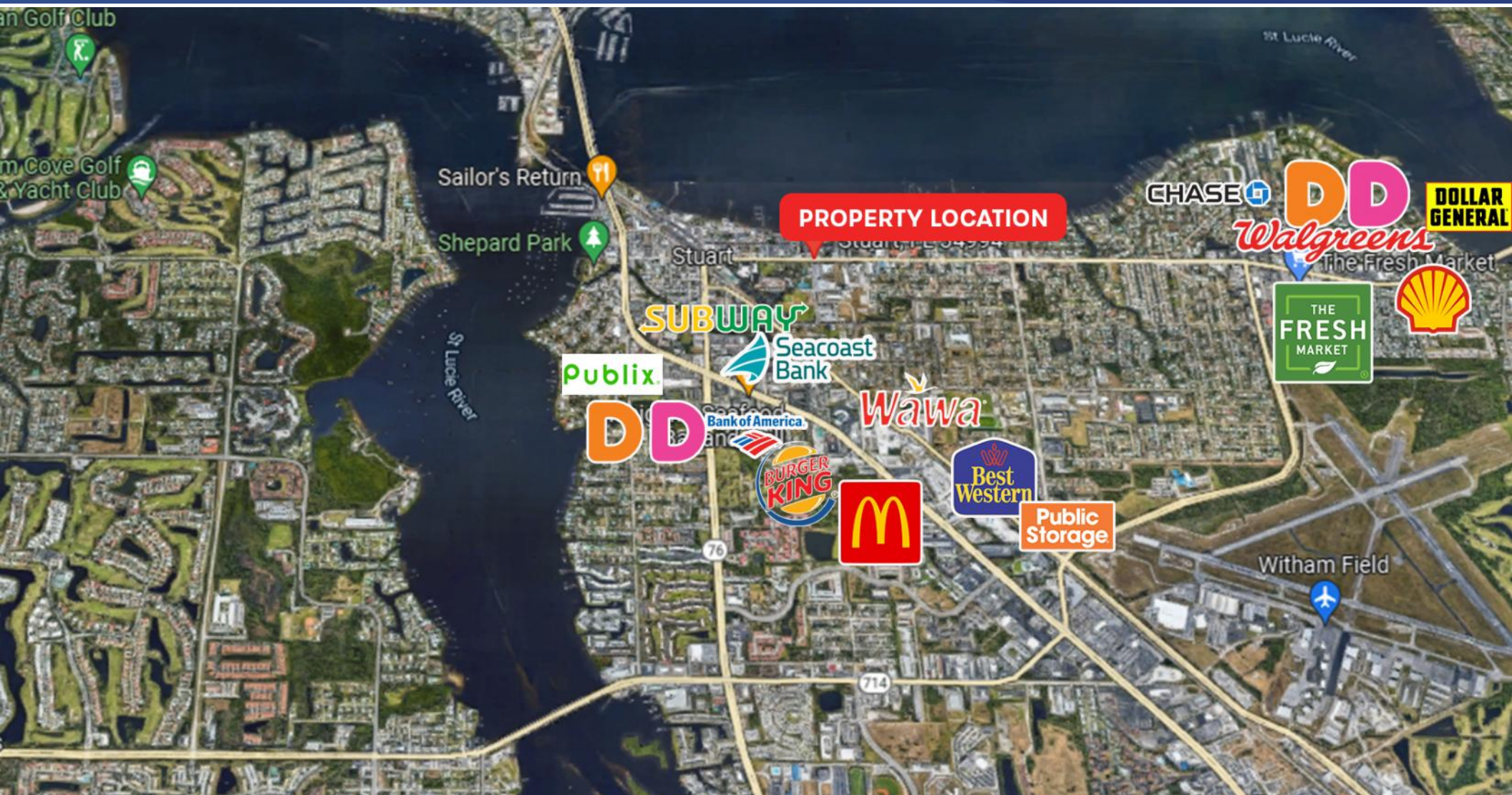
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TRADE AREA MAP



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