

# FREESTANDING PROFESSIONAL OFFICE

520 SW Federal Highway, Stuart FL 34994



FOR LEASE | \$30.00/SF Gross

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

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# PROPERTY OVERVIEW

- Exceptional freestanding office property with great frontage to US-1 in Stuart, FL.
- Plenty of great amenities such as an ample reception area with conference room, partitioned offices, a kitchen, private restrooms, print/copy room, and a secure storage.
- Property features ample parking and its own monument sign facing US-1 which receives an average of over 36,000 cars daily.
- Former general contractor's office bar, site is ideal for comparable uses.
- Site improvements include marble flooring, 8' finished wood ceilings, recessed lighting, brand new roof, and impact glass windows.



<b>LEASE RATE</b>	\$30.00/sf Gross
<b>BUILDING SIZE</b>	2,720 SF
<b>BUILDING TYPE</b>	General Office
<b>ACREAGE</b>	0.25 AC
<b>FRONTAGE</b>	65.54'
<b>TRAFFIC COUNT</b>	36,000 ADT
<b>YEAR BUILT</b>	1973 (newly renovated)
<b>CONSTRUCTION TYPE</b>	Block with Stucco
<b>PARKING SPACE</b>	19
<b>ZONING</b>	B-2 (Business General)
<b>LAND USE</b>	Commercial
<b>PARCEL ID</b>	05-38-41-001-000-01040-2

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# SITE PHOTOS



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# DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	4,587	1 Mile	\$83,107	1 Mile	48.8
3 Mile	51,034	3 Mile	\$85,471	3 Mile	48.7
5 Mile	102,094	5 Mile	\$94,152	5 Mile	47.9

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	4,879	1 Mile	\$56,874	1 Mile	53.6
3 Mile	54,240	3 Mile	\$60,068	3 Mile	53.2
5 Mile	109,227	5 Mile	\$66,773	5 Mile	52.1

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# ZONING INFORMATION

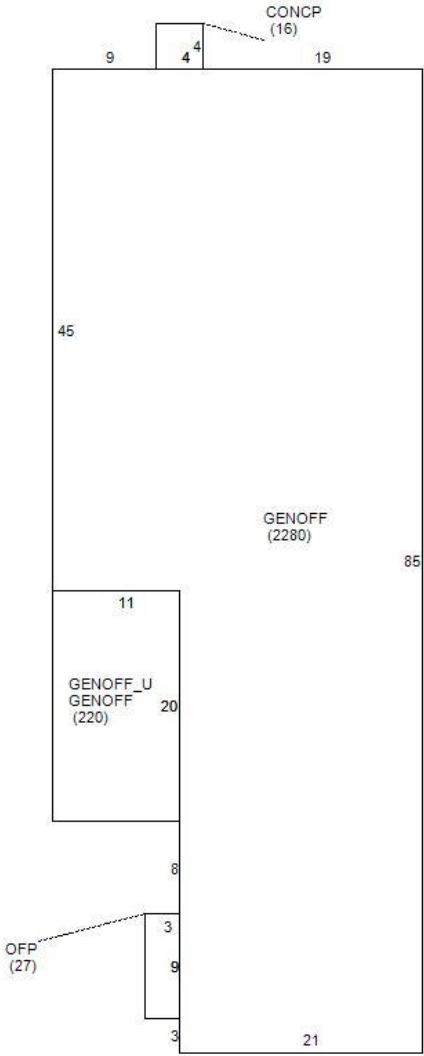
<b>Business and PUD Districts Uses</b>	<b>B-2</b>		
Adult businesses (refer to supplemental standards in section 2.06.11)	CU	Gasoline or other motor fuel stations (refer to supplemental standards in section 2.06.06)	P
Adult day care centers	P	Golf driving range (not accessory to golf course)	P
Automatic amusement center and game room	P	Golf course, miniature	P
Automobile repair services, major and minor (refer to supplemental standards in section 2.06.06)	P	Health club	P
Automobile sales provided all repair and service shall be done within an enclosed building (refer to supplemental standards in section 2.06.06)	P	Health spas	P
Bakery, retail and/or wholesale warehouses	P	Hotels, motels	P
Banks/financial institutions	P	Kennels	P
Barbershop, beauty salons, specialty salons	P	Laundry establishments (self service)	P
Bars	P	Libraries	
Boat sales and service (refer to supplemental standards in section 2.06.06)	P	Massage therapy establishments	P
Boat storage, dry	P	Microbrewery	P
Bowling alleys	P	Multi-family dwelling units	
Bus and train (passenger) station/terminals	P	Museums	P
Car wash	P	Newspaper or publishing plant	
Catering shops	P	Office, business or professional	P
Cemeteries	P	Office, low intensity medical	P
Child care center (refer to supplemental standards in section 2.06.05)	P	Office, medical	P
Clubs, lodges, and fraternal organizations	P	Office, veterinary	P
Community garden (refer to supplemental standards in section 2.06.08)	P		
Craft distillery	P		
Crematoriums	CU		
Dry boat storage	P		
Drycleaning establishment	P		
Family day care home in a residence	P		
Funeral homes	P		
Funeral homes with crematorium	CU		
		Place of public assembly	P
		Pool hall/billiard parlor	P
		Public facilities and services	P
		Public parks	P
		Public utilities <sup>1</sup>	P
		Radio and/or television broadcast stations	P
		Religious institutions	P
		Repair services	P
		Residential units combined with non-residential uses	P
		Restaurants, convenience and general	P
		Restaurants, limited	
		Retail, bulk merchandise	P
		Retail, department store	P
		Retail, furniture stores	P
		Retail, intensive sales and service	P
		Retail, non-intensive sales and service	P



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# FLOOR SKETCH



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# TRADE AREA MAP



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