

# FOR LEASE

Prime Retail/Office - Downtown Stuart | 735 S Colorado Ave, Stuart, FL 34994



Presented By:

## NAI Southcoast

**Reid Armor**

Senior Director

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Sales Associate

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## Property Details

Address: 735 Colorado Ave, Stuart, FL 34994

Available Space: Unit 729: +/- 464 SF - \$19.00/SF NNN  
Unit 105: +/- 837 SF - \$18.00/SF NNN  
Unit 109: +/- 3,520 SF - \$15.00/SF NNN  
Unit 111: +/- 3,917 SF - \$15.00/SF NNN  
(Approx Divisibility: 2,000 SF & 1,917 SF)

Zoning: B-2

Parking: Ample Parking

## Property Overview

Located on highly visible Colorado Avenue at the gateway to Downtown Stuart, this busy retail plaza is surrounded by affluent residential communities and just minutes from premier shopping, dining, and entertainment. With easy access to US-1 and neighboring traffic drivers including Publix, Wawa, Rocky's Ace Hardware, and the local USPS office, the property offers excellent convenience and exposure for customers and businesses alike.

## Property Highlights

- Prominent storefront signage opportunities
- Ideally located near restaurants, banks, and downtown amenities
- Bright, open spaces with abundant natural light and expansive windows
- Scenic views overlooking Frazier Creek
- Renovated in 2022



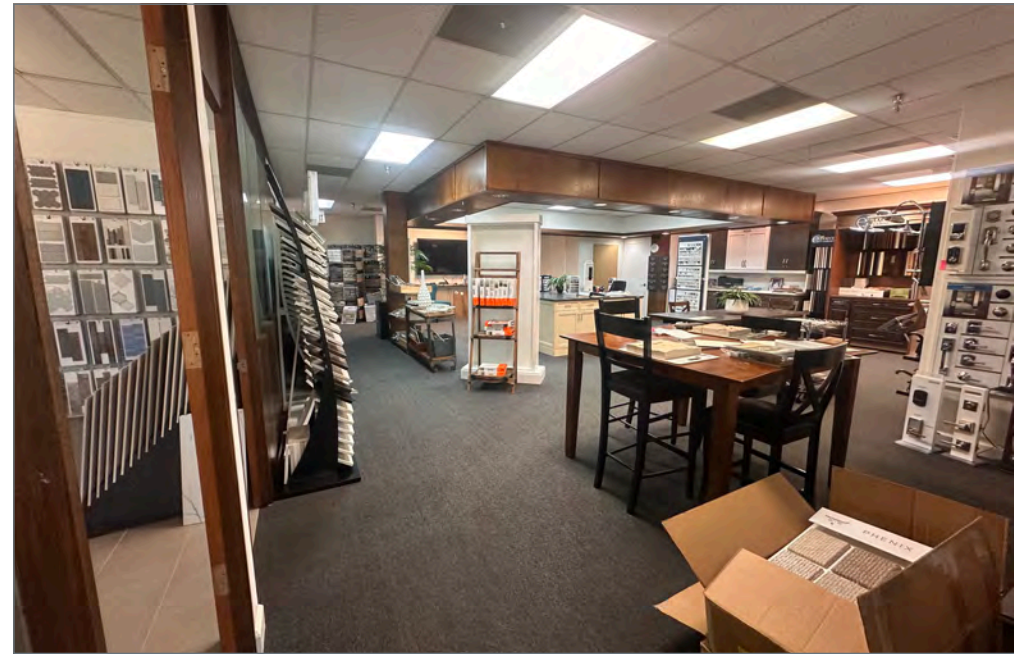
Suite 105  
\$18.00/SF NNN



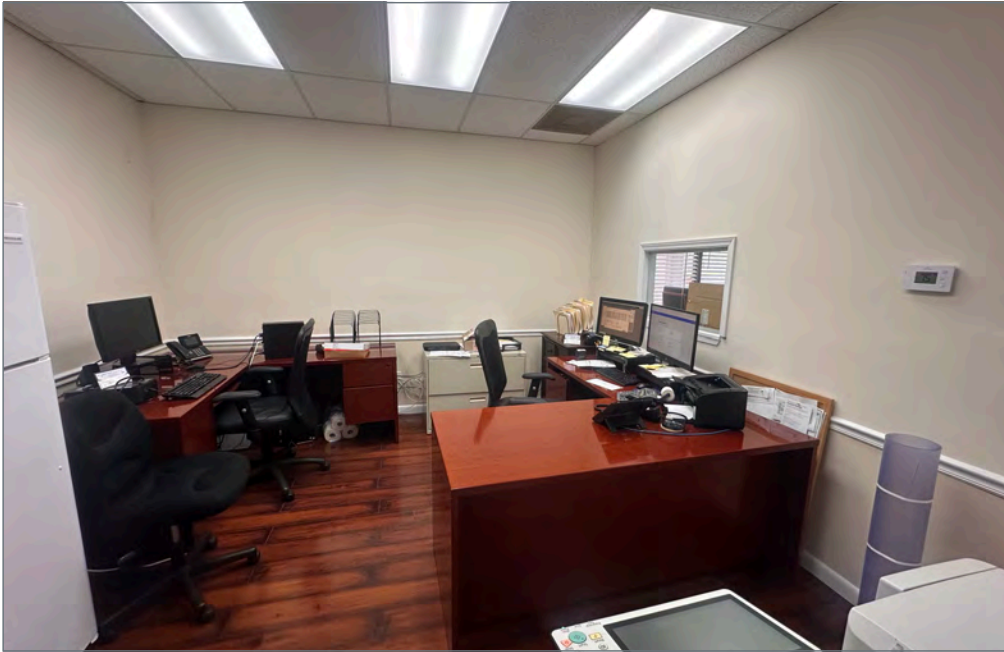
Suite 117  
\$15.00/SF NNN

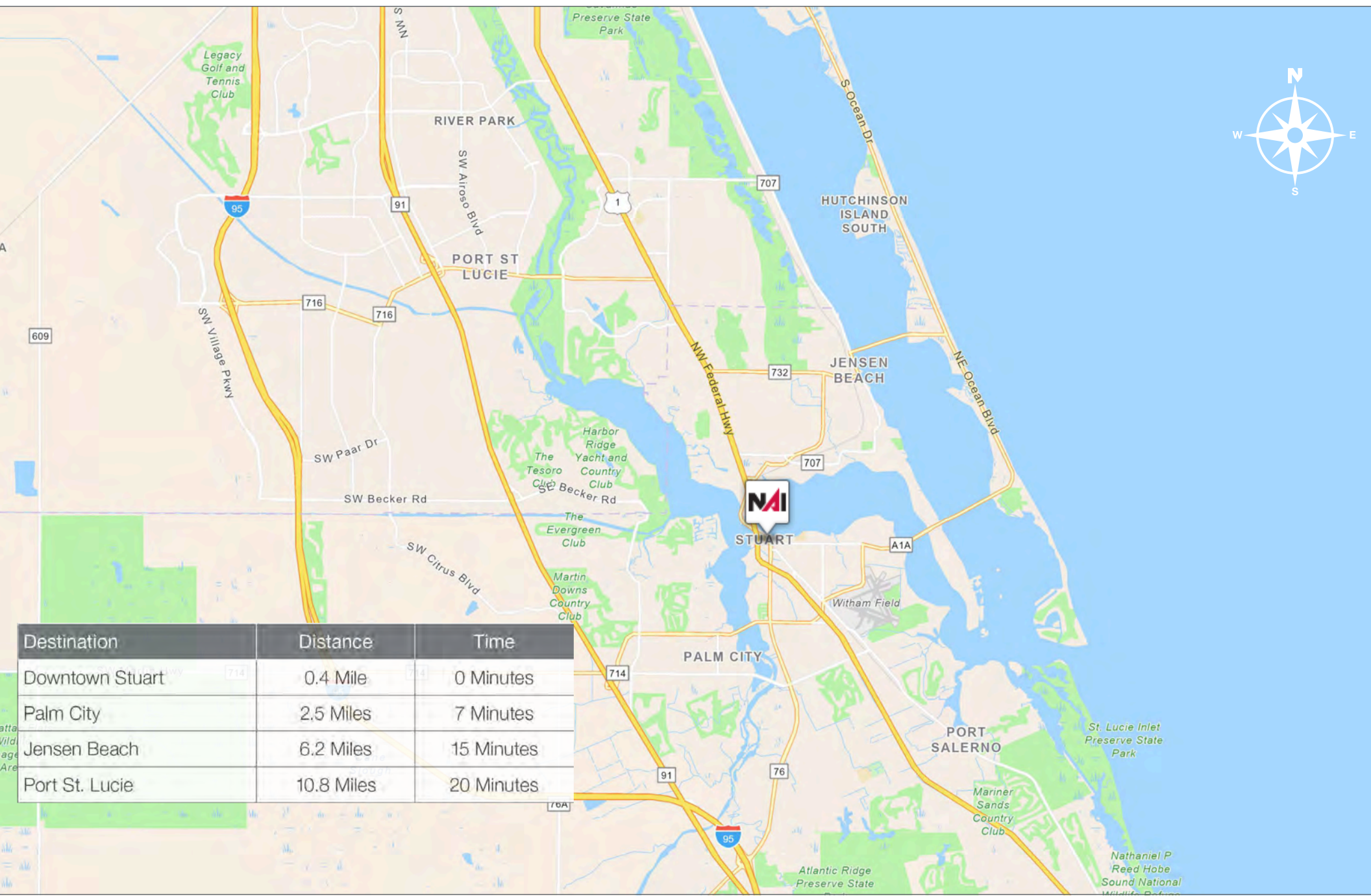
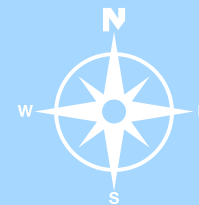


Suite 109  
\$15.00/SF NNN

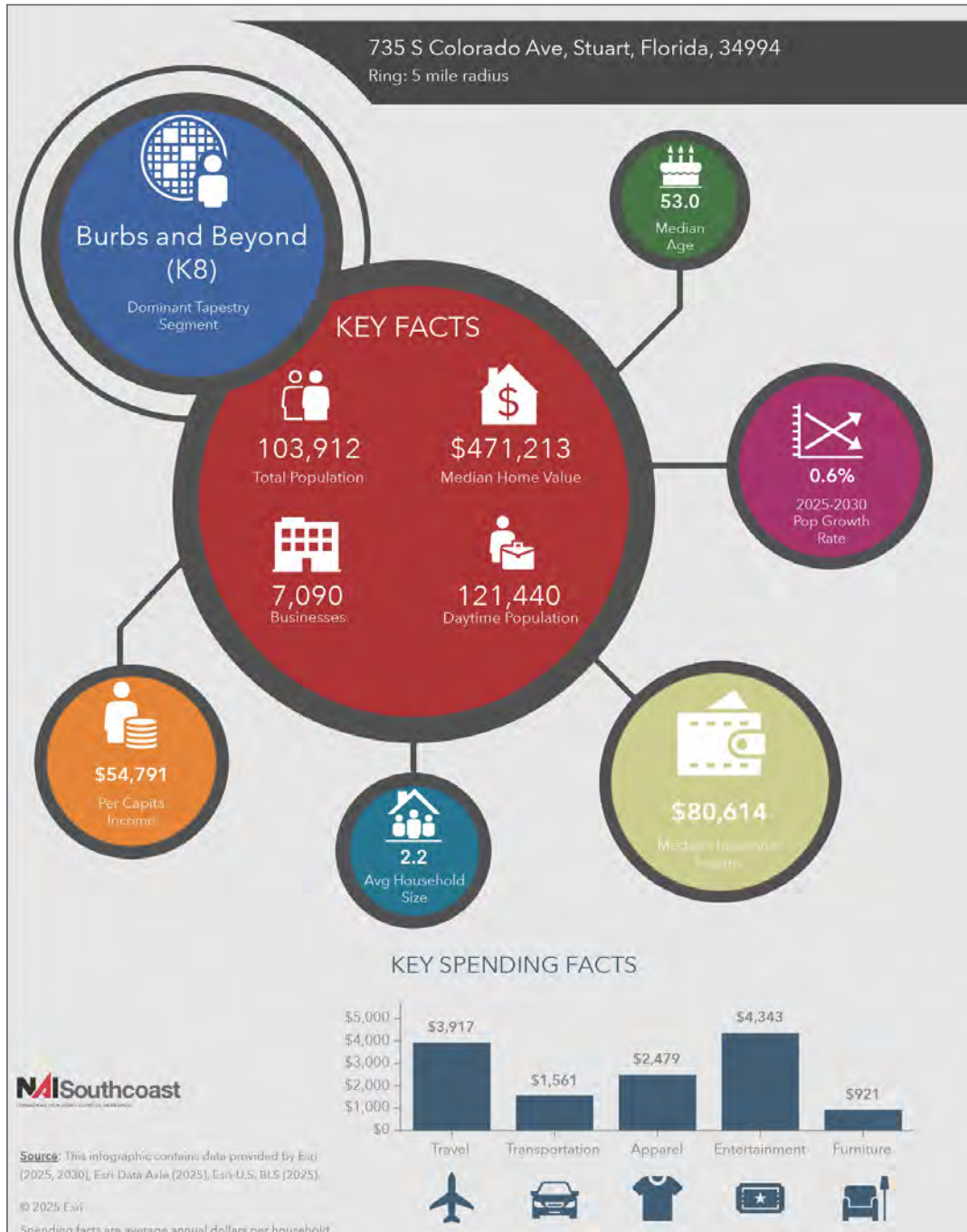


Suite 729  
\$19.00/SF NNN





Destination	Distance	Time
Downtown Stuart	0.4 Mile	0 Minutes
Palm City	2.5 Miles	7 Minutes
Jensen Beach	6.2 Miles	15 Minutes
Port St. Lucie	10.8 Miles	20 Minutes



## Population

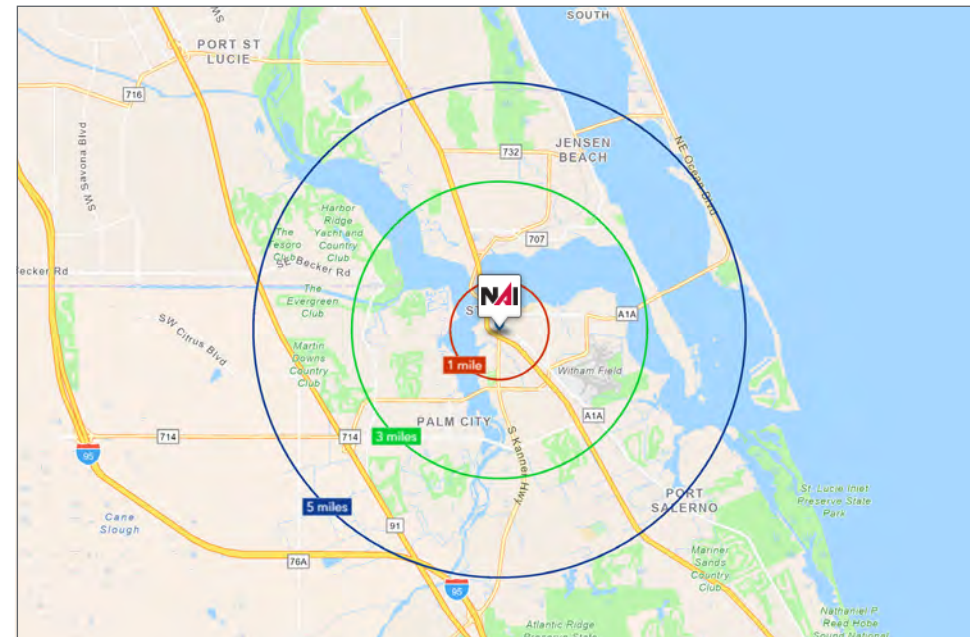
• 1 Mile	5,244
• 3 Mile:	53,464
• 5 Mile:	103,912

## Average Household Income

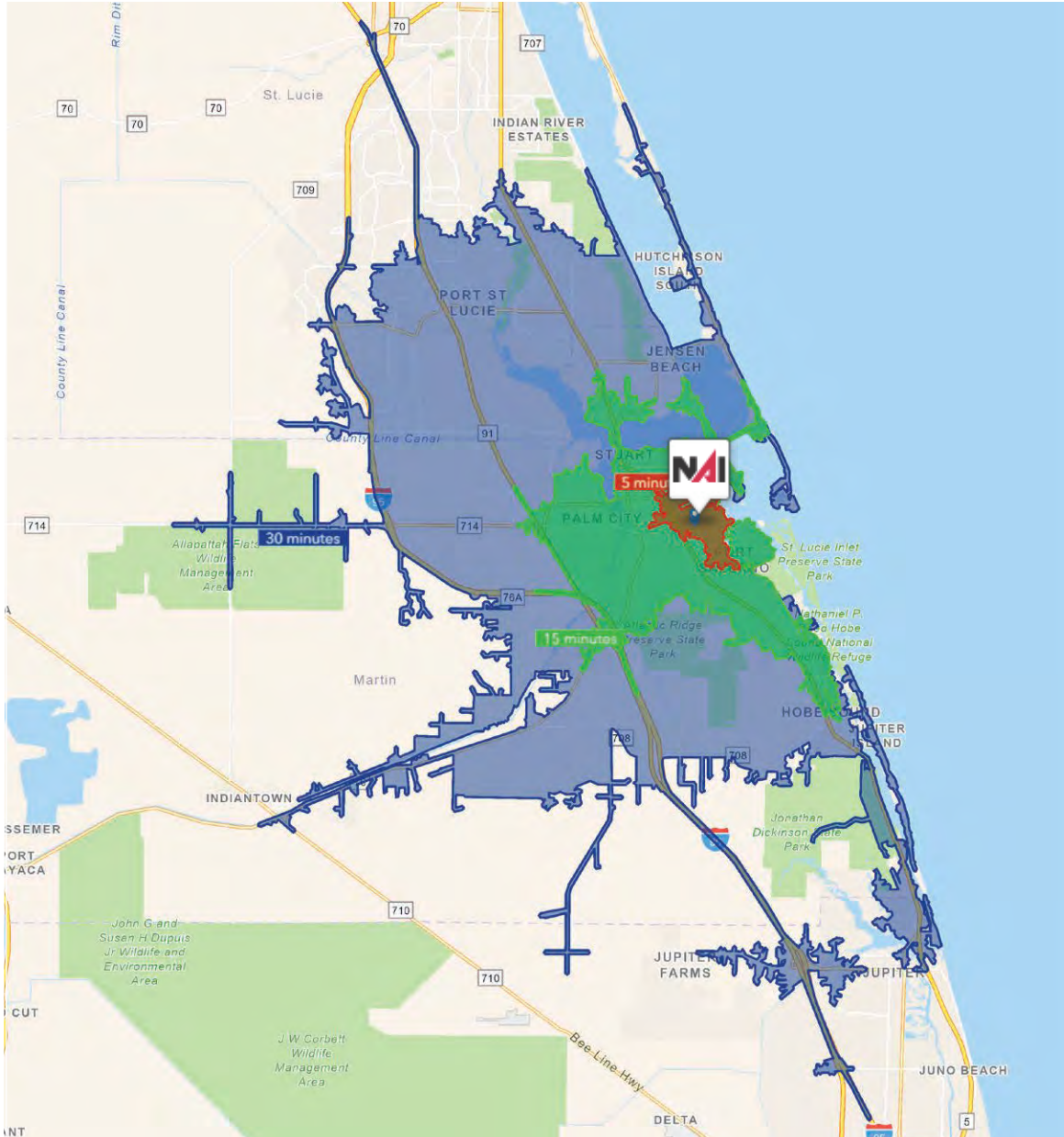
• 1 Mile	\$84,210
• 3 Mile:	\$107,715
• 5 Mile:	\$121,994

## Median Age

• 1 Mile	51.6
• 3 Mile:	53.2
• 5 Mile:	53.0



# Drive Times



5 Minutes	15 Minutes	30 Minutes
<b>7,373</b> 2010 Population	<b>84,050</b> 2010 Population	<b>270,672</b> 2010 Population
<b>7,938</b> 2024 Population	<b>92,158</b> 2024 Population	<b>329,001</b> 2024 Population
<b>7.08%</b> 2010-2024 Population Growth	<b>9.10%</b> 2010-2024 Population Growth	<b>21.55%</b> 2010-2024 Population Growth
<b>(0.21)%</b> 2024-2029 (Annual) Est. Population Growth	<b>0.37%</b> 2024-2029 (Annual) Est. Population Growth	<b>1.12%</b> 2024-2029 (Annual) Est. Population Growth
<b>42.6</b> 2024 Median Age	<b>54.2</b> 2024 Median Age	<b>49.1</b> 2024 Median Age
<b>\$103,986</b> Average Household Income	<b>\$116,128</b> Average Household Income	<b>\$113,087</b> Average Household Income
<b>35.9%</b> Percentage with Associates Degree or Better	<b>47.8%</b> Percentage with Associates Degree or Better	<b>45.4%</b> Percentage with Associates Degree or Better
<b>45.0%</b> Percentage in White Collar Profession	<b>61.0%</b> Percentage in White Collar Profession	<b>59.6%</b> Percentage in White Collar Profession

**Martin County Chamber of Commerce expects huge economic impacts with new Brightline station**

MARTIN COUNTY, Fla. — Mar 5, 2024

Brightline officially announced on Monday that the city of Stuart will be the latest train station location in Martin County.

County leaders say the economic impacts will be the most notable.

“This is going to be an added addition to our merchants and businesses downtown,” said Joseph Catrambone, the CEO of Stuart/Martin County Chamber of Commerce.

An estimated 600,000 people are expected to be attracted to the area, according to the Stuart/Martin County Chamber of Commerce.

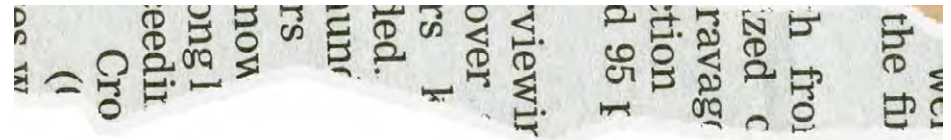
CEO Joseph Catrambone says he hopes to see some of that growth within the next year.....

abc 25 WPBF News

Jossie Carbonare, Reporter



*Martin County has been discovered.*



**USA Today names Stuart Best Coastal Town in America 2024.**

<https://www.wpbf.com/article/florida-stuart-usa-todays-2024-best-coastal-small-towns/60467025>

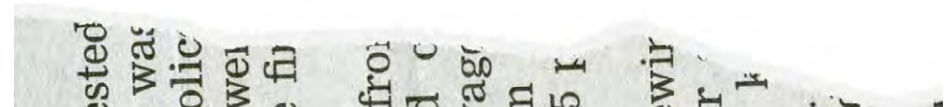
**Skip Miami Beach, go to Stuart instead.**

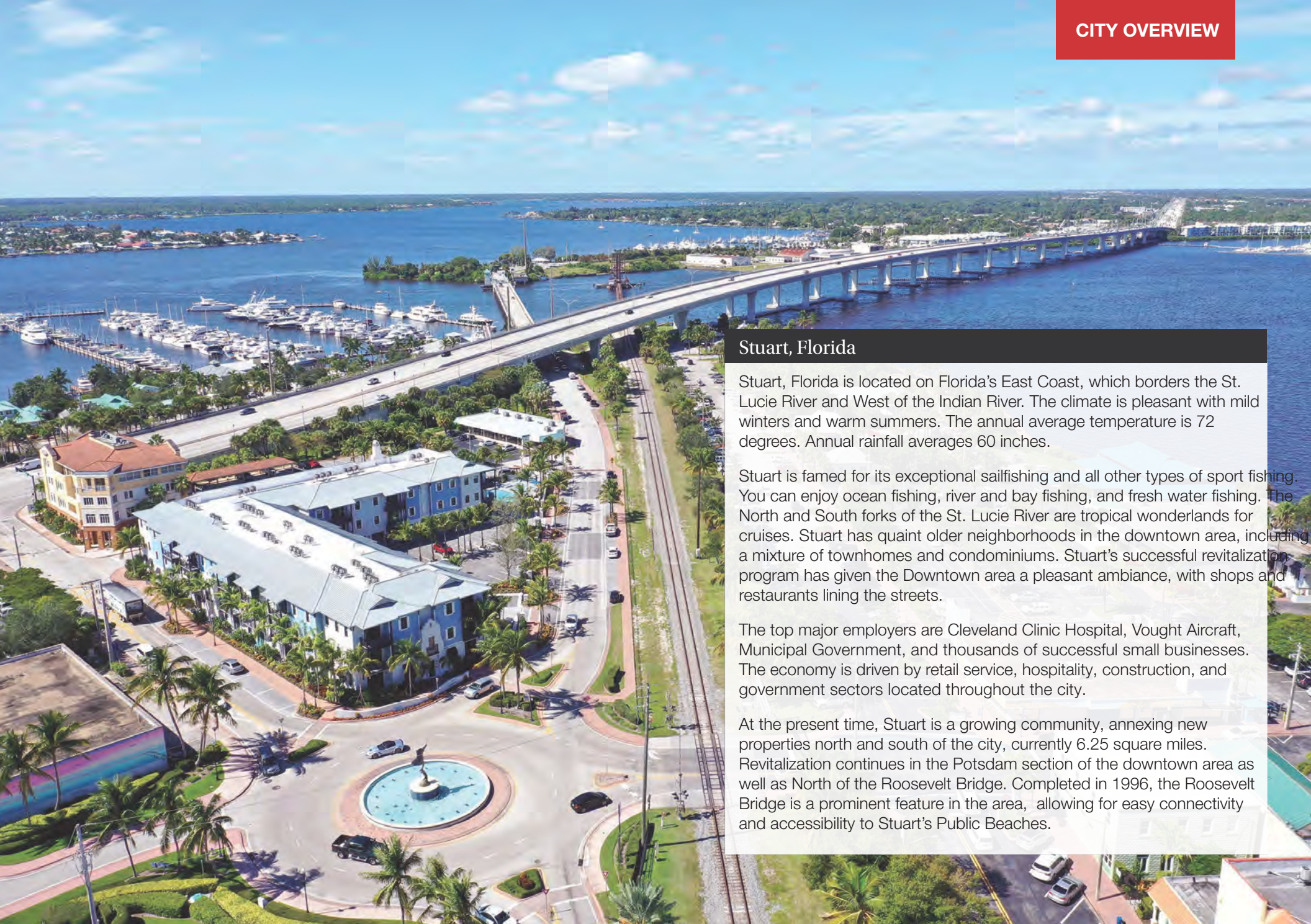
<https://www.thetravel.com/underrated-scenic-coastal-town-florida-stuart>

**10 Best Small Towns in America**

<https://10best.usatoday.com/interests/explore/best-small-towns-2024/>

<https://www.tcpalm.com/story/news/local/martin-county/2025/05/28/florida-best-beaches-for-summer-in-clearwater-destin-stuart-delray-beach/83884974007/>





### Stuart, Florida

Stuart, Florida is located on Florida's East Coast, which borders the St. Lucie River and West of the Indian River. The climate is pleasant with mild winters and warm summers. The annual average temperature is 72 degrees. Annual rainfall averages 60 inches.

Stuart is famed for its exceptional sailfishing and all other types of sport fishing. You can enjoy ocean fishing, river and bay fishing, and fresh water fishing. The North and South forks of the St. Lucie River are tropical wonderlands for cruises. Stuart has quaint older neighborhoods in the downtown area, including a mixture of townhomes and condominiums. Stuart's successful revitalization program has given the Downtown area a pleasant ambiance, with shops and restaurants lining the streets.

The top major employers are Cleveland Clinic Hospital, Vought Aircraft, Municipal Government, and thousands of successful small businesses. The economy is driven by retail service, hospitality, construction, and government sectors located throughout the city.

At the present time, Stuart is a growing community, annexing new properties north and south of the city, currently 6.25 square miles. Revitalization continues in the Potsdam section of the downtown area as well as North of the Roosevelt Bridge. Completed in 1996, the Roosevelt Bridge is a prominent feature in the area, allowing for easy connectivity and accessibility to Stuart's Public Beaches.

## Martin County, Florida

The cities that make up Martin County include Jensen Beach/Rio, Stuart/Sewall's Point, Hutchinson Island, Hobe Sound, Jupiter/ Tequesta, Palm City, Port Salerno and Indiantown. Martin County is a wonderful place to visit and live, with beaches, golf, fishing and boating. The County boasts arts, quaint downtowns with shops, gourmet dining, galleries, museums, historic places, festivals and more.

### *Martin County is for...*

The golf enthusiast... Martin County is home to over 35 world-class golf courses all within a 15-mile radius. The sun worshiper... The County offers its visitors and residents alike some of the finest beaches on the east coast. The discriminating arts shopper... More than 20 galleries participate in a monthly First Thursday gallery night. Many of these galleries are in the historic downtowns of Stuart, Jensen Beach, Port Salerno and Hobe Sound. The music lover... The historic Lyric Theatre offers a wide-array of fist class talent nearly 300 days a year... This acoustically amazing theatre features concerts for all music lovers, from classical to rock and roll, and theatrical performances by local and national talent.

Mark your calendars for a plethora of events to look forward to in Martin County, Florida. The Stuart Air Show, Stuart Boat Show, ArtsFest, and the Martin County Fair are just some of the many events taking place throughout the year. The Treasure Coast Children's Museum, located at Indian Riverside Park, is a great place for kids and families, offering a water play area, fishing, and a riverfront view. Often, there are events in the park including concerts, orchid shows, and more. Indian Riverside Park also features the Maritime and Yachting Museum. Hutchinson Island is home to the Elliott Museum which celebrates the genius of innovation, creativity and the historical events of Martin County. Named after the prolific inventor Sterling Elliott, the museum hosts permanent exhibits showcasing Model A Trucks, early transportation, the history of Stuart and its surrounding regions, and baseball memorabilia. For the scientifically minded and curious kids, the Florida Oceanographic Coastal Center offers fun opportunities to learn about our local ecosystem.



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