

FLEX WAREHOUSE

2832 SE Monroe St., Stuart FL 34997



FOR LEASE | \$11.50/sf*

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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

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PROPERTY OVERVIEW

- Fantastic chance to rent a warehouse unit in Stuart, conveniently situated near Federal Hwy.
- This space encompasses 2,600 square feet, boasting office facilities, a private restroom, and a warehouse.
- Noteworthy amenities comprise 3-phase power, lofty ceilings, and a 10-foot rollup door.
- Exterior highlights include abundant parking, exterior lighting, and space for signage.



PRICE	\$11.50/sf + \$3.50 CAM
UNIT SIZE	2,600 sf
BUILDING TYPE	Industrial Flex Mall
YEAR BUILT	1988
CONSTRUCTION TYPE	Block With Stucco
PARKING SPACE	Ample
ZONING	LI-Limited Industrial
PARCEL ID	52-38-41-000-000-00601-8

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SITE PHOTOS



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DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	6,125	1 Mile	\$70,442	1 Mile	41.80
3 Mile	88,291	3 Mile	\$92,600	3 Mile	43.90
5 Mile	178,757	5 Mile	\$95,917	5 Mile	44.40

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	6,036	1 Mile	\$52,336	1 Mile	43
3 Mile	88,053	3 Mile	\$71,593	3 Mile	45
5 Mile	181,496	5 Mile	\$73,885	5 Mile	46

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ZONING INFORMATION

Commercial and Business Uses	LI		
Adult business	P	Medical services	P
Ancillary retail use		Pain management clinics	P
Bed and breakfast inns		Parking lots and garages	
Business and professional offices	P	Recreational vehicle parks	
Campgrounds		Recreational vehicle parks, limited to the number and configuration of units lawfully established prior to the effective date of this ordinance	
Commercial amusements, indoor	P	Residential storage facilities	P
Commercial amusements, outdoor	P	Restaurants, convenience, with drive-through facilities	P
Commercial day care	P	Restaurants, convenience, without drive-through facilities	
Construction industry trades	P	Restaurants, general	P
Construction sales and services	P	Shooting ranges	
Family day care		Shooting ranges, indoor	P
Financial institutions	P	Shooting ranges, outdoor	
Flea markets	P	Trades and skilled services	P
Funeral homes		Vehicular sales and service	P
General retail sales and services	P	Vehicular service and maintenance	P
Golf courses		Veterinary medical services	P
Golf driving ranges	P	Wholesale trades and services	P
Hotels, motels, resorts and spas	P		
Kennels, commercial	P		
Limited retail sales and services	P		
Marinas, commercial			
Marine education and research			

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TRADE AREA MAP



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