

306 SE DETROIT AVE, STUART, FL 34994

**FREE-STANDING RENOVATED
OFFICE BUILDING**



FOR LEASE



ALEX AYDELOTTE

Broker | Principal

O: 772.223.3646 C: 772.263.1130

E: alex@florida-commercial.net

901 SF

Stuart, FL

309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • florida-commercial.net

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EXECUTIVE SUMMARY

306 SE DETROIT AVE, STUART, FL 34994 | FREE-STANDING RENOVATED OFFICE BUILDING

SPECS

Available SF:	901 SF
Lease Rate:	\$2,975 Per Month / Gross
Lot Size:	.1423 AC
Building Size:	901 SF
Year Remodeled:	2023
Year Built:	1930
Building Height:	1 Story
Zoning:	B-3 - Business Restricted
Use :	Office
Available for Occupancy:	August 1, 2026

PROPERTY OVERVIEW

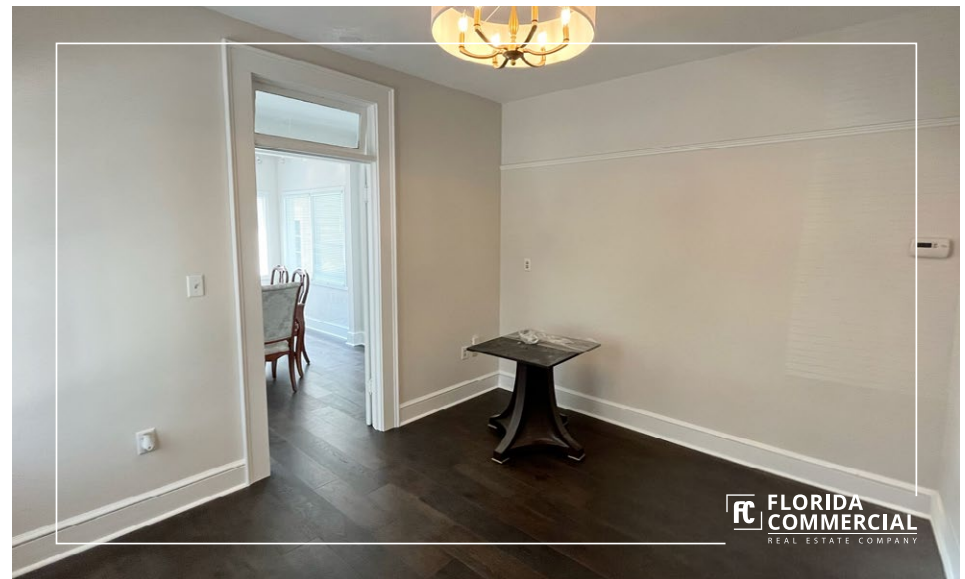
Free-Standing Renovated Office Building Located in the Heart of Historic Downtown Stuart! Just Steps from the Martin County Courthouse, Popular Restaurants, and Boutique Retail Shops, this is a Rare Opportunity to Establish Your Business in One of the Area's Most Desirable Professional Districts. Recent Upgrades Include a New Metal Roof, New Hardwood Flooring, Updated Restroom w/Shower, Modern Light Fixtures, and More. The Functional Office Layout Features a Reception/Waiting Area, 3 Private Offices, Conference Room, and Restroom, Making it Ideal for a Wide Range of Professional Office Users. A True Must-See Opportunity in Downtown Stuart!



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REAL ESTATE COMPANY



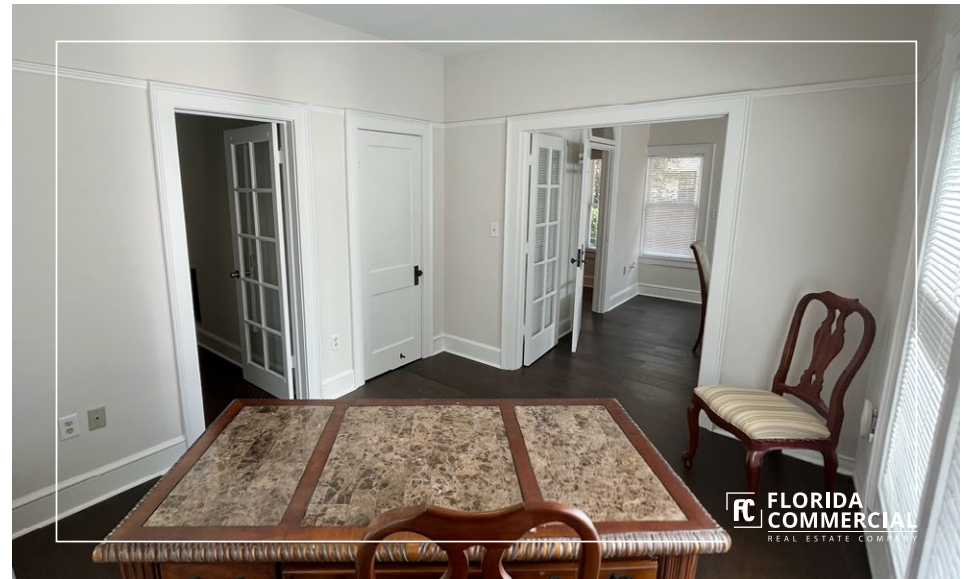
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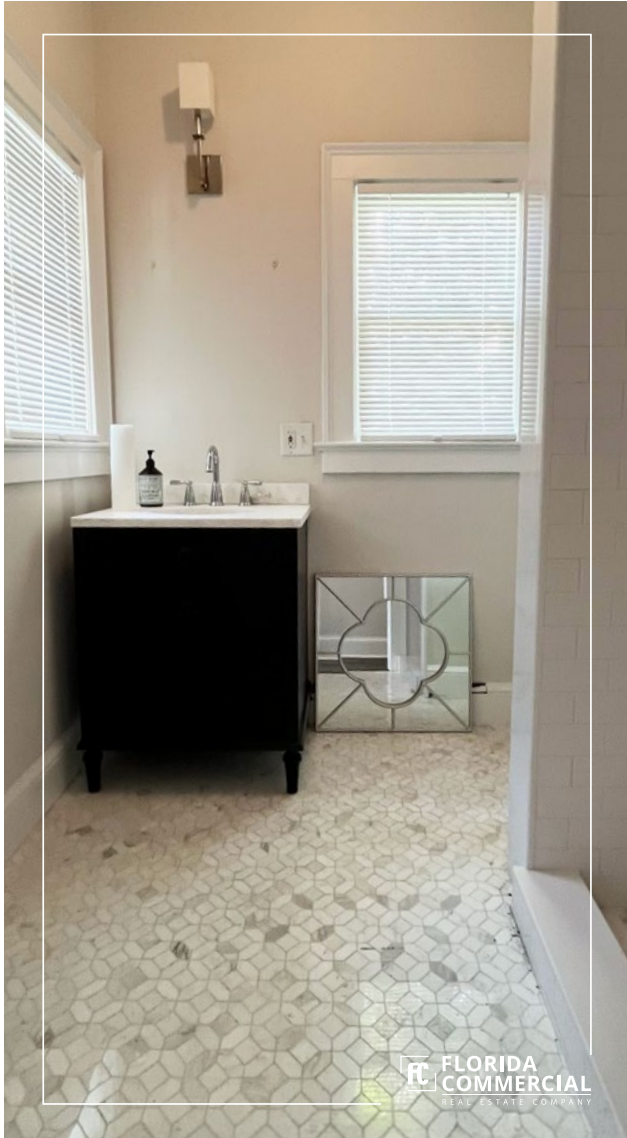
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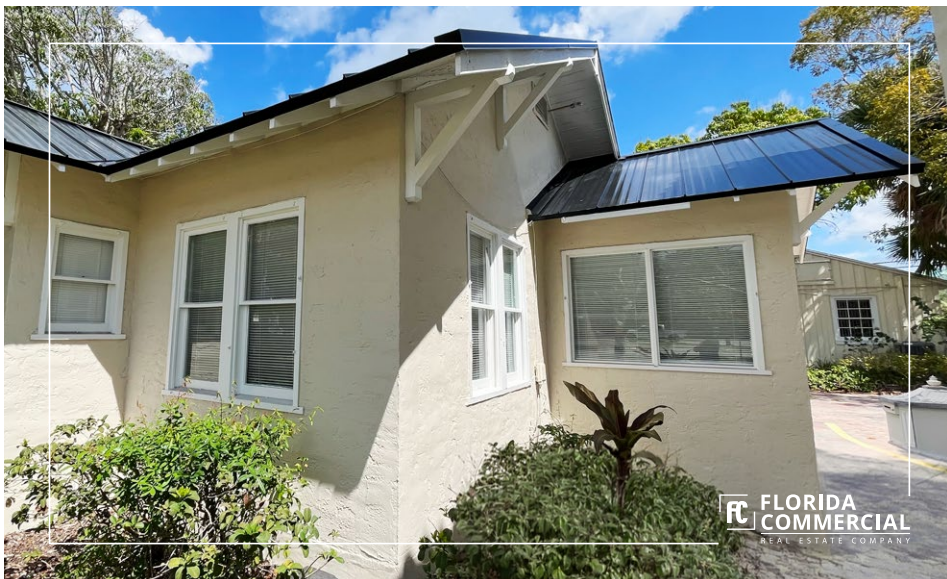
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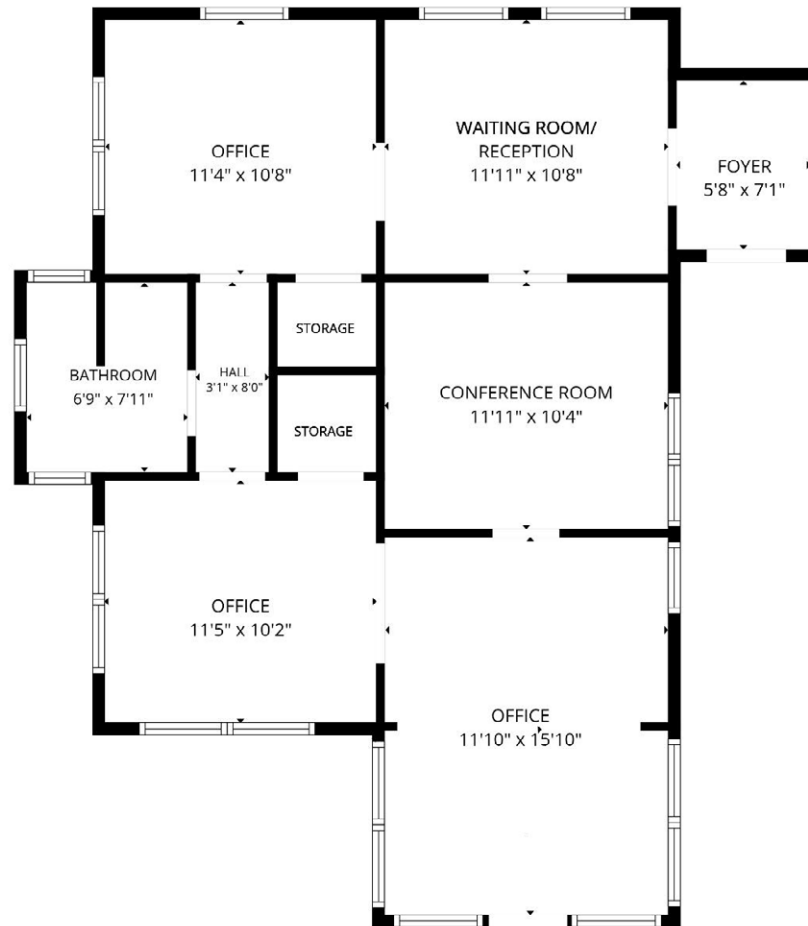
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FLOOR PLAN

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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RETAIL MAP

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MAP & REPORT

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POPULATION

1 MILE

3 MILES

5 MILES

Population

16.7K

79.4K

135.7K

Median age

51.7

51.4

51.4



HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households

5.4K

27.9K

45K

of Employees

14.1K

67K

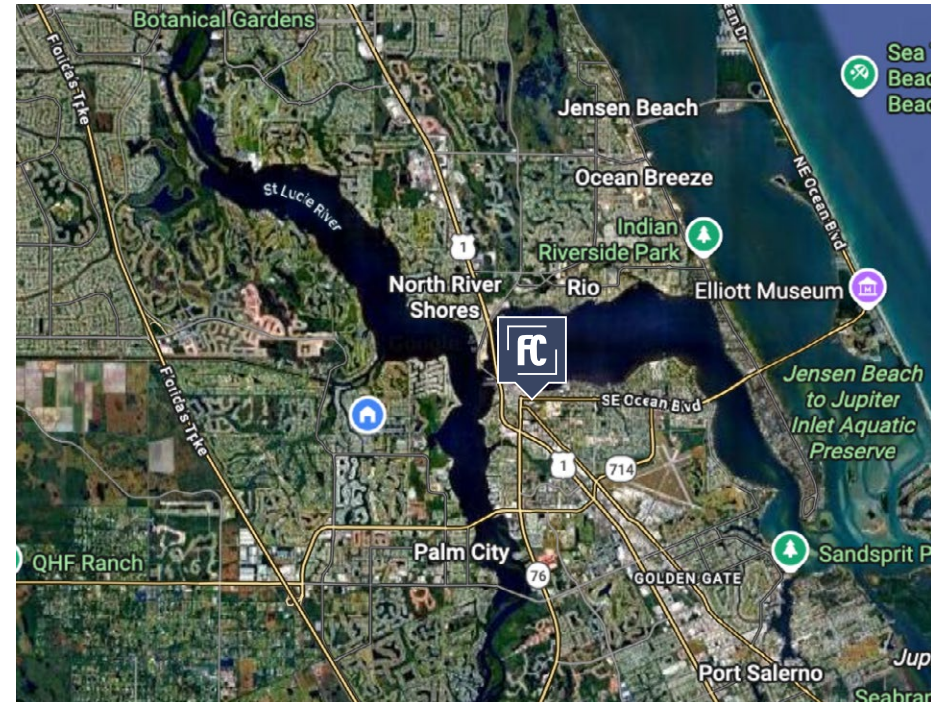
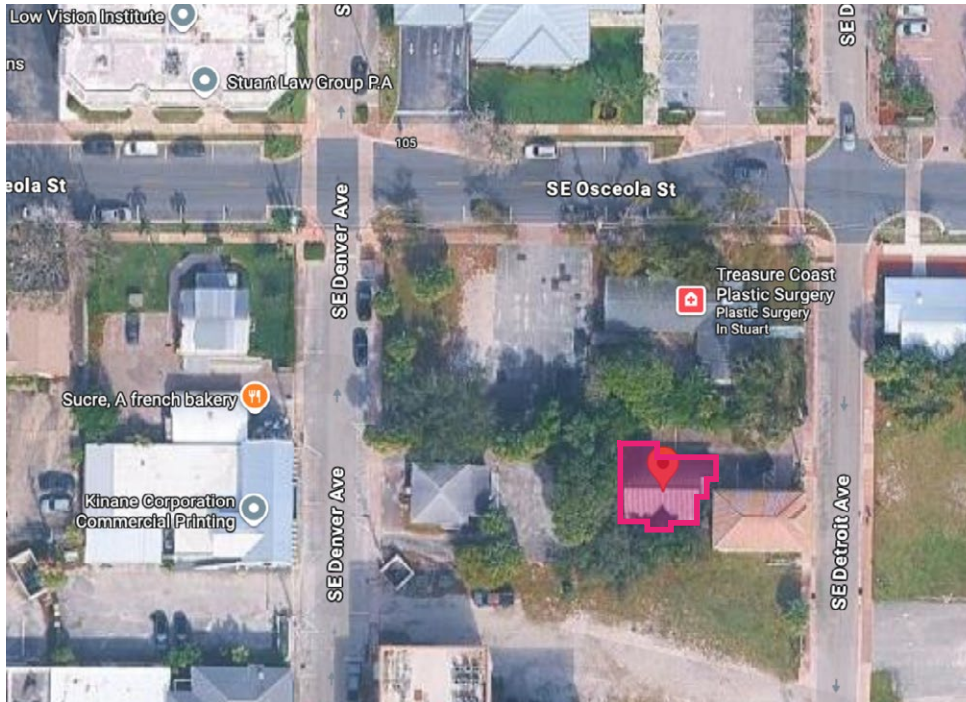
115.8K

Average HH income

\$75.8K

\$82.3K

\$83.5K



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