

For Lease: Retail, Restaurant, Office, and or Medical  
3201 South Federal Highway, Stuart, FL 34994

**NAI**Southcoast



Presented by  
Reid Armor  
Sales Associate  
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Offered At:  
**\$18.00/SF NNN**  
Plus \$4.10 CAM

# For Lease: Retail, Restaurant, Office, Medical

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## Property Details

- Lease Rate: \$18.00/SF NNN (4.10 CAM)
- Lot Size: ±9.89 Acres
- Building Size: ±91,013 SF
- Year Built: 1987
- Zoning: General Commercial

## Available Spaces

1. 2,067 SF Turn-Key office/retail buildout
2. 2,600 SF Unit (Indian Street Side)
3. 3,868 SF Out Parcel Also Available

## Property Overview

Just 2 in-line units left, all others have been leased. 2,067 SF turnkey office build out + 2,600 vanilla shell unit along Indian Street are all that remains. Also available is a 3,868 SF out parcel (formerly Harbor Community Bank) with 2 drive thrus and 20 dedicated parking spots. Perfect for retail, restaurant, office, and or medical uses. Located at the major intersection of US 1 and Indian Street.

Highly visible, highly trafficked retail center, join Publix, Powerhouse Gym, Bealls, Harbor Freight, 360 Gymnastics, Inner Path Martial Arts, Spa 9, The Realtors Association of Martin County, and many others.



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2,600 SF & 2,067 SF  
AVAILABLE!

AADT: 30,500

SE INDIAN STREET

SALLY BEAUTY

POWERHOUSE GYM

CoastLife

FISH TAILS SWIM SCHOOL

Martin County REALTORS OF THE TREASURE COAST

360 GYMNASTIC

ABA FOUNDATIONS

HURRICANE GRILL & WINGS

The Fedgal Festival

SPROUTS FARMERS MARKET

STAPLES

THE HOME DEPOT

Clarity Pointe Assisted Living Facility

CERTUS Premier Memory Care Living where every memory matters  
Cleveland Clinic

Walgreens

Wendy's

DUNKIN' DONUTS

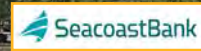
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Ferris Wheel



SE FEDERAL HWY



AADT: 30,500

SE INDIAN STREET

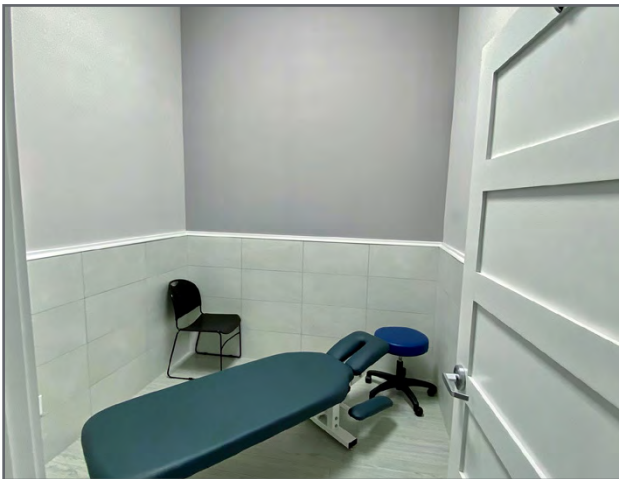
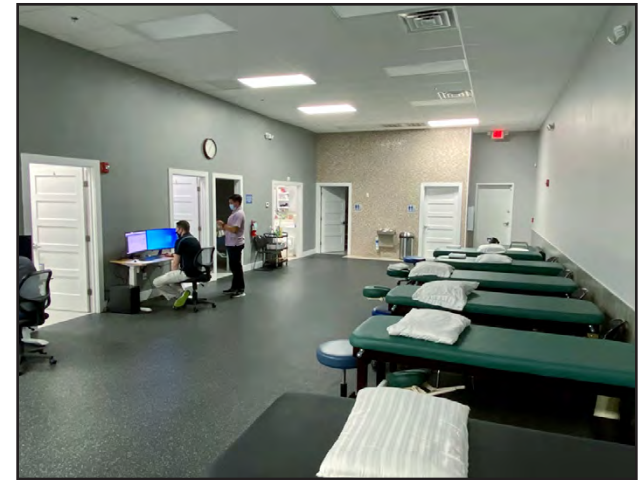
2,067 SF

2,600 SF

# 2,067 SF In-Line located along Indian Street 3201 South Federal Highway, Stuart, FL 34994

## UNIT 1

Turnkey unit built out for physical therapy with gorgeous high-end finishes throughout and a wide-open floor plan. Beautiful reception and waiting area, 3 large/private exam rooms, break room with extra storage and washer/dryer unit, 2 large ADA compliant bathrooms.



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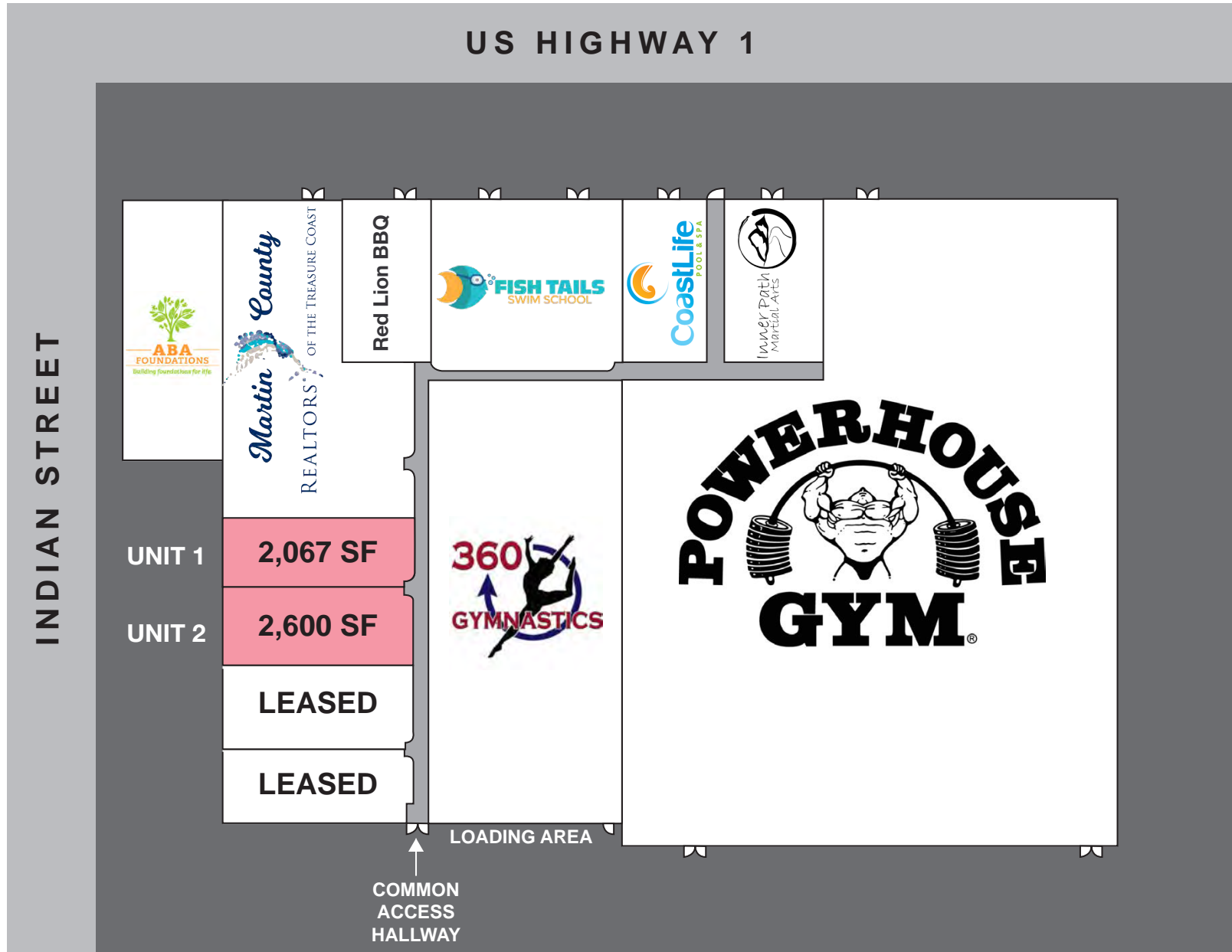
## UNIT 2

2,600 SF Unit ready for your custom retail, restaurant,  
office, or medical build-out.



# Space Plan

3201 South Federal Highway, Stuart, FL 34994



Also Available: Prime Outparcel - \$35 NNN  
 Office, Restaurant, Retail, and or Medical +- 3,868 SF  
 3250 SE Federal Hwy, Stuart, FL 34997



### Property Details

- Perfect for bank, credit union, fast food, restaurant, retail, medical, office, jeweler, pawn shop, insurance agent, attorney, and many other uses
- Outparcel to Publix & Powerhouse Gym anchored 240,000+ SF shopping center
- Highly visible along US 1: AADT 53,000
- Excellent Ingress and Egress with access from both US 1 and Indian
- 3,868 SF fully built out former bank branch with 2 drive thrus, Owner may subdivide
- Vault & ATM
- Room for Out Door Seating if desired

Also Available: Prime Outparcel - \$35 NNN  
Office, Restaurant, Retail, and or Medical +- 3,868 SF  
3250 SE Federal Hwy, Stuart, FL 34997

**HARBOR FREIGHT**  
QUALITY TOOLS LOWEST PRICES

**DOLLAR TREE**

**BEALLS**  
Live Life Local

**Publix**

**T-Mobile**

**POWERHOUSE GYM**

**360 GYMNASTICS**

**FISH TAILS SWIM SCHOOL**

**Arby's**

**BankUnited**

Main ingress and egress to Wedgewood Commons Shopping Center

YOUR SIGN HERE

AVAILABLE

AADT: 53,500

SE FEDERAL HIGHWAY

Also Available: Prime Outparcel - \$35 NNN  
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YOUR SIGN  
HERE

AVAILABLE

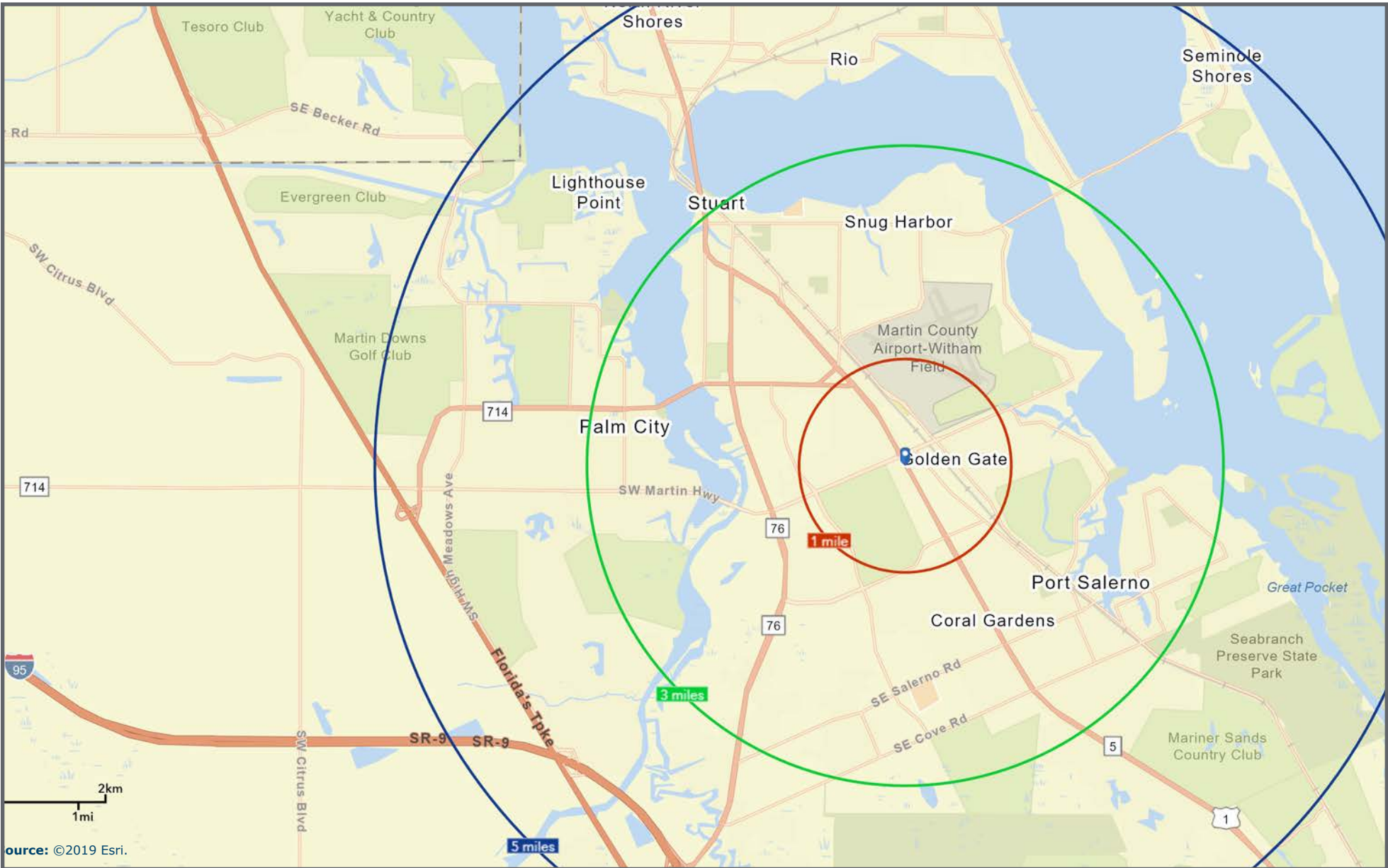
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# Regional Map



# Aerial Retailers



# Regional Overview

## Martin County, FL

Nestled Riverside in “America’s Happiest Seaside Town 2017” this iconic building is conveniently located just South of the Roosevelt Bridge right off Martin County’s main arterial, US Highway 1. Walking distance to the Historic Downtown Stuart with more than 50 world class and locally owned shops, restaurants, boutiques, antique shops, art galleries, parks, a riverside boardwalk, the courthouse, and Martin Memorial Hospital.

There are two major groups of activity in the “Old Downtown Stuart” neighborhood. One is the professional and medical services established in conjunction with Martin Memorial Hospital. The other is the professional and legal services established in conjunction with the Martin County Court House, the Stuart municipal building, and other support buildings.

Martin County is home to thousands of successful small and medium size companies, as well as many corporate, and regional headquartered operations in a broad spectrum of industries. Although the county has a variety of goods and service producers, the largest sectors are aerospace and engineering, agriculture and food processing, business and financial services, and medical and pharmaceutical producers.

Martin County’s base industries are agriculture and tourism. Over the past 30 years, other industries such as manufacturing have developed and now represent a major component of the economy. The high levels of household income are indicative of a higher professional market which is supported by the extraordinary levels of high tech “clean industry” formation in the county.





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