

# PROFESSIONAL OFFICES/RETAIL

5595 SE Grouper Ave. Stuart, FL 34997



**2024 CONSTRUCTION**

**FOR LEASE | \$35.00/SF NNN**

**JEREMIAH BARON  
& CO**  
COMMERCIAL REAL ESTATE

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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.



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

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# SITE PHOTOS



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# AERIAL VIEW



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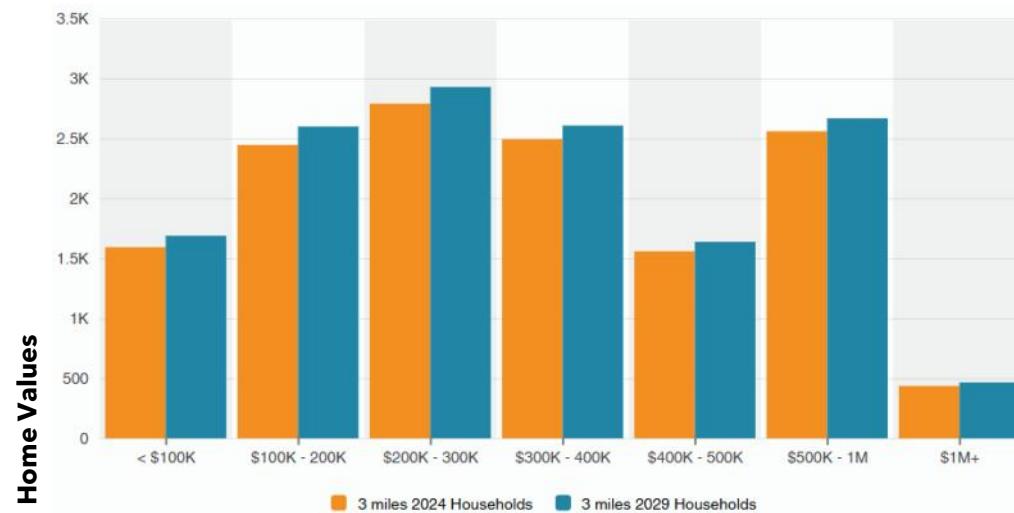
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# DEMOGRAPHICS

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



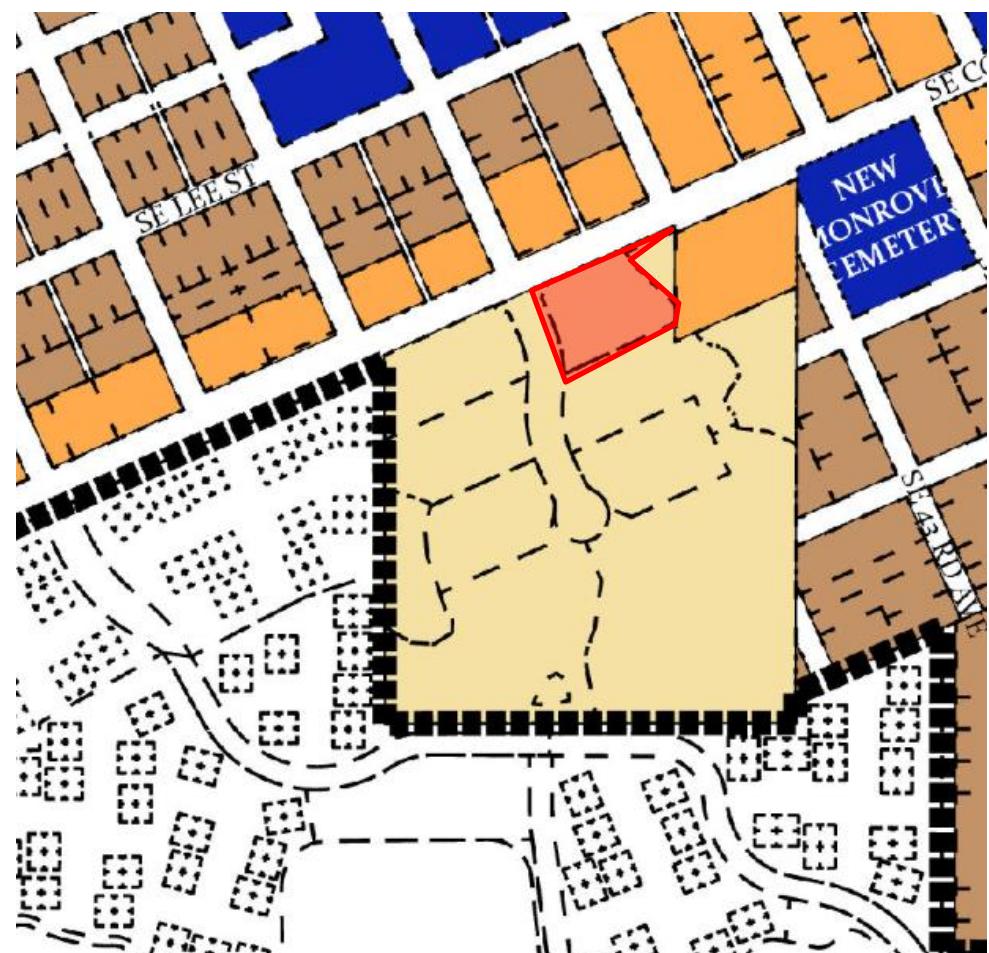
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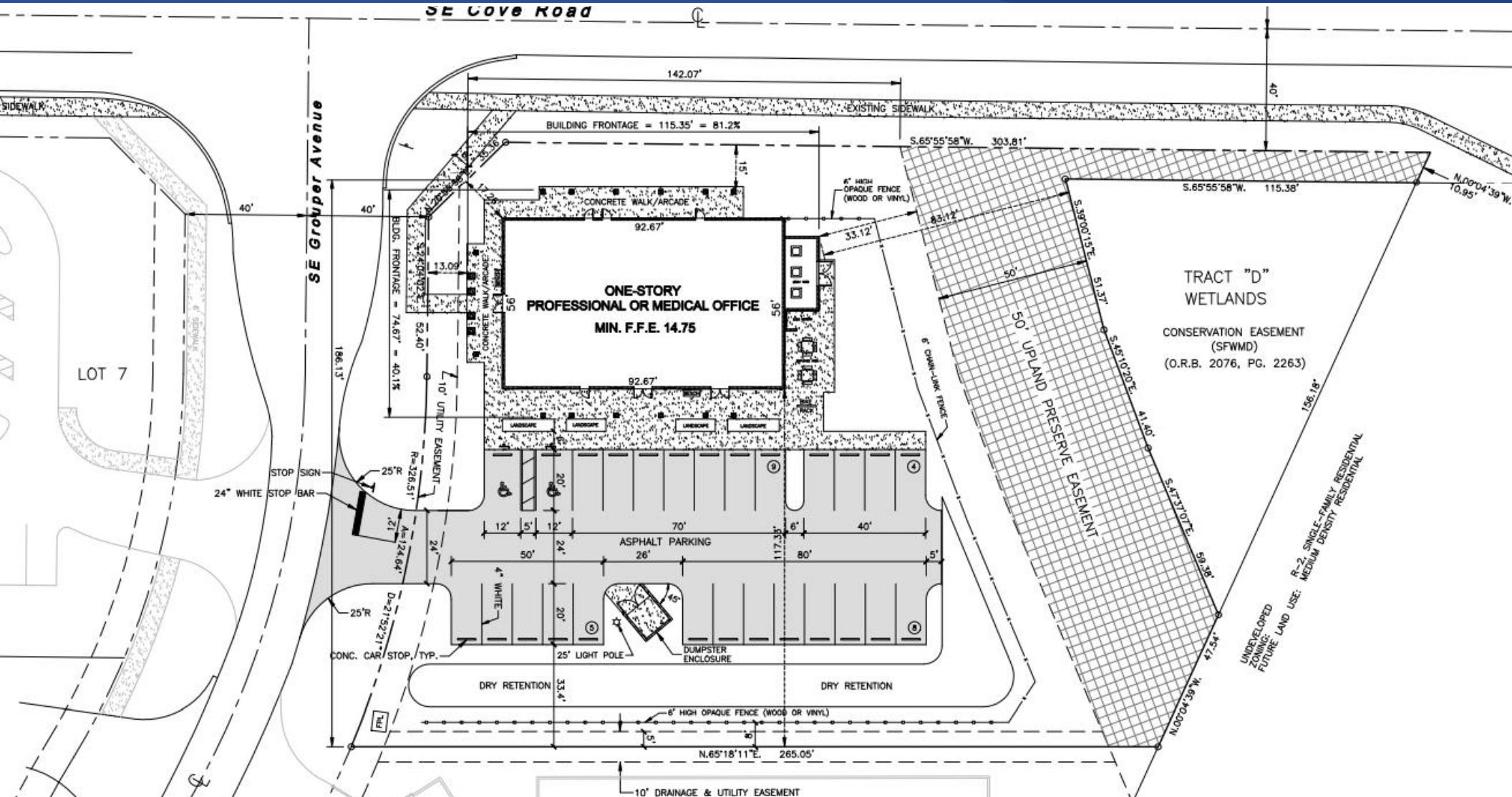
# ZONING INFORMATION

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



# CIVIL PLANS



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# TRADE AREA MAP



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