

±1,550 SF Retail Space Downtown Stuart

45 SW Osceola St
Stuart, FL 34994

FOR LEASE:
Call for Pricing Guidance

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Offering Summary

Lease Rate: Call for Pricing Guidance

Property Features

Unit Size: +/- 1,550 SF

Building Type: Retail

Construction Type: Masonary

Year Built: 1936

Utilities: City of Stuart

Parking: Street Parking

Zoning: Urban Center

Land Use: Downtown

Parcel ID: 05-38-41-004-000-00140-0

Description

Located at 45 SW Osceola Street, this premier retail destination offers high foot traffic, strong co-tenancy, and excellent visibility in one of Florida's most dynamic downtowns. Join established tenants such as Kilwins, Gumbo Limbo Coastal Chic and Coastal Kidz, Ana Capri, and Earth Tones, and position your business at the center of Stuart's thriving retail and dining scene.

The Historic Downtown Stuart District continues to grow, with the upcoming Brightline Stuart Station, newly completed luxury condominiums, an approved 101-unit hotel, the Seminole Street improvement project, and ongoing infrastructure upgrades. These developments, combined with a robust schedule of downtown events hosted by Stuart Main Street and the Downtown Business Association, make this an exciting time to establish your business in one of Florida's most vibrant downtowns.

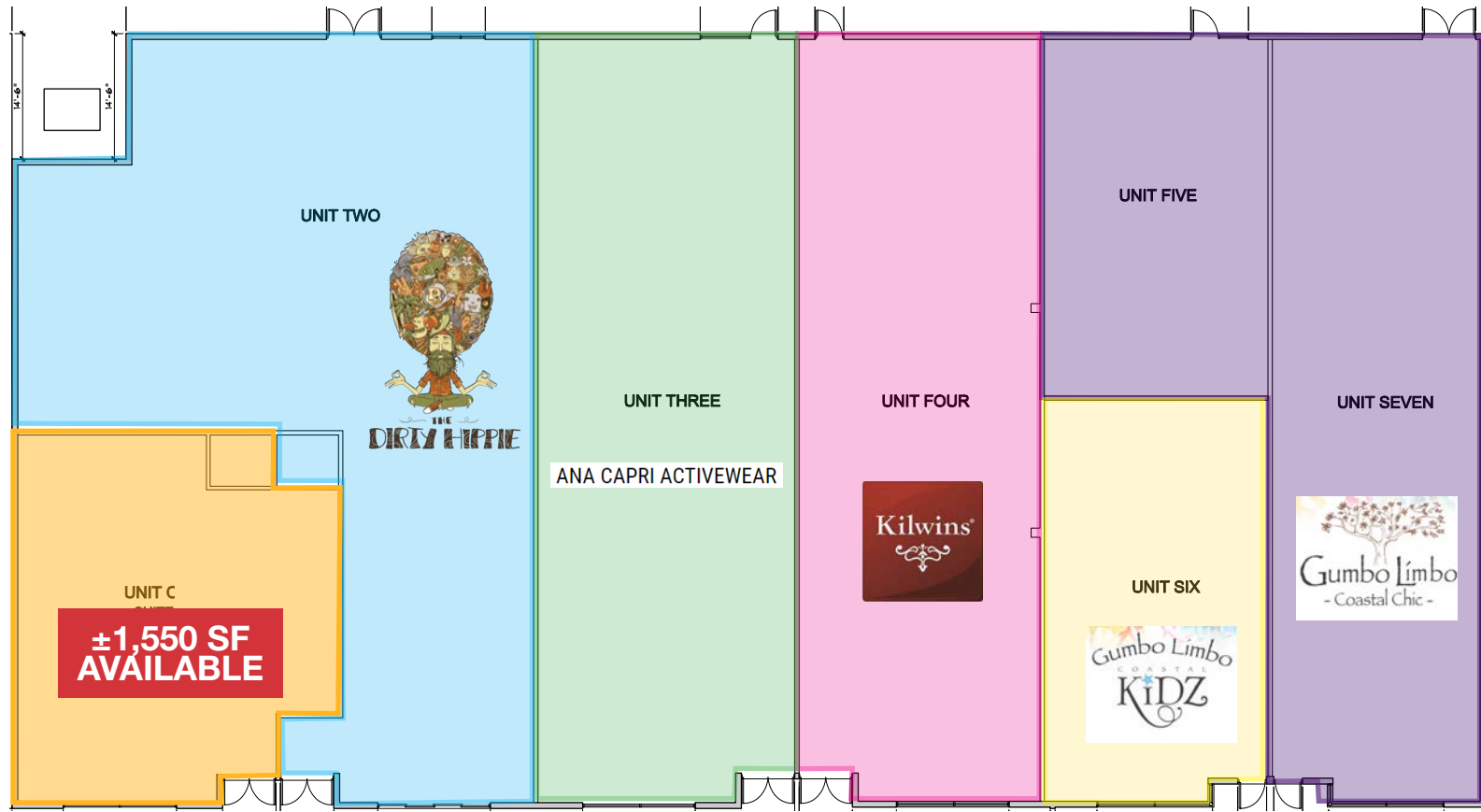




St. Lucie River

**±1,550 SF
AVAILABLE
FOR LEASE**





SW OSCEOLA STREET



EXISTING LAYOUT



OPTION FOR EXPANSION



RENDERING

NEW FACADE COMING SOON!



NEW FACADE COMING SOON!

SE Seminole Street Improvements



KEY



±1,440 SF RETAIL AVAILABLE
Leases in place



Lyric Theater
59 SW Flagler Ave



Stuart Heritage Museum
161 SW Flagler Ave



La Grande Martier @ Post Office Arcade
23 SW Osceola St



Stuart Boathouse
49 SW Seminole St



Spritz City Bistro
61 SW Osceola St



The Gafford
47 SW Flagler Ave



The Flagler of Stuart
201 SW Flagler Ave



Old Colorado Inn
211 S Colorado Ave



Waterfront
131 SW Flagler Ave



City of Stuart
121 SW Flagler Ave



Riverwalk Cafe
201 SW St Lucie Ave



Black Marlin
53 SW Osceola St



Duffy's
1 SW Osceola St



Maria's Cafe
10 SW Osceola St



Matilda's
15 SW Osceola St



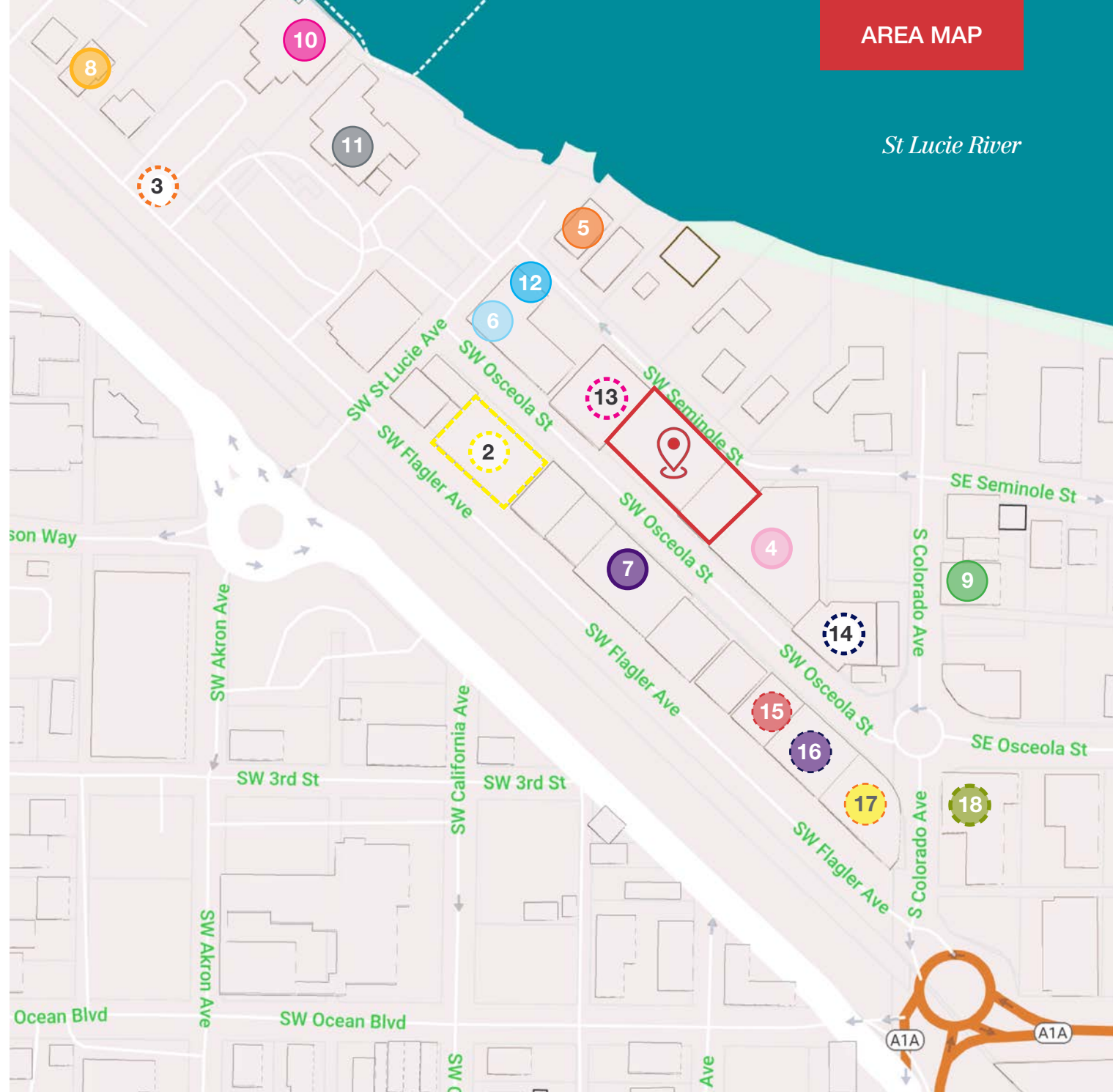
April Daze Boutique
308 S Colorado Ave



Oak & Ember Steakhouse
301 S Colorado Ave

AREA MAP

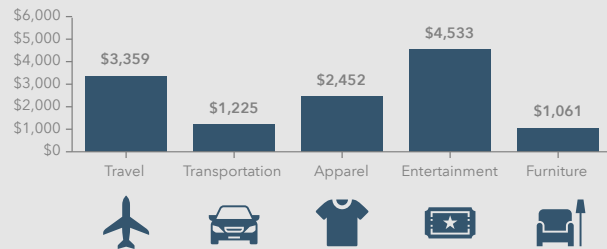
St Lucie River



45 SW Osceola St, Stuart, Florida, 34994
Ring: 5 mile radius



KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-U.S. BLS (2024).

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Spending facts are average annual dollars per household

Population

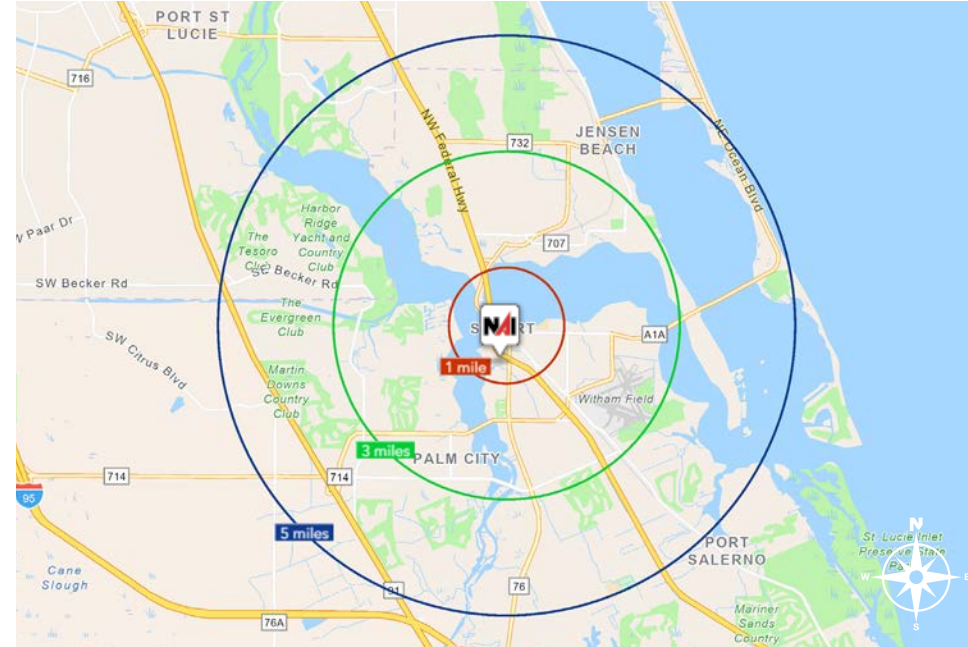
1 Mile:	3,786
3 Mile:	48,903
5 Mile:	102,647

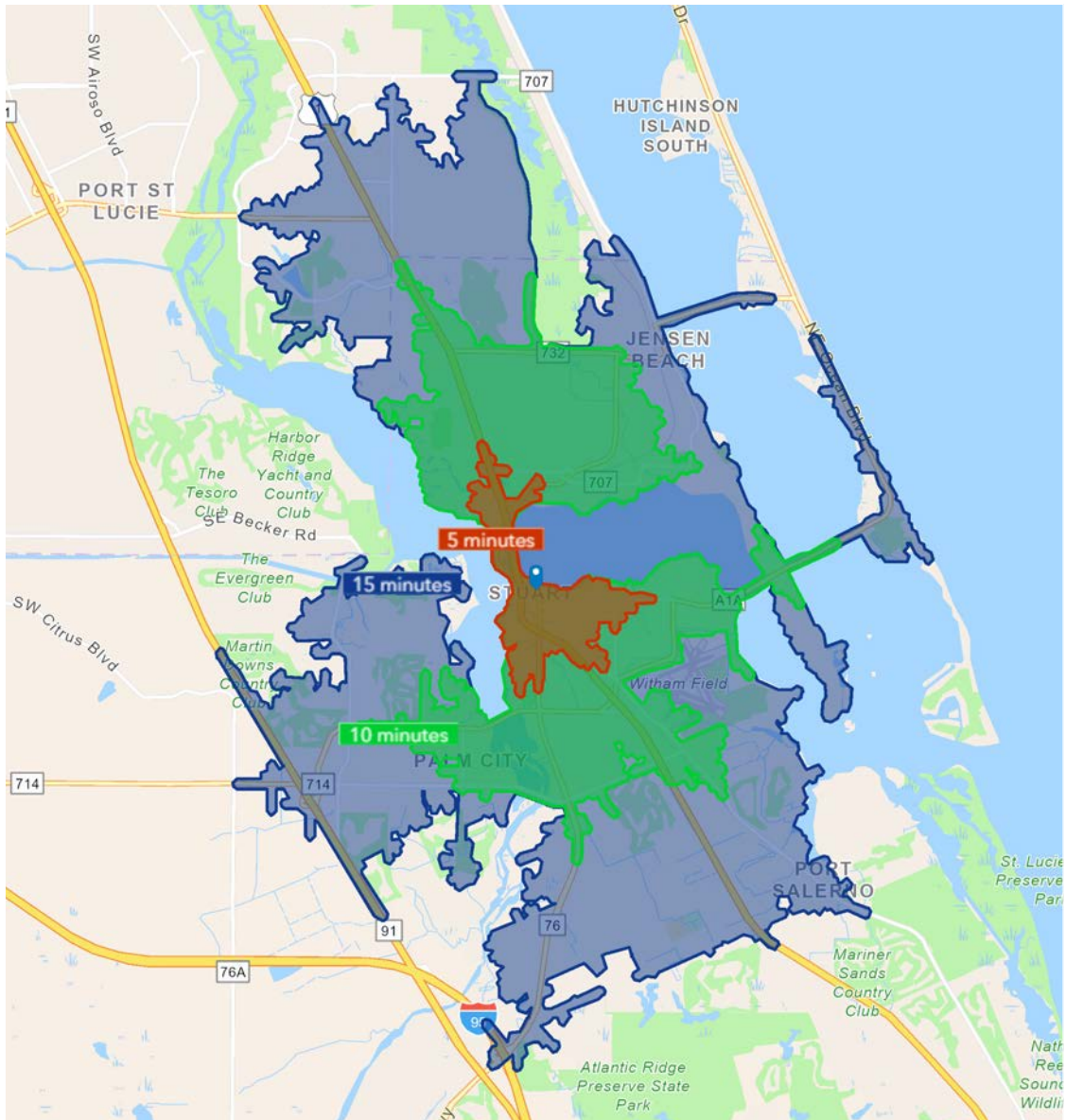
Average Household Income

1 Mile:	\$111,765
3 Mile:	\$111,394
5 Mile:	\$123,569

Median Age

1 Mile:	52.4
3 Mile:	55.0
5 Mile:	53.7





5 Minutes	10 Minutes	15 Minutes
4,619 2010 Population	36,878 2010 Population	91,475 2010 Population
5,156 2024 Population	41,670 2024 Population	104,605 2024 Population
11.6% 2010-2024 Population Growth	12.9% 2010-2024 Population Growth	14.4% 2010-2024 Population Growth
0.70% 2023-2029 (Annual) Est. Population Growth	0.91% 2023-2029 (Annual) Est. Population Growth	0.70% 2023-2029 (Annual) Est. Population Growth
53.6 2024 Median Age	52.5 2024 Median Age	51.6 2024 Median Age
\$114,750 Average Household Income	\$105,144 Average Household Income	\$109,370 Average Household Income
45.8% Percentage with Associates Degree or Better	47.2% Percentage with Associates Degree or Better	47.8% Percentage with Associates Degree or Better
63.0% Percentage in White Collar Profession	59.6% Percentage in White Collar Profession	60.7% Percentage in White Collar Profession

City of Stuart, Florida

Stuart, Florida is located on Florida's East Coast, which borders the St. Lucie River and West of the Indian River. The climate is pleasant with mild winters and warm summers. The annual average temperature is 72 degrees. Annual rainfall averages 60 inches.

Stuart is famed for its exceptional sailfishing and all other types of sport fishing. You can enjoy ocean fishing, river and bay fishing, and fresh water fishing. The North and South forks of the St. Lucie River are tropical wonderlands for cruises. Stuart has quaint older neighborhoods in the downtown area, including a mixture of townhomes and condominiums. Stuart's successful revitalization program has given the Downtown area a pleasant ambiance, with shops and restaurants lining the streets.

The top major employers are, Cleveland Clinic Hospital, Vought Aircraft, Municipal Government, and thousands of successful small businesses. The economy is driven by retail service, hospitality, construction and government sectors located throughout the city.

At the present time, Stuart is a growing community, annexing new properties north and south of the city, currently 6.25 square miles. Revitalization continues in the Potsdam section of the downtown area as well as North of the Roosevelt Bridge. Completed in 1996, the Roosevelt Bridge, is a prominent feature in the area, allowing for easy connectivity and accessibility to Stuart's Public Beaches.

Martin County, Florida

The cities that make up Martin County include Jensen Beach/Rio, Stuart/Sewall's Point, Hutchinson Island, Hobe Sound, Jupiter/ Tequesta, Palm City, Port Salerno and Indiantown. Martin County is a wonderful place to visit and live, with beaches, golf, fishing and boating. The County boasts arts, quaint downtowns with shops, gourmet dining, galleries, museums, historic places, festivals and more.

Martin County is for...

The golf enthusiast... Martin County is home to over 35 world-class golf courses all within a 15-mile radius. The sun worshiper... The County offers its visitors and residents alike some of the finest beaches on the east coast. The discriminating arts shopper... More than 20 galleries participate in a monthly First Thursday gallery night. Many of these galleries are in the historic downtowns of Stuart, Jensen Beach, Port Salerno and Hobe Sound. The music lover... The historic Lyric Theatre offers a wide-array of first class talent nearly 300 days a year... This acoustically amazing theatre features concerts for all music lovers, from classical to rock and roll, and theatrical performances by local and national talent.

Mark your calendars for a plethora of events to look forward to in Martin County, Florida. The Stuart Air Show, Stuart Boat Show, ArtsFest, and the Martin County Fair are just some of the many events taking place throughout the year. The Treasure Coast Children's Museum, located at Indian Riverside Park, is a great place for kids and families, offering a water play area, fishing, and a riverfront view. Often, there are events in the park including concerts, orchid shows, and more. Indian Riverside Park also features the Maritime and Yachting Museum. Hutchinson Island is home to the Elliott Museum which celebrates the genius of innovation, creativity and the historical events of Martin County. Named after the prolific inventor Sterling Elliott, the museum hosts permanent exhibits showcasing Model A Trucks, early transportation, the history of Stuart and its surrounding regions, and baseball memorabilia. For the scientifically minded and curious kids, the Florida Oceanographic Coastal Center offers fun opportunities to learn about our local ecosystem.





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