

# MOVE-IN READY OFFICE ALONG OCEAN BLVD

407 SE Ocean Blvd. Stuart, FL 34994



FOR LEASE | \$30.00/SF NNN

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

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**Zack Leider**  
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# PROPERTY OVERVIEW

- This versatile freestanding office property offers an exceptional leasing opportunity along the highly visible SE Ocean Boulevard in Stuart.
- The building is divided into two units, accommodating a single tenant or two separate tenants, making it ideal for professional offices, medical practices, or boutique services.
- **Unit 1:** 900 SF featuring a spacious entrance and private restroom - perfect for client-facing businesses.
- Strategically located just minutes from downtown Stuart's retail and dining district, Martin North Hospital, Martin County Courthouse, and US-1.



<b>LEASE RATE</b>	\$30.00/SF NNN
<b>AVAILABLE SPACE</b>	900 SF
<b>BUILDING SIZE</b>	2,705 SF
<b>BUILDING TYPE</b>	General Office
<b>ACREAGE</b>	0.18 AC
<b>FRONTAGE</b>	66.13'
<b>TRAFFIC COUNT</b>	13,100 ADT
<b>YEAR BUILT</b>	1948
<b>CONSTRUCTION TYPE</b>	Block with Stucco
<b>PARKING SPACE</b>	Ample
<b>ZONING</b>	R-3 (Residential-Multi-family/Office)
<b>LAND USE</b>	Office-Residential
<b>PARCEL ID</b>	04-38-41-020-001-00020-6

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# INTERIOR PHOTOS



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# DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	4,522	1 Mile	\$76,976	1 Mile	46.3
3 Mile	51,267	3 Mile	\$81,152	3 Mile	48.4
5 Mile	105,995	5 Mile	\$93,841	5 Mile	48.6

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	4,787	1 Mile	\$48,656	1 Mile	49.8
3 Mile	54,462	3 Mile	\$56,927	3 Mile	52.7
5 Mile	113,432	5 Mile	\$66,739	5 Mile	53.2

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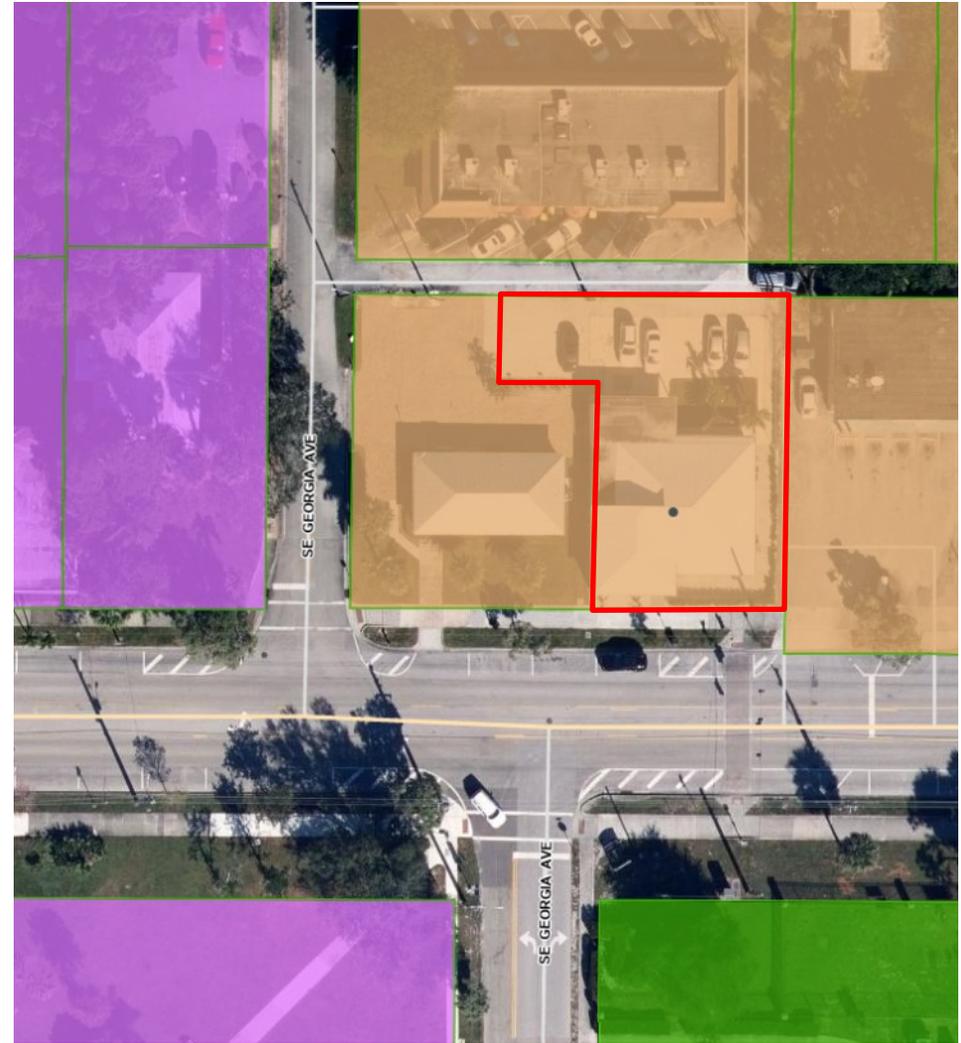
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# ZONING INFORMATION

Permitted Uses	R-3
Massage therapy establishment	P
Nursing homes	P
Office, low intensity medical	P
Office, medical	P
Pain management clinics (refer to supplemental standards in Section 2.06.14)	CU
Office, business or professional	P
Office, low intensity medical	P
Studio (art, dance, music, exercise)	P
Public facilities and services	P
Public utilities (refer to section 6.02.00)	P
Community centers	P
Religious institutions (< five acres)	P
Family day care home in a residence	P
Group home of six or fewer residents	P
Home occupations (refer to supplemental standards in section 2.06.09)	P



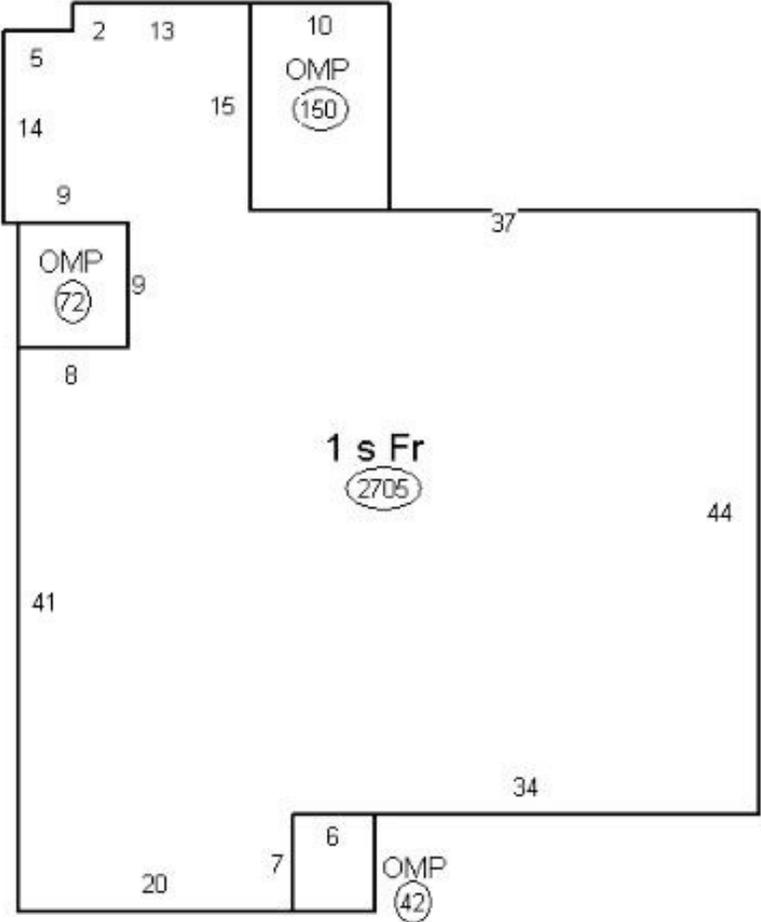
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# FLOOR SKETCH

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# TRADE AREA MAP



**SUBJECT PROPERTY**

**MARTIN COUNTY COURTHOUSE**

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