

FOR LEASE

2390 NW FEDERAL HIGHWAY

2390 NW FEDERAL HIGHWAY, STUART, FL 34997



PROPERTY DESCRIPTION

Neighborhood strip center located on the busy and thriving retail corridor of Federal Highway.

PROPERTY HIGHLIGHTS

- 2,100-6,300 square feet of class A retail space available
- Excellent visibility on the major retail corridor of Federal Highway
- Located just ½ mile South of Treasure Coast Mall
- More than 46,000 vehicles pass by per day with a highly visible pylon sign
- Rapidly growing affluent area: 4th fastest growing MSA in the country
- 1,100 apartments located within a 3-mile radius, 666 of which were built in the last two years

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,100 - 6,300 SF
Building Size:	11,985 SF

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	5,018	31,985	70,394
Average HH Income	\$114,745	\$109,895	\$93,976
Median	48.6	55.0	53.4

BRYAN COHEN

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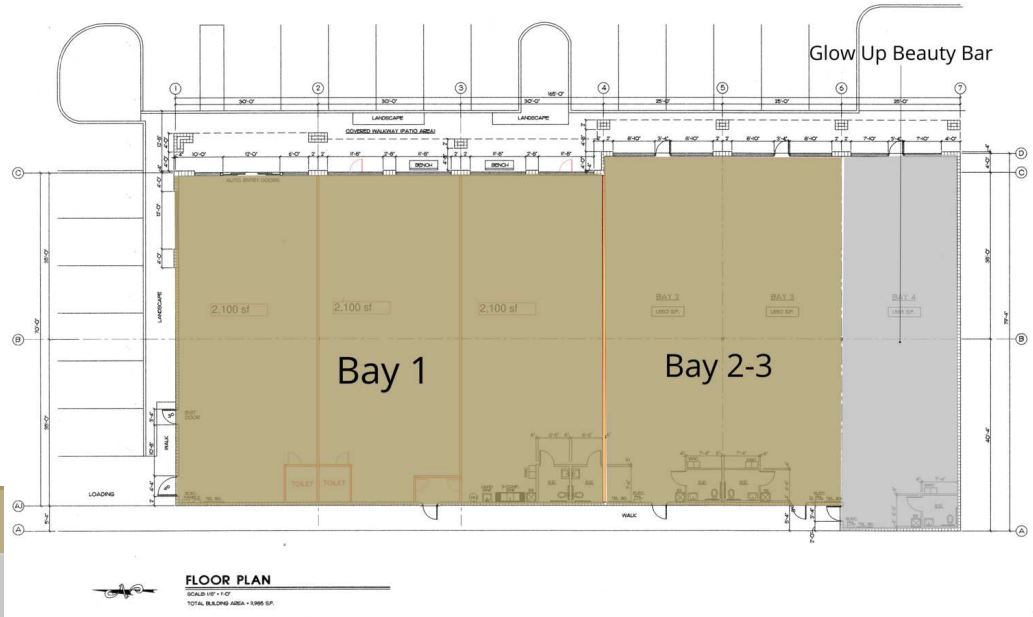
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,100 - 6,300 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
Bay 2-3	Available	3,700 SF	NNN	Negotiable
Bay 1	Available	2,100 - 6,300 SF	NNN	Negotiable

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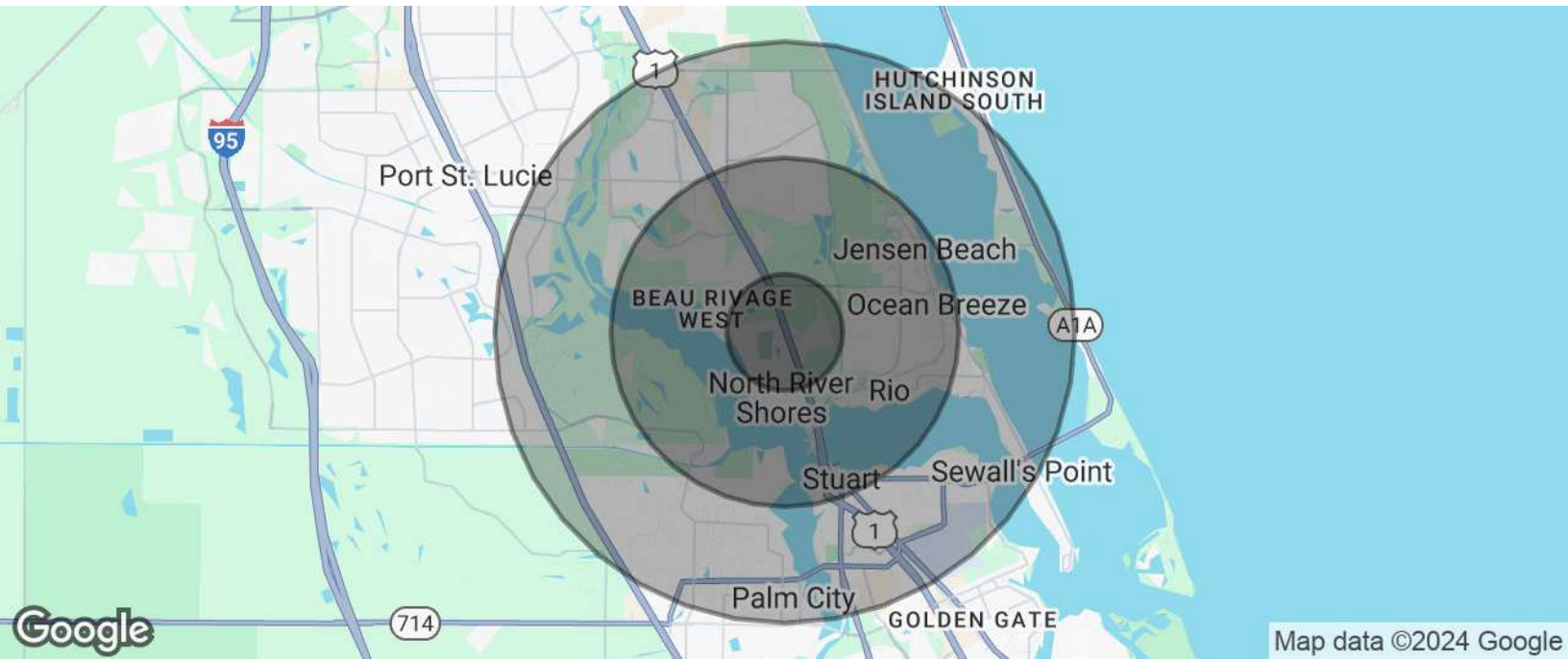
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,069	36,870	103,792
Average Age	49	51	49
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,313	16,827	45,911
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$114,555	\$103,950	\$96,108
Average House Value	\$480,027	\$454,560	\$421,491

Demographics data derived from AlphaMap

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