

COMMERCIAL OFFICE SPACE

3257 SE Salerno Rd., Units 1 & 2, Stuart, FL 34997



FOR LEASE | \$18.00/sf NNN

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart, FL 34997
www.commercialrealestatellc.com

Chris Belland
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PROPERTY OVERVIEW

- Excellent opportunity to lease a 2,706-sf commercial office space located Stuart.
- This well-maintained space offers a large common work area, multiple private offices restrooms and breakroom.
- Exterior features include ample parking, covered pedestrian entry, room for signage and excellent frontage.
- Conveniently positioned only 0.6 miles from US1 & 0.9 miles to A1A.



PRICE	\$18.00/sf NNN
BUILDING SIZE	5,742 sf
UNIT SIZE	2,706 sf Divisible into 2 1,350 sf Units
BUILDING TYPE	Professional Service/Medical Office
ACREAGE	0.408 AC
FRONTAGE	133'
TRAFFIC COUNT	9,500 ADT
YEAR BUILT	1979
CONSTRUCTION TYPE	Concrete Block
PARKING SPACE	Ample
ZONING	B-1
LAND USE	Com/Off/Res
PARCEL ID	55-38-41-000-075-00056-3

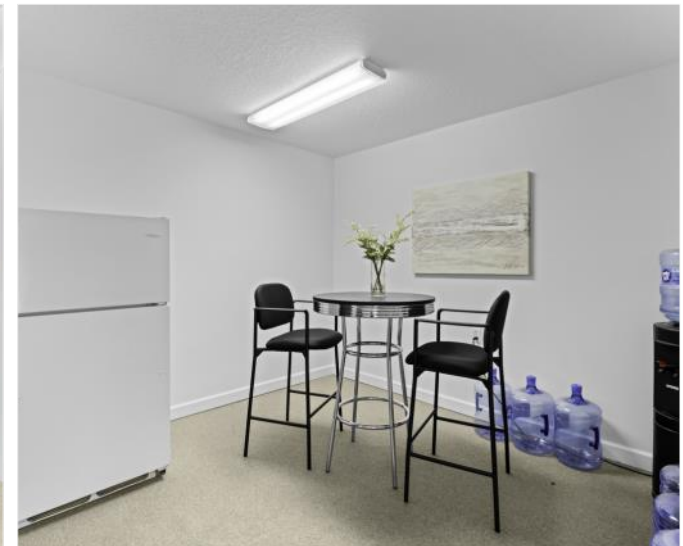
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SITE PHOTOS



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DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	7,211	1 Mile	\$69,293	1 Mile	41.30
3 Mile	82,454	3 Mile	\$90,232	3 Mile	43.40
5 Mile	161,927	5 Mile	\$96,745	5 Mile	43.90

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	7,152	1 Mile	\$52,694	1 Mile	43
3 Mile	82,204	3 Mile	\$69,382	3 Mile	45
5 Mile	163,398	5 Mile	\$73,872	5 Mile	45

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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	RPU D	CPU D	MXPU D	PSPU D	IPUD
<i>Residential Land Uses</i>																
Residential units combined with non-residential uses	-	-	-	P	P	P	P	-	-	-	-	A	A	A	-	-
<i>Institutional Uses</i>																
Adult day care centers (< five acres)	-	-	-	C U	P	P	P	C U	-	-	-	A	A	A	-	-
Adult day care centers (> five acres)	-	-	-	-	P	P	P	C U	-	-	-	-	A	A	-	-
Child care center (< five acres)	-	-	-	C U	P	P	P	C U	-	-	-	A	A	A	-	-
Child care center (> five acres) (refer to supplemental standards in section 2.06.04)	-	-	-	-	P	P	P	C U	-	-	-	-	A	A	-	-
Libraries	-	-	P	P	P	-	P	-	P	-	-	A	A	A	A	-
<i>Health Care Uses</i>																
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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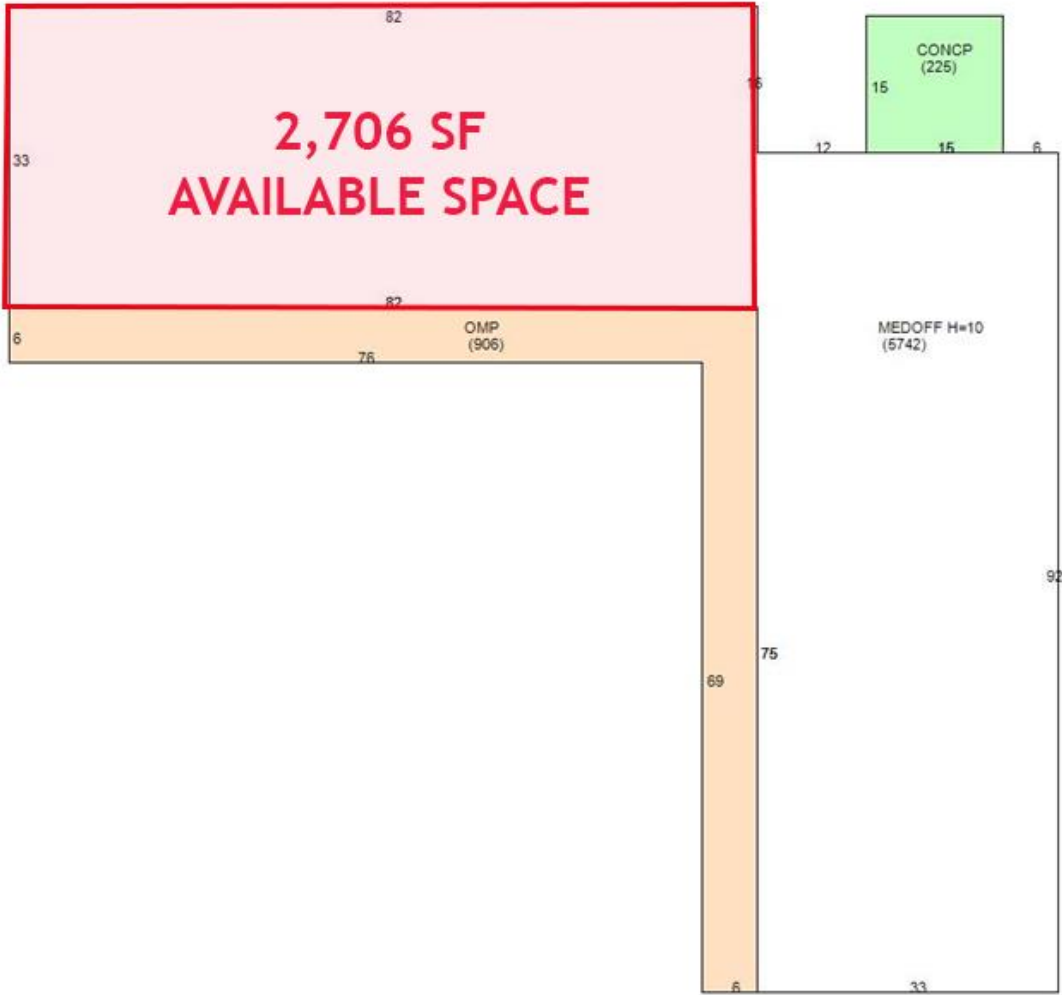
<i>Commercial Uses</i>																	
Health spas	-	-	-	-	-	P	-	-	-	-	-	-	A	A	-	-	
Office, business or professional	-	-	-	P	P	P	P	P	-	-	-	A	A	A	-	-	
Office, low intensity medical	-	-	-	P	P	P	P	P	-	-	-	A	A	A	-	-	
Office, veterinary	-	-	-	-	P	P	P	P	-	-	-	-	A	A	-	-	
<i>Recreational Uses</i>																	
Public parks	P	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	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	P	A	A	A	A	A
<i>Storage, Transportation and Logistics 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	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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PROPERTY SKETCH



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