

# FOR LEASE

52,219 Sq. Ft.  
Former Stuart Fine Foods  
Palm City, Florida



President/Broker

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**TREASURE COAST**  
**COMMERCIAL**  
**REAL ESTATE, INC.**  
[www.tcCOMMERCIALre.com](http://www.tcCOMMERCIALre.com)

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# PROPERTY INFORMATION

<b>ADDRESS:</b>	2325 SW Martin Hwy, Palm City, FL 34990
<b>LOCATION:</b>	On the north side of 714, west of the FL Turnpike. I-95 access south via High Meadows Boulevard and north via S.R. 714
<b>BUILDING SIZE:</b>	52,219 Sq. Ft. including 3,435 Sq. Ft. of second floor mezzanine office
<b>PARKING:</b>	284 paved spaces, including 7 handicapped spaces
<b>RATE:</b>	\$14.50 p.s.f. net
<b>CONSTRUCTION:</b>	Block with Stucco
<b>TRAFFIC COUNT:</b>	18,536 ADT
<b>YEAR BUILT:</b>	2005
<b>ROOF:</b>	Standing seam metal
<b>LOADING:</b>	Available though ground height overhead door and truck well.
<b>CEILING HEIGHT:</b>	+/- 21' to the bar joist
<b>ZONING:</b>	PUD-C; Allows for all retail uses
<b>COMMENTS:</b>	<ul style="list-style-type: none"> <li>• A rare opportunity in the extremely tight market of Palm City, FL</li> <li>• This former grocery space is nearly turn key with all refrigeration and freezer systems in place</li> <li>• Back up generator, trash compaction system and all lighting remain from the original use</li> </ul>

## DEMOGRAPHICS - 2023

	1 Mile	3 Miles	5 Miles
<b>Total Population:</b>	7,995	34,408	83,504
<b>Avg. Household Income:</b>	\$95,869	\$123,120	\$109,829
<b>Median Age:</b>	59.5	55.7	51.1

# EXTERIOR PHOTOS



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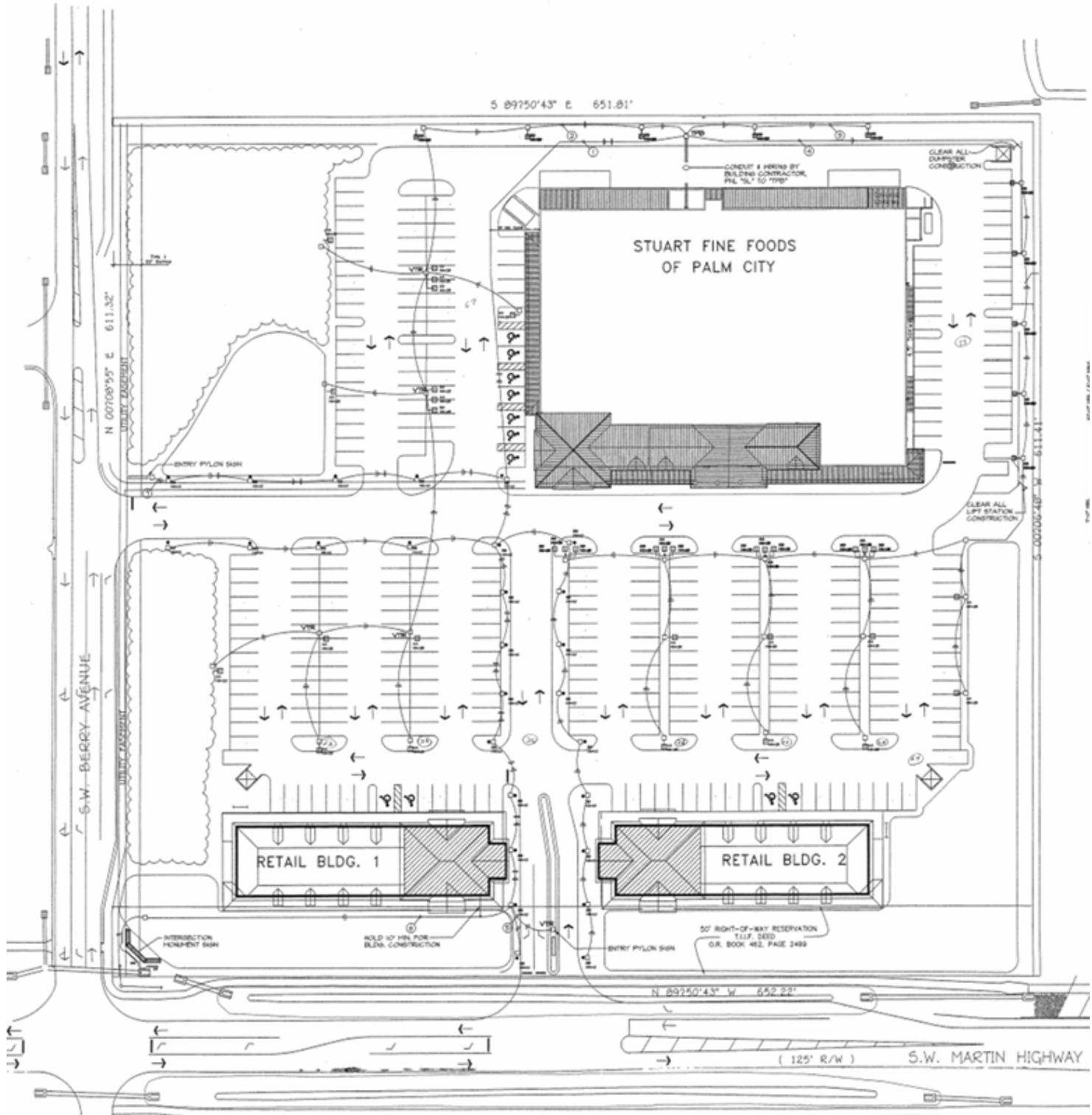
# EXTERIOR PHOTOS



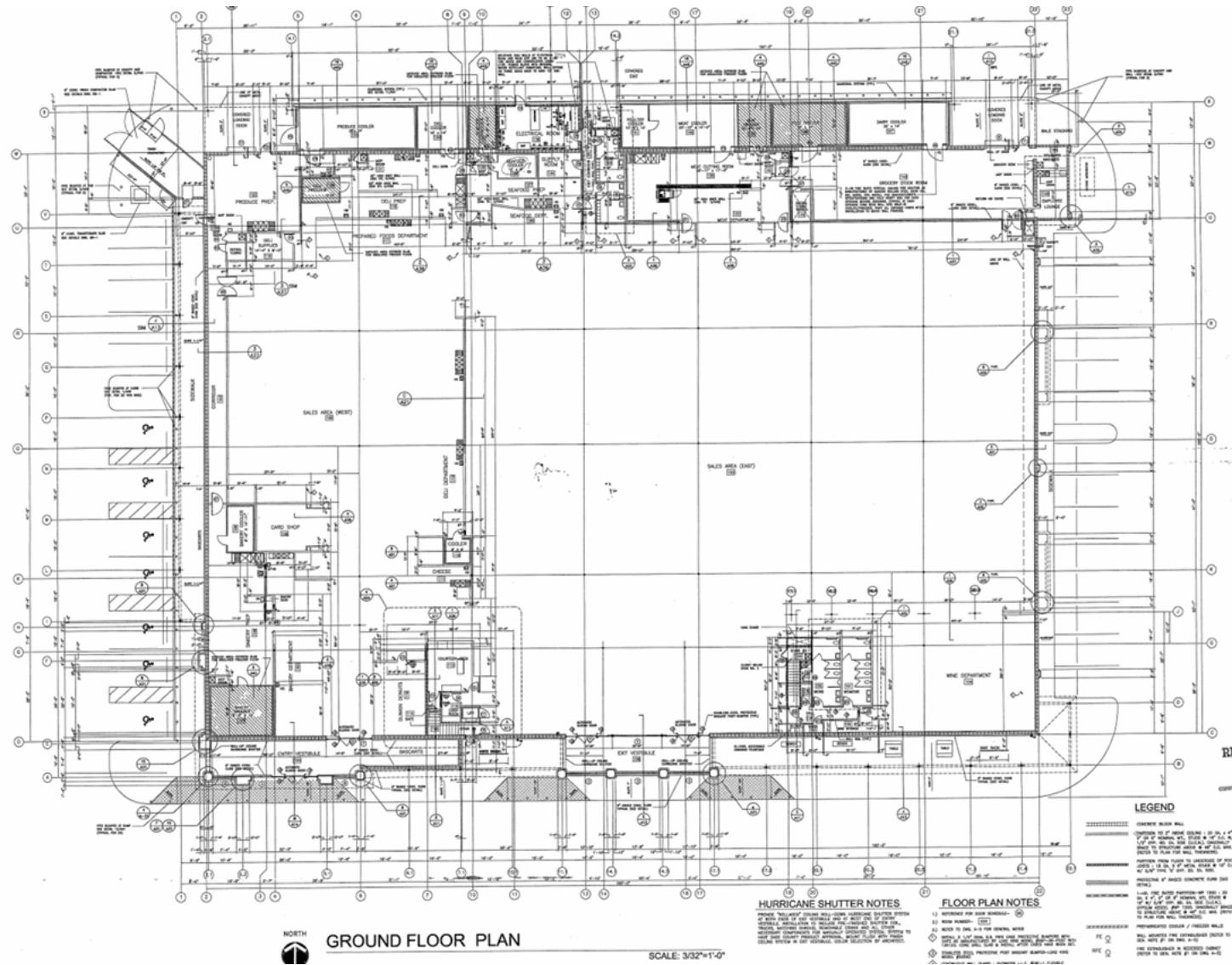
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# SITE PLAN



# FLOOR PLAN

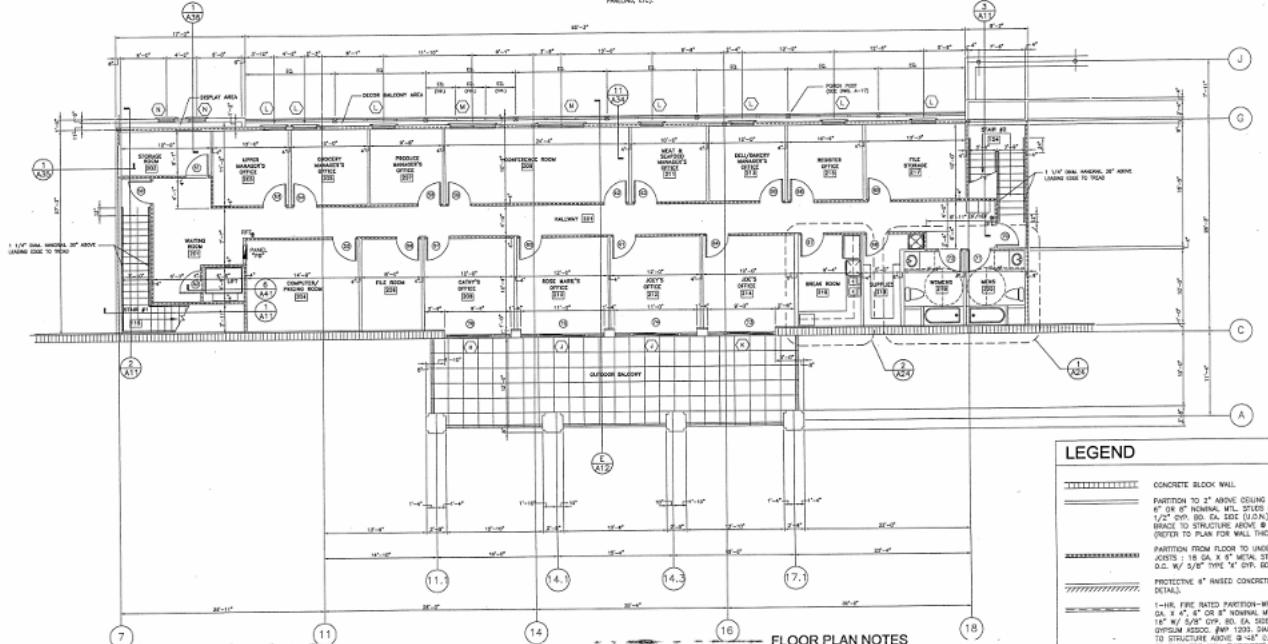


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The logo for Treasure Coast Commercial Real Estate, Inc. It features the words "TREASURE COAST" in a large, bold, green, serif font. Below "TREASURE COAST" is a blue rectangular box containing the word "COMMERCIAL" in white, bold, sans-serif capital letters. Underneath the blue box is the phrase "REAL ESTATE, INC." in a smaller, white, bold, sans-serif font. At the bottom of the logo is the website address "www.tccCOMMERCIALre.com" in a smaller, blue, sans-serif font.

# 2ND FLOOR OFFICE PLAN

GENERAL NOTE



**LEGEND**

- 18

CONCRETE BLOCK WALL

PARTITION TO 7' ABOVE CEILING: 20 GA. X 4'  
6" X 7' NOMINAL MTL. STILES @ 16" O.C. G.W.  
7/8" O.C. NAIL. 1/2" O.C. NAIL. 1/2" O.C.  
BRACE TO STRUCTURE ABOVE @ 45° D.C. NAIL  
(REFER TO PLANS FOR WALL THICKNESS).

PARTITION FLUSH MOUNTED ON WALL  
JOISTS: 18 GA. X 4" METAL STUDS @ 15"  
O.C. W/ 3/8" TYPE "A" G.Y. SP. DA. SIDE.

PROTECTIVE 6" RANDED CONCRETE CURE SIDE  
WALL.

1-HR. FIRE RESISTANT PARTITION-WP 1200: 10  
GA. X 4", 5" OR 8" NOMINAL MTL. STILES @ 5/8" O.C.  
7/8" O.C. NAIL. 1/2" O.C. NAIL. 1/2" O.C.  
GYPSUM BACKUP (WP 1200) SHADOWNALLY  
TO STRUCTURE ABOVE @ 45° D.C. NAIL (REFER  
TO PLANS FOR WALL THICKNESS).

PREFABRICATED COOLER / FREEZER WALLS

WALL MOUNTED FIRE EXTINGUISHER (REFER TO  
GEN. NOTE #1 ON DWS. A-50)

FIRE EXTINGUISHER IN RECESSSED CABINET  
(REFER TO GEN. NOTE #1 ON DWS. A-50)

#### MEZZANINE OFFICE SUITE PLAN

MEZZANI

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The logo for Treasure Coast Commercial Real Estate, Inc. It features the words "TREASURE COAST" in a large, stylized, green font. Below "TREASURE COAST", the words "COMMERCIAL" and "REAL ESTATE, INC." are stacked in a smaller, blue font. The "T" and "C" in "TREASURE" are particularly large and prominent.

# Aerial



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# Aerial



# Map



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