

2410-2508 SE FEDERAL HWY, STUART, 34994

REGENCY SQUARE  
SHOPPING CENTER



FOR LEASE

 **FLORIDA  
COMMERCIAL**  
REAL ESTATE COMPANY



Albert Brown  
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 CoStar  
**POWERBROKER AWARD**  
THE BEST OF THE BEST

**3,600 SF**  
Stuart, FL

309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • [florida-commercial.net](http://florida-commercial.net)

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## SPECS

|                |                    |
|----------------|--------------------|
| Available SF:  | 3,600 SF           |
| Price:         | \$16.00 SF - NNN   |
| Lot Size:      | 15.7 Acres         |
| Year Built:    | 1985               |
| Renovated:     | 2015               |
| Building Size: | 160,683 SF         |
| Zoning:        | B-2 City of Stuart |

## PROPERTY OVERVIEW

Well-established Iconic Retail Lifestyle Center on Federal Highway in the heart of Stuart, anchored by Crunch fitness, Regency Cinema, West Marine and featuring an assortment of Restaurants, Boutique Retail Shops, Medical and Professional Offices.

Located in the Heart of Stuart at the SW Quadrant and Lighted Intersection of Federal Highway & Monterey Extension, ideally positioned to draw from Stuart, Palm City, and Hutchinson Island. Martin County is an Affluent Coastal Community Exploding with Growth!



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**Unit 2486**



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FC FLORIDA COMMERCIAL REAL ESTATE COMPANY



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Unit 2486

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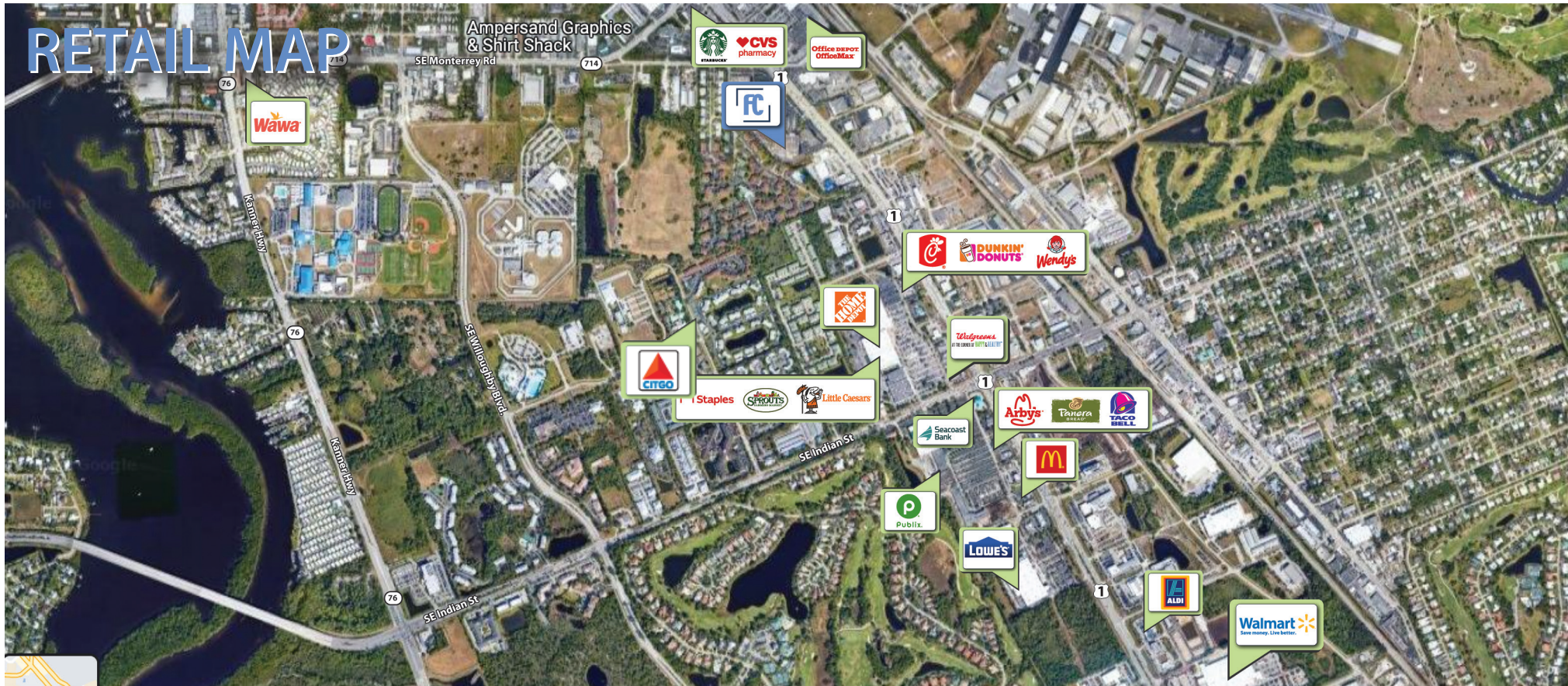
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## POPULATION

|                     | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total population    | 5,658  | 45,437  | 95,751  |
| Median age          | 41.4   | 47.7    | 48.05   |
| Median age (Male)   | 39.1   | 44.4    | 45.6    |
| Median age (Female) | 40.6   | 49.0    | 49.5    |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total households    | 2,434     | 19,652    | 40,465    |
| # of persons per HH | 2.3       | 2.3       | 2.4       |
| Average HH income   | \$50,221  | \$71,879  | \$79,891  |
| Average house value | \$233,494 | \$284,554 | \$290,863 |



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# LOCATION MAP

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# AERIAL VIEW

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# Available Spaces

| SPACE     | LEASE               | RATE SIZE (SF) |
|-----------|---------------------|----------------|
| Unit 2486 | \$16.00 SF/yr - NNN | 3,600 SF       |



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# REGENCY SQUARE

## EXISTING TENANTS

|                           |                                  |                                   |                               |                                |  |
|---------------------------|----------------------------------|-----------------------------------|-------------------------------|--------------------------------|--|
| 2540 JETSON'S APPLIANCES  | 2492 81° ISLAND VIBES - KAVA BAR | 2462 PAM'S FABRIC NOOK            | 2414 GRACIE MARTIAL ARTS      | 2526 CAPITOL LIGHTING          | 2522 C & W COMPUTER                      |
| 2520 CARING DOCTORS       | 2508 CRUNCH FITNESS              | 2486 AVAILABLE                    | 2506 WEST MARINE              | 2502 TOOJAYS RESTAURANT        | 2500 NAMASTE GRILL RESTAURANT            |
| 2480 SUCHAVA THAI MASSAGE | 2478 SHEAR VANITY HAIR SALON     | 2472/74 REGENCY DENTAL            | 2468 THE NOBLE PAW            | 2466 ANCHOR RARE COINS         | 2464 KUMON ADVANCED LEARNING & REASONING |
| 2460 IN THE SHADE         | 2456 KURT BARNHILL DCP           | 2452/54 2 OLIVE TREES - OLIVE OIL | 2450 SOHO NAILS               | 2448 EPIC MOVIE THEATERS       | 2446 BELLA CORPO SPA                     |
| 2444 SHARK SHACK SWEETS   | 2418 MIRACLE EAR                 | 2420/26 ENTRY POINT               | 2428 KATHY & NICKS Barbershop | 2430 JEC12 INSURANCE SOLUTIONS | 2434 ICHIMARU RESTAURANT                 |
| 2482 THE EYE MAN          |                                  |                                   |                               |                                |  |

LEASING AND MANAGEMENT BY **FLORIDA COMMERCIAL REAL ESTATE COMPANY**