

PROFESSIONAL OFFICES/RETAIL

5595 SE Grouper Ave. Stuart, FL 34997



2024 CONSTRUCTION

FOR LEASE | \$35.00/SF NNN

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart FL, 34996
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Conor Mackin

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PROPERTY OVERVIEW

- Introducing a premium commercial opportunity in Stuart, FL! This brand -new, 2024 construction freestanding building is located just off Cove Road and offers 5,208 SF of modern, versatile space.
- Subdivision options start at 2,604 SF, accommodating a variety of business needs.
- Approved for business and professional offices, medical offices, restaurants, retail, and service establishments.
- Fully built-out with option to customize flooring, providing a flexible foundation for modifications.
- Close to a bustling shopping center anchored by Bealls and Publix, with Indian River State College Campus and Martin South Hospital located within 2 miles, plus quick access to US-1.



LEASE RATE	\$35.00/SF NNN
BUILDING SIZE	5,208 SF
SPACE(S) AVAILABLE	2,604–5,208 SF
BUILDING TYPE	Office
ACREAGE	1.11 AC
FRONTAGE	192'
TRAFFIC COUNT	16,300 ADT (SE Cove Rd.)
YEAR BUILT	2024
CONSTRUCTION TYPE	Reinforced Concrete
PARKING SPACE	25
ZONING	Port Salerno Redevelopment Zoning
LAND USE	Industrial
PARCEL ID	25-38-41-015-000-00010-0

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SITE PHOTOS



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AERIAL VIEW



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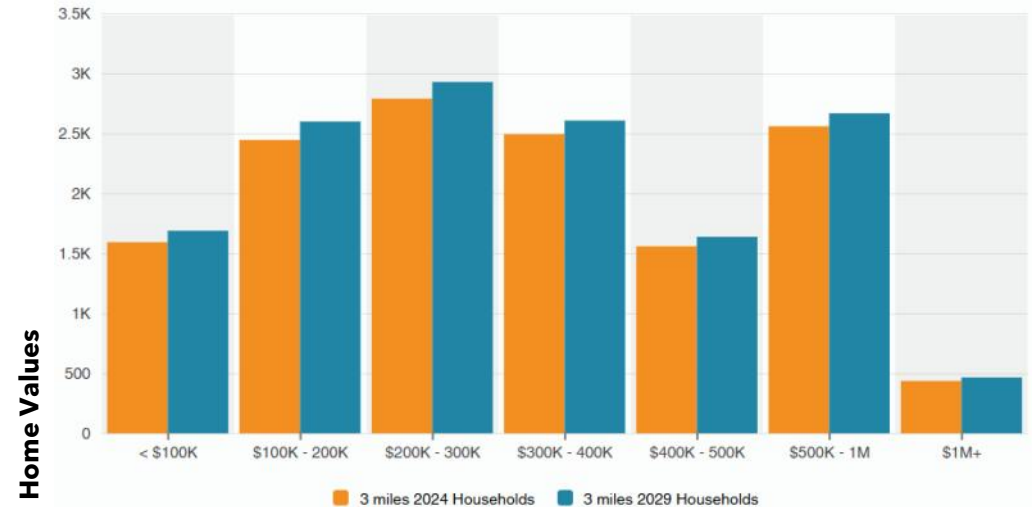
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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	8,907	1 Mile	\$73,943	1 Mile	44.6
3 Mile	41,455	3 Mile	\$85,223	3 Mile	49
5 Mile	78,793	5 Mile	\$86,779	5 Mile	50

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	9,411	1 Mile	\$55,211	1 Mile	44.5
3 Mile	43,596	3 Mile	\$61,900	3 Mile	53.7
5 Mile	83,233	5 Mile	\$60,825	5 Mile	55.5

Consumer Spending	3 miles Households
Education & Daycare	\$30,359,896.00
Health Care	\$32,228,554.00
Transportation & Maintenance	\$122,915,576.00
Household	\$97,764,370.00
Food & Alcohol	\$145,591,349.00
Entertainment, Hobbies & Pets	\$87,589,135.00
Apparel	\$26,148,253.00



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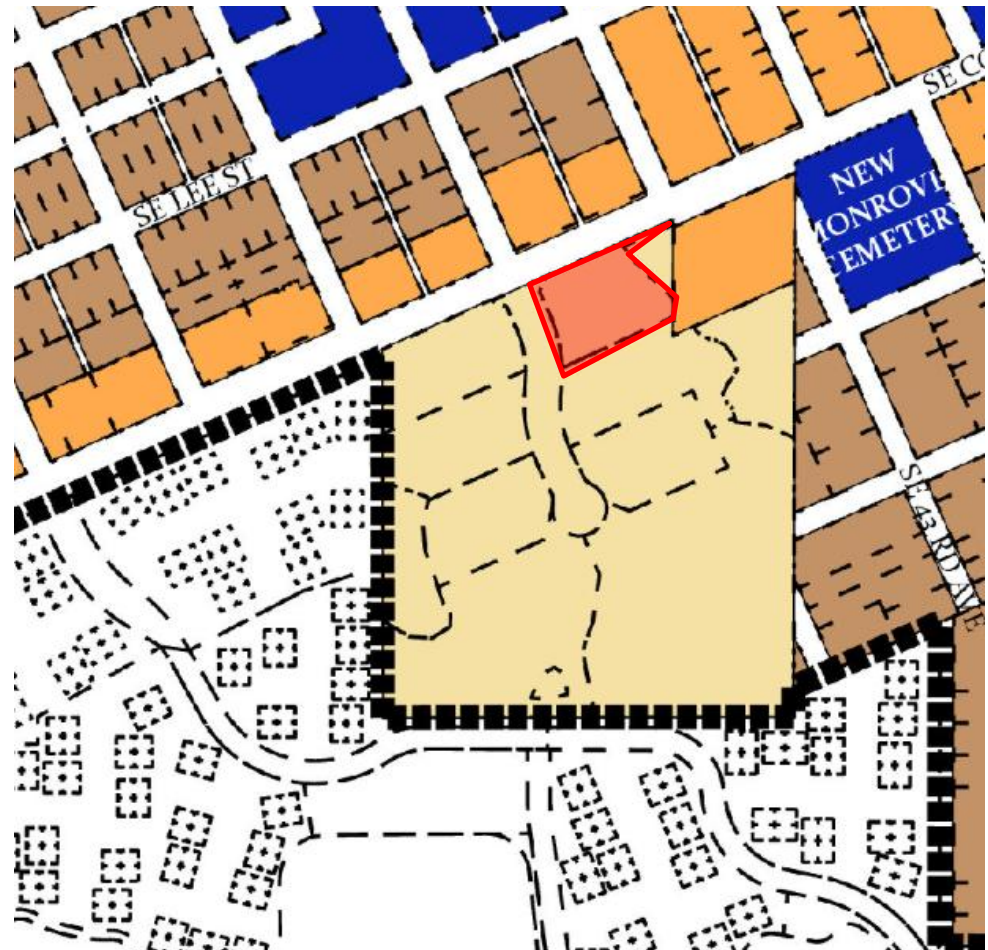
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ZONING INFORMATION

Commercial and Business Use Groups	Industrial
Business and professional offices	P
Construction services, limited	P
Construction services, extensive	P
Convenience store with fuel	-
Drive-through facility	-
Drive-through restaurant	-
Hotels, motels, resorts spas	-
Marinas	-
Medical offices	P
Microbreweries & Craft Distilleries	P
Parking lots and garages	-
Restaurants	P
Retail and services, limited impact	P
Retail and services, general impact	P
Retail and services, extensive impact	-
Recreational vehicle parks	-
Vehicular service and maintenance	P
Wholesale trades and services	P
Working waterfront	-

Industrial Use Groups	Industrial
Limited impact industries	P



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SE Cove Road

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TRADE AREA MAP



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