

PROFESSIONAL OFFICE BUILDING

101 SE Martin Luther King Jr Blvd. Stuart, FL 34994



FOR LEASE | \$31.00/sf NNN

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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

Chris Belland
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PROPERTY OVERVIEW

- Fantastic chance to lease a professional office building conveniently situated in Downtown Stuart, close to the forthcoming Brightline Station.
- This property boasts exceptional frontage on two sides, a sizable monument sign, meticulously maintained exterior, and numerous office spaces.
- Surrounding real estate is comprised of national and local businesses.



LEASE RATE	\$31.00/sf NNN
BUILDING SIZE	2,184 sf
BUILDING TYPE	General Office
ACREAGE	0.154
FRONTAGE	48' MLK Jr Blvd 140' Delaware Ave
TRAFFIC COUNT	18,800 ADT
YEAR BUILT	1988
CONSTRUCTION TYPE	Block with Stucco
PARKING SPACE	6
ZONING	Urban Center
PARCEL ID	04-38-41-024-004-00100-9

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SITE PHOTOS



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DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	2,149	1 Mile	\$67,818	1 Mile	47
3 Mile	45,036	3 Mile	\$97,887	3 Mile	48
5 Mile	121,315	5 Mile	\$88,928	5 Mile	48

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	2,149	1 Mile	\$55,298	1 Mile	44.40
3 Mile	45,036	3 Mile	\$75,387	3 Mile	45.50
5 Mile	121,315	5 Mile	\$69.787	5 Mile	45.80

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ZONING INFORMATION

UC-Urban Center Permitted Uses

Commercial Uses	
Automobile repair service—Within an enclosed building in along U.S. 1 (Federal Hwy. and Savannah Road) only	1 per 200 square feet of sales area, plus 2 spaces per service bay, plus 1 space per employee
Art galleries	1 per 200 square feet
Bakery, retail	One (1) space for each employee on the largest working shift plus one (1) space per three hundred (300) square feet of gross floor area
Banks/financial institutions	1 per 300 square feet, plus queuing spaces per section 6.01.07
Barbershop, Beauty Salons, Specialty Salons	2 per station
Bars	1 per 4 seats
Catering shop	1 per employee, plus 0.5 spaces per delivery truck, plus 2 spaces per 1,000 square feet
Clubs, lodges and fraternal organizations	1 per 3 persons based on the maximum seating capacity of the building, or 1 space per 100 square feet (whichever is greater). One-half (½) of total parking area must be paved; the other half may be an approved stabilized surface
Dry cleaning, provided that all cleaning is conducted off-premises	1 per employee, plus 0.5 spaces per delivery truck, plus 1 space per 300 square feet
Health spas	1 per 200 square feet if located with retail, or 1 space per 150 square feet if located independently

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UC-Urban Center Permitted Uses

Marinas, Commercial	1 per 4 slips for operations that do not require a utilities agreement, and 1 per each slip that requires a utility agreement, plus 1 per each employee
Massage therapy establishments	1 per 300 square feet
Microbreweries and craft distilleries	1 per employee plus 1 per 300 square feet for tasting, tap room, and gift shops
Office, business or professional, medical, low intensity medical, and veterinary	1 per 350 square feet (professional)1 per 300 square feet (low intensity medical)1 per 200 square feet (medical and veterinary)
Pharmacies (if 2,000 square feet or less)	1 per 200 square feet
Restaurants, convenience and general	1 per 4 seats
Retail sales and service (intensive and non-intensive)–Within an enclosed building only	1 per 300 square feet of floor space
Retail manufacturing–Providing such manufacturing is incidental to sales and occupies less than 75 percent of the total gross floor area	1 per 300 square feet
Studios (art, dance, music, exercise)	1 per 300 square feet
Theaters	1 per 4 seats

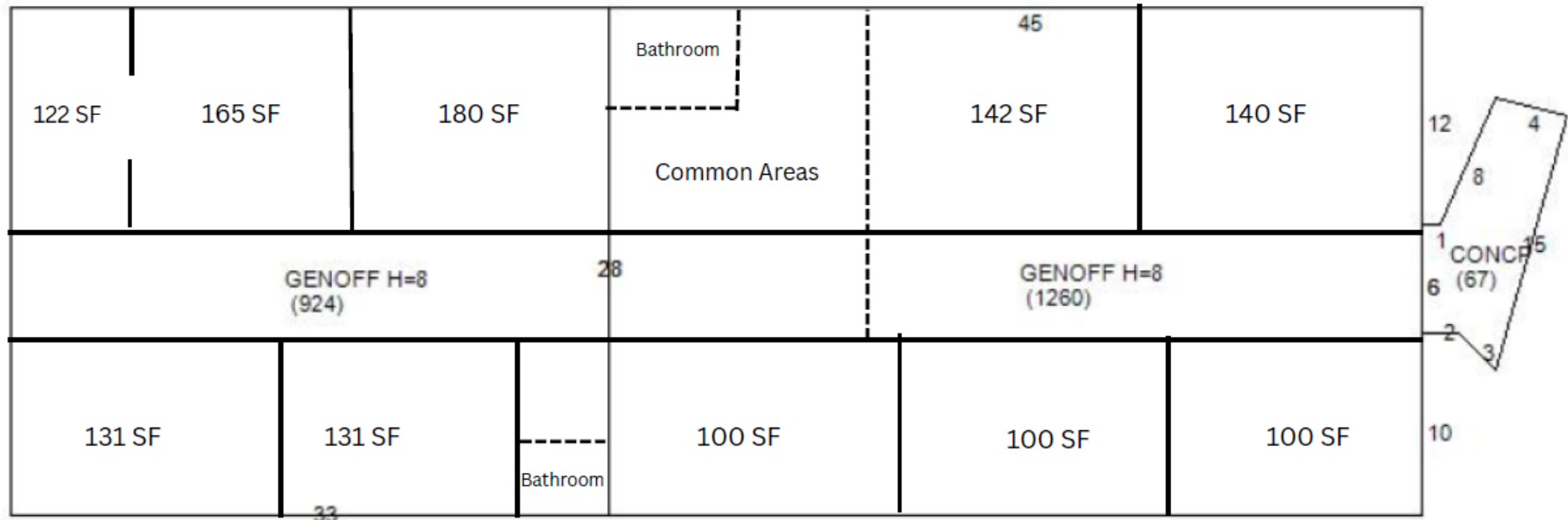
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FLOOR PLAN



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TRADE AREA MAP



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