

TURN-KEY COMMERCIAL BUILDING ALONG US-1

2095 NW Federal Hwy. Stuart, FL 34994



FOR LEASE | \$6,000/SF NNN

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street
Stuart FL, 34994
www.commercialrealestatellc.com

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PROPERTY OVERVIEW

- Excellent opportunity to lease a highly visible 1,083 SF commercial building along NW Federal Highway in Stuart, FL.
- The interior offers a functional layout featuring a reception area, waiting area, private office suites, a conference room, and a restroom with a shower.
- Formerly used as a small auto dealership, the property is ideal for automotive, retail, or professional service users. The site provides excellent branding potential with signage opportunities on the building and a dedicated, lit monument sign along US-1.
- Additional amenities include a rear carport and storage shed, separated from the main building by a mature palm tree buffer.
- Located near the Treasure Coast Mall and major national retailers, the property benefits from strong traffic counts, exceptional visibility, and proximity to established residential communities.



LEASE RATE	\$6,000/SF NNN
BUILDING SIZE	1,083 SF
BUILDING TYPE	General Retail
ACREAGE	0.48 AC
FRONTAGE	165' on US-1
TRAFFIC COUNT	52,500 AADT
YEAR BUILT	1957
CONSTRUCTION TYPE	Concrete
PARKING SPACE	4
ZONING	B-1 (Martin County)
LAND USE	Commercial
PARCEL ID	29-37-41-004-002-00111-3

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SITE PHOTOS



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DEMOGRAPHICS

Population	1 mile	3 miles	5 miles
2020 Population	5,637	34,816	103,872
2024 Population	6,293	37,052	116,818
2029 Population Projection	6,716	40,420	131,930
Annual Growth 2020-2024	2.9%	1.6%	3.1%
Annual Growth 2024-2029	1.3%	1.8%	2.6%
Median Age	50.6	53.2	52.6
Bachelor's Degree or Higher	34%	35%	31%
U.S. Armed Forces	0	32	135

Income	1 mile	3 miles	5 miles
Avg Household Income	\$93,711	\$91,652	\$86,942
Median Household Income	\$67,690	\$64,924	\$64,826
< \$25,000	482	3,280	9,149
\$25,000 - 50,000	606	3,435	11,648
\$50,000 - 75,000	429	2,685	8,579
\$75,000 - 100,000	378	1,630	6,740
\$100,000 - 125,000	169	1,747	5,607
\$125,000 - 150,000	208	1,074	3,180
\$150,000 - 200,000	228	1,144	2,894
\$200,000+	265	1,595	4,007

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ZONING INFORMATION

Sec. 3.417. B-1 Business District.

3.417.A. Uses permitted. In this district, a building or structure or land shall be used for only the following purposes, subject to any additional limitations pursuant to section 3.402:

1. Any use permitted in a HB-1 Limited Business District.
2. Churches or schools may be constructed on property presently owned and held for such purposes, if such construction is commenced within five years from the date of September 14, 1965.
3. Offices, banks, theatres (not drive-ins), beauty parlors, bars and nightclubs, photograph studios, dry cleaning and laundry pickup stations, barbershops, florists, automobile salesrooms, used car lots, parking lots and storage garages, telephone exchanges, restaurants and lunchrooms, police and fire stations, motels and hotels, golf driving ranges and putt-putt golf.
4. Mechanical garages and gasoline and other motor fuel stations, so long as such work is confined within a building, and vehicles awaiting repair shall be screened from view on the street and abutting property.
5. Signs appertaining to the above uses.
6. Refuse and storage areas, which shall be screened from view.

3.417.B. Required lot area and width. Lots or building sites shall have an

area of not less than 7,500 square feet, with a minimum width of 60 feet measured along the front property line. Structures in this district shall be limited to 35 feet. Motels and hotels shall comply with the minimum requirements of the HR-2 Multiple-Family Residential District.

3.417.C. Minimum yards required.

1. Front: 20 feet.
2. Rear: 20 feet.
3. Side: None, except where a B-1 District lies adjacent to a residential district or is separated only by a road, no building shall be built within 20 feet of a common property line, and a landscaped buffer strip shall be provided between the two uses with an evergreen hedge, uniformly colored masonry wall or board fence six feet high. Such screen shall be located on the sides and rear of the property:
 - a. No structure shall be built within 50 feet of the center line of any public platted right-of-way not a designated through-traffic highway.
 - b. No structure shall be built with 65 feet of the center line of a designated through-traffic highway.

(Ord. No. 608, pt. 1, 3-19-2002)

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Sec. 3.416. HB-1 Limited Business District.

3.416.A. Uses permitted. In this district, buildings, structures, land or water shall be used only for the following purposes, subject to any additional limitations pursuant to section 3.402:

1. Appliance stores including radio and television service.
2. Art and antique shops.
3. Banks or drive-in banks.
4. Bakeries.
5. Barber and beauty shops.
6. Book, stationery, camera or photographic supplies.
7. Cafes or restaurants, but excluding drive-in restaurants.
8. Clothing, shoes, millineries, dry goods and notions.
9. Furniture and home furnishings, including office furniture and equipment.
10. Florists, nurseries or gift shops.
11. Gasoline stations, subject to the approval of the planning and zoning board and the County commission after public hearing, as not creating traffic or safety hazards and as being in accordance with the spirit and purpose of this chapter.
12. Groceries, fruit, vegetables, meat markets, delicatessens, catering and supermarkets.
13. Hardware and paints.
14. Jewelry stores.
15. Laundry and dry cleaning pickup stations and self-service laundries.
16. Professional Offices; medical, dental; real estate; lawyer; engineer, architect; tax consultant; veterinary clinics, provided no animals are boarded or kept overnight. No animals shall be permitted outside of the walls of the main structure.
17. Shoe repair shops.
18. Storage garages or private automobile parking.
19. Theatres, but excluding drive-in theatres.
20. Pharmacies and medical marijuana dispensing facilities, provided any medical marijuana dispensing facility shall be located no closer than 500 feet from any public or private school. The distance between school property and licensed premises shall be measured on a straight line connecting the nearest point of the school property to the nearest point of the building of the licensed premises, as documented by a survey prepared by a licensed surveyor.

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SITE PLAN



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TRADE AREA MAP



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