

# SAILFISH EXECUTIVE SUITES

2081 SE Ocean Blvd. Suite 3A & 3B, Stuart, FL 34996



FOR LEASE | Starting at \$699/mo

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

49 SW Flagler Ave. Suite 301  
Stuart FL, 34994  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Brian Schwan**  
772.286.5744 Office  
772.215.1167 Mobile  
[bschwan@commercialrealestatellc.com](mailto:bschwan@commercialrealestatellc.com)

# PROPERTY OVERVIEW

- Exclusive chance to rent upscale executive suites beginning at \$699 per month.
- This property boasts exquisite high-end touches, two conference rooms, dual elevators, a renovated kitchen, a balcony, and ample parking.
- Situated near a signalized intersection and in proximity to the delightful Downtown Stuart, this space is ideal for any professional.



<b>PRICE</b>	Starting at \$699/mo
<b>UNIT SIZE</b>	5,150 sf total (Units starting at 110 sf)
<b>BUILDING TYPE</b>	Mixed Use Condo
<b>FRONTAGE</b>	237'
<b>TRAFFIC COUNT</b>	12,300 ADT
<b>YEAR BUILT</b>	1983
<b>CONSTRUCTION TYPE</b>	Class S-Pre-Eng Steel
<b>ZONING</b>	B-2 Business General (Stuart)
<b>LAND USE</b>	Commercial
<b>PARCEL ID</b>	03-38-41-033-000-00032-1 03-38-41-033-000-00031-2

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# SITE PHOTOS



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# DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	3,785	1 Mile	\$73,805	1 Mile	52.00
3 Mile	44,260	3 Mile	\$95,746	3 Mile	53.10
5 Mile	104,387	5 Mile	\$90,371	5 Mile	52.90

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	3,836	1 Mile	\$50,872	1 Mile	57
3 Mile	44,372	3 Mile	\$72,743	3 Mile	59
5 Mile	107,182	5 Mile	\$70,590	5 Mile	59

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# ZONING INFORMATION

Land Use	Zoning Districts																
	Residential				Nonresidential						PUD						
	R-1A	R-1	R-2	R-3	B-1	B-2	B-3	B-4	P	I	H	RPUD	CPUD	MXPUD	PSPUD	IPUD	
<b>Residential Land Uses</b>																	
Residential units combined with non-residential uses	-	-	-	P	P	P	P	-	-	-	-	A	A	A	-	-	
<b>Institutional Uses</b>																	
Adult day care centers (< five acres)	-	-	-	CU	P	P	P	CU	-	-	-	A	A	A	-	-	
Adult day care centers (> five acres)	-	-	-	P	P	P	CU	-	-	-	-	A	A	-	-		
<u>Child care center</u> (< five acres)	-	-	-	CU	P	P	P	CU	-	-	-	A	A	A	-	-	
<u>Child care center</u> (> five acres) (refer to supplemental standards in section 2.06.04)	-	-	-	P	P	P	CU	-	-	-	-	A	A	-	-		
Libraries	-	-	P	P	P	-	P	-	P	-	-	A	A	A	A	-	
Massage therapy establishment	-	-	-	P	P	P	P	-	-	-	-	A	A	A	-	-	
Office, low intensity medical	-	-	-	P	P	P	P	P	-	-	-	A	A	A	-	-	
Office, medical	-	-	-	P	P	P	P	P	-	-	-	A	A	A	-	-	

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# ZONING INFORMATION

Office, business or professional	-	-	-	P	P	P	P	P	-	-	-	A	A	A	-	-
Office, low intensity medical	-	-	-	P	P	P	P	P	-	-	-	A	A	A	-	-
Office, veterinary	-	-	-	-	P	P	P	P	-	-	-	-	A	A	-	-
Public parks	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	A
<i>Utility and Service Uses</i>																
Public facilities and services	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	A
Public utilities (refer to section 6.02.00)	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	A
<i>Industrial Uses</i>																
<i>Telecommunications Uses</i>																
<i>Agricultural Uses</i>																
Community gardens (refer to supplemental standards in section 2.06.08)	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	A
Urban farms (refer to supplemental standards in section 2.06.08)	-	-	-	-	P	P	P	P	-	P	-	A	A	A	-	A

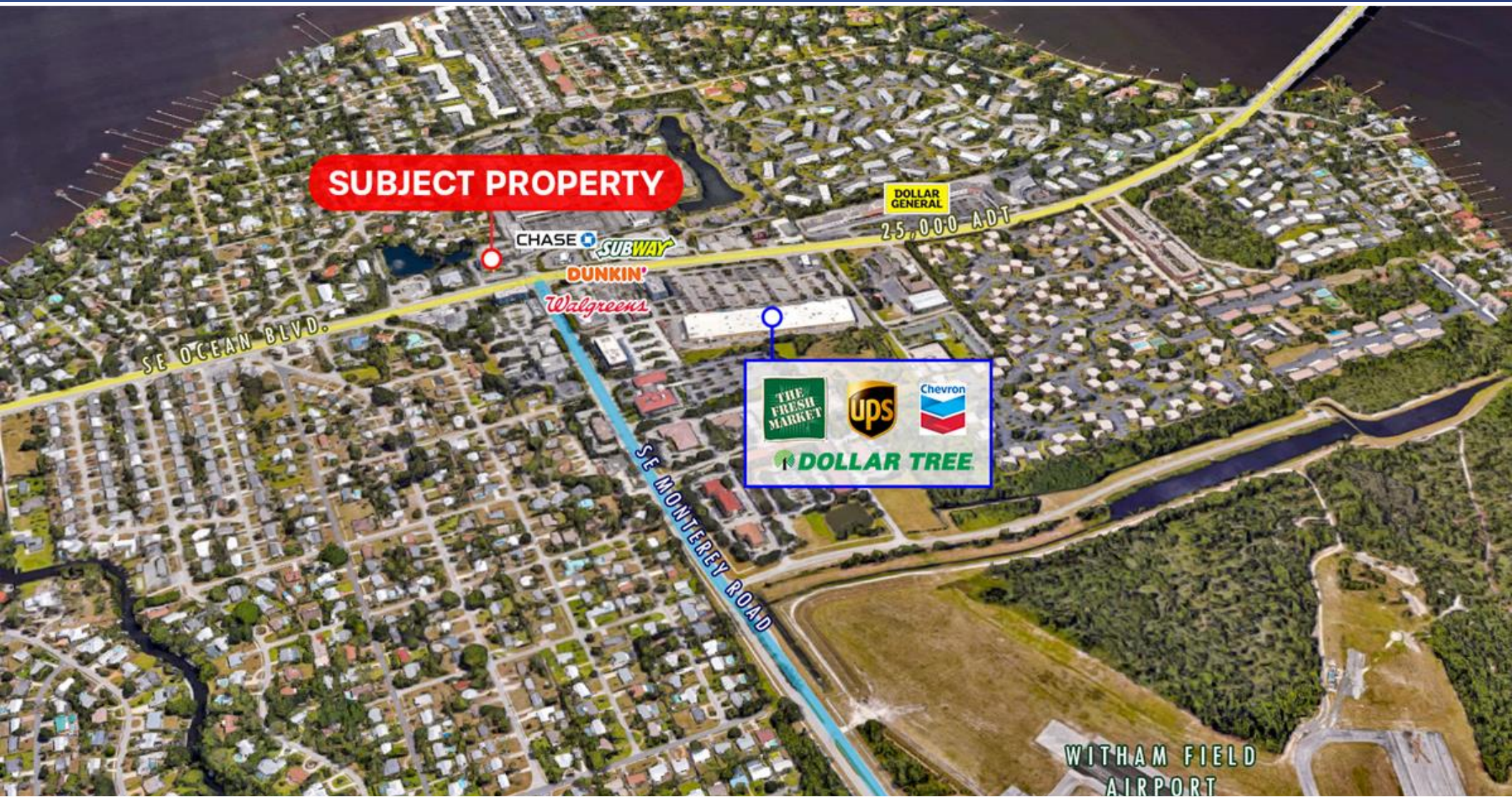
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# TRADE AREA MAP



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