

2651 NW FEDERAL HIGHWAY

STUART, FL 34994



EXCLUSIVE LEASE OFFERING

FREESTANDING RETAIL BUILDING

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PROPERTY OVERVIEW

PRICING AVAILABLE UPON REQUEST

PROPERTY ADDRESS 2651 NW Federal Hwy,
Stuart, FL 34994

GROSS LEASABLE AREA 14,557 SF

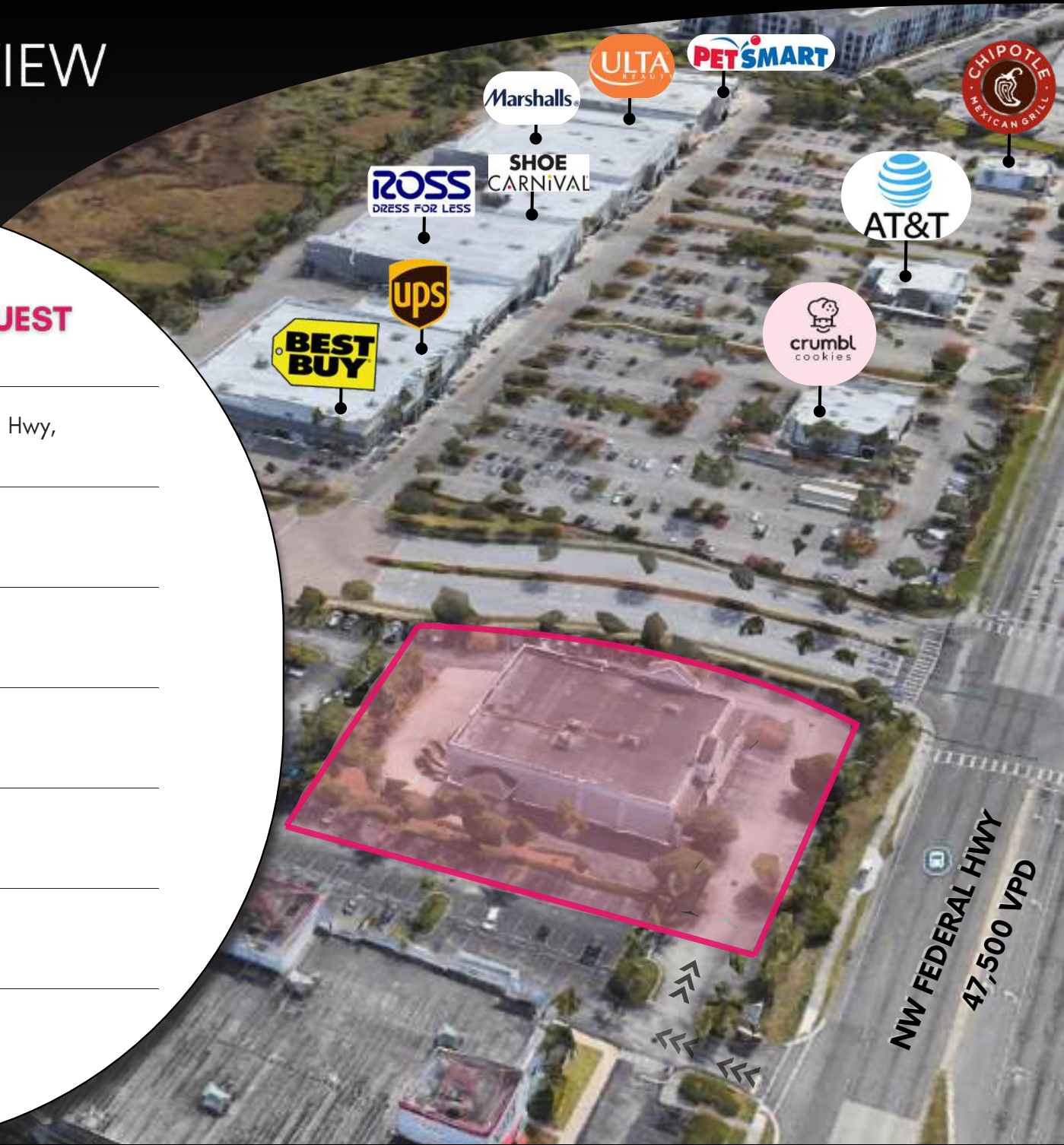
LOT SIZE 1.44 AC

ZONING PUD

YEAR BUILT 2004

CEILING HEIGHT 20"

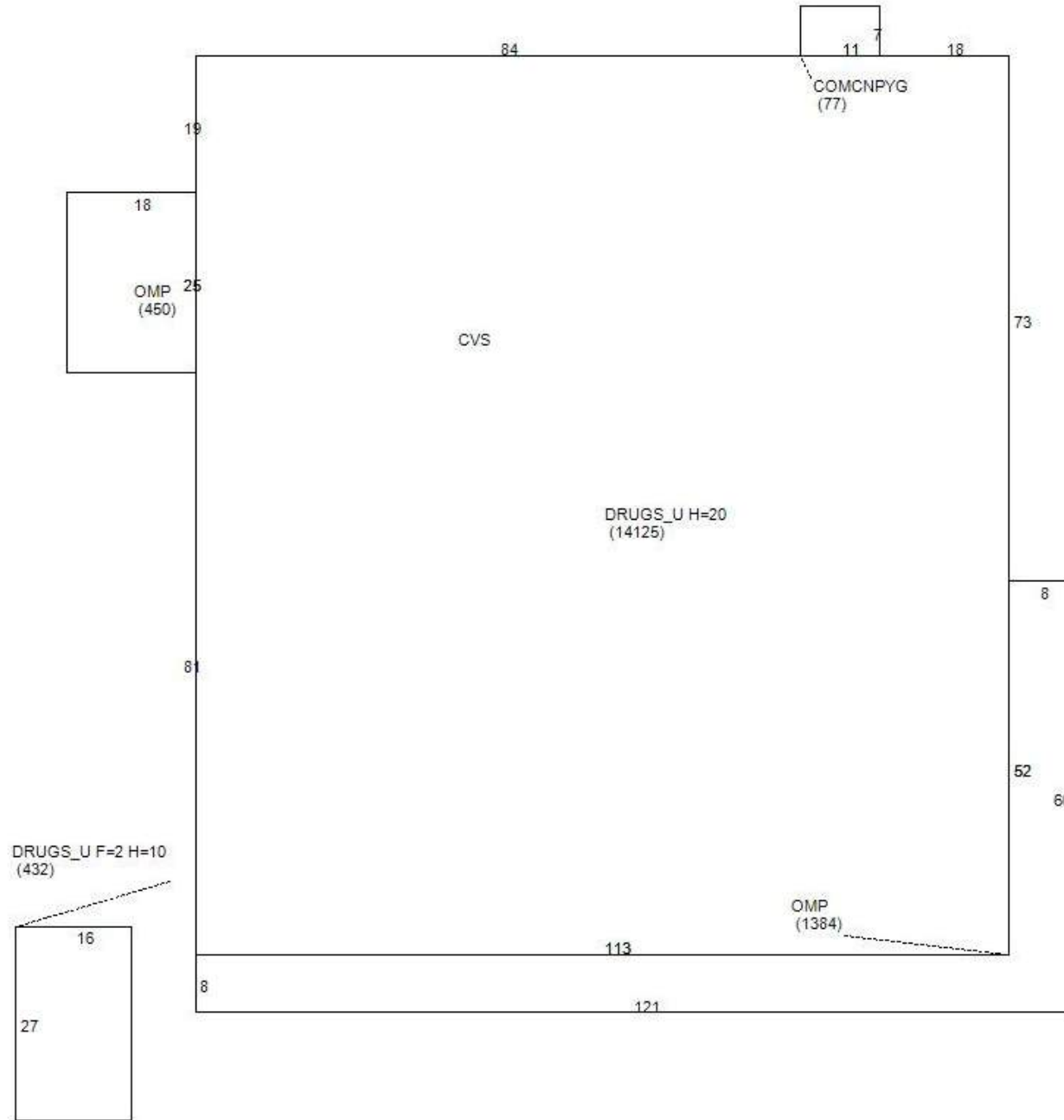
DRIVE-THRU Yes



AREA SKETCH

LEGEND

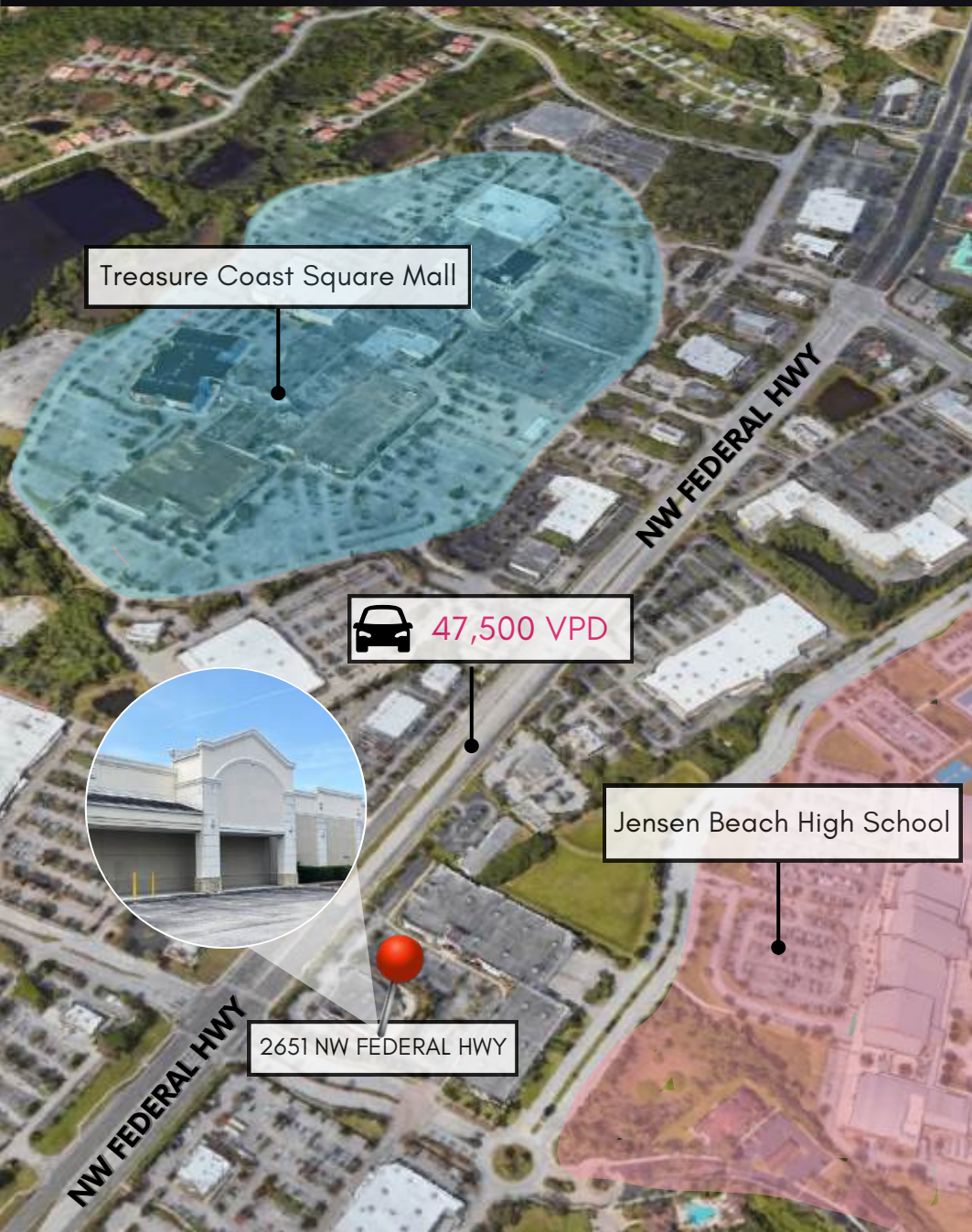
Sub Area	Description	Area	Finished Area
DRUGS_U	Drugstore (511)	432	432
COMCNPYG	Commercial Canopy - Good	77	0
DRUGS_U	Drugstore (511)	14,125	14,125
OMP	Open Masonry Porch	1,384	0
OMP	Open Masonry Porch	450	0



PROPERTY PHOTOS



LOCATION OVERVIEW

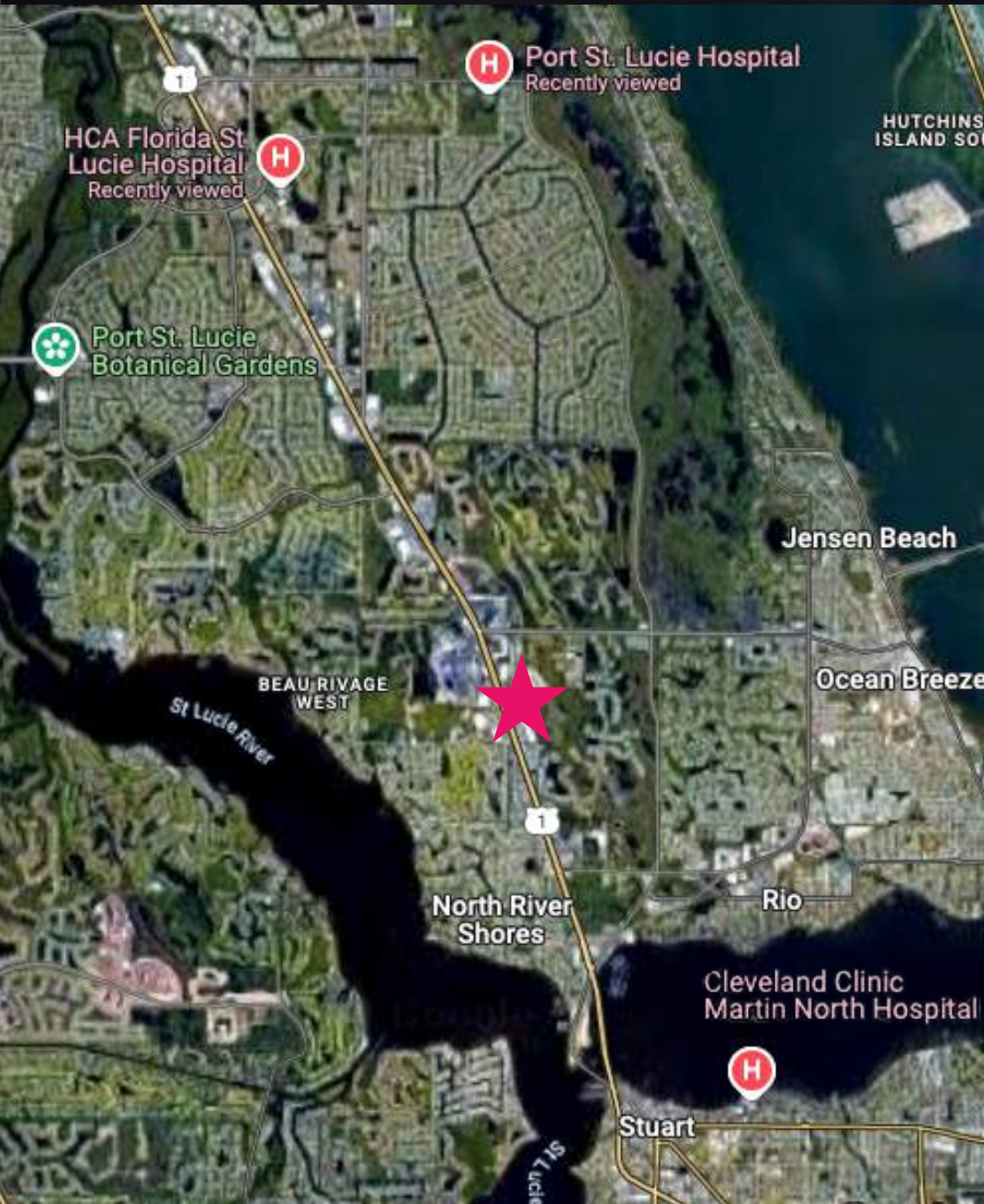


- High Daily Traffic Counts: **(56,800 Vehicles Per Day)**
 - **47,500 Vehicles Per Day** on NW Federal Hwy
 - **9,300 Vehicles Per Day** on NW Britt Rd
- Strong Retail Corridor with Major National Retailers
 - i.e. -City Furniture, Best Buy, Marshalls, Ross, Total Wine
- Gateway Location:
 - Across from **Treasure Coast Square (a Simon Mall)**
 - Adjacent to **Jensen Beach High School (1,790+ Students)**
 - Proximity to **3 Hospitals**
 - HCA Florida St. Lucie Hospital (4 Miles North)
 - Cleveland Clinic Martin North Hospital- Stuart (4 Miles South)
 - Port St. Lucie Hospital (6 Miles North East)
- **Population of 116,452** within a 5 mile radius
- **Average Household Income of \$95,815** within a 1 mile radius

The property at 2651 NW Federal Highway, Stuart, FL boasts an excellent location in Martin County. It is within the Port St. Lucie Metropolitan Statistical Area in close proximity to significant commercial hubs and access to a thriving population base. Stuart lies approximately 40 miles North of West Palm Beach-- one of South Florida's most prominent cities. Palm Beach International Airport sees over 8 million passengers per year and contributes approximately \$5.6 Billion to South Florida's economy.

This property also benefits from excellent exposure on the corner of NW Federal Highway and NW Britt Rd. Conveniently located within a Shopping Plaza anchored by City Furniture, Marshalls, Ross and other national retailers. It is also located across the street from Treasure Coast Square- the only enclosed super-regional shopping center serving all of Martin County, St. Lucie, Okeechobee, Southern Indian River, and Northern Palm Beach counties. Moreover, this property sits right next to Jensen Beach High School which is home to over 1,794 students.

LOCATION OVERVIEW



Proximity to Hospitals

Cleveland Clinic Martin North Hospital (4 Miles South)

Cleveland Clinic Martin North Hospital is a fully integrated medical campus that includes diagnostic centers, outpatient surgery and a 24-hour emergency department located in the state-of-the-art hospital. Cleveland Clinic Martin North Hospital is part of the world-renowned Cleveland Clinic, a nonprofit, multispecialty, academic medical center that integrates clinical and hospital care with research and education.

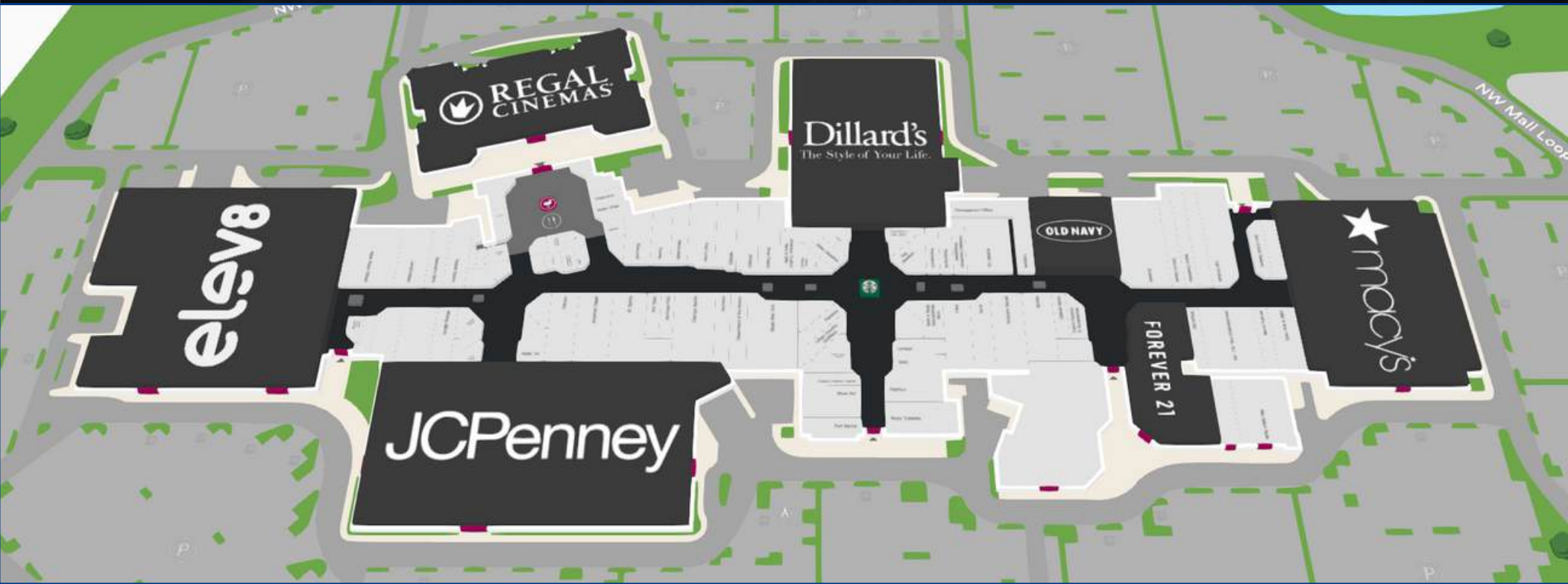
HCA Florida St. Lucie Hospital (4 Miles North)

HCA Florida St. Lucie Hospital is a 222-bed hospital serving Florida's Treasure Coast community for more than 40 years. The comprehensive healthcare facility offers a full range of services, including 24/7 emergency care in a senior-friendly emergency room (ER). HCA Florida St. Lucie Hospital also provides a wide range of acute care services, including rehabilitation, obstetrics, inpatient and outpatient surgery and orthopedic care.

Port St. Lucie Hospital (5 Miles North East)

Port St. Lucie Hospital is a Psychiatric Hospital
Specializing in Dual Diagnosis Treatment

TREASURE COAST SQUARE MALL



Treasure Coast Square is an indoor mall with an exterior Lifestyle Center that is conveniently located at the intersection of NW Federal Hwy & Jensen Beach Blvd. Treasure Coast Square, owned and managed by Simon Property Group, spans over 876,000 Square Feet and features **115 quality retailers** such as Macy's, Dillard's, Victoria's Secret and Pandora, as well as a Regal 16 Cinemas theater with luxury recliners and digital surround sound. Treasure Coast Square also features numerous Dining options including Ruby Tuesday, Port Barna, Gregorys Coffee, Chick-fil-A, Tropical Smoothie Cafe, and many more. It is the only enclosed super-regional shopping center for Martin, St. Lucie, Okeechobee, southern Indian River, and northern Palm Beach Counties. Northwest Federal Highway, adjacent to the mall, sees high daily traffic counts exceeding 47,500 vehicles per day.

RETAIL AERIAL



WEST TO EAST VIEW



SOUTH TO NORTH VIEW



TREASURE COAST SQUARE SHOPPING MALL

DICK'S SPORTSWEAR	KFC	bealls OUTLET	Olive Garden
BARNES & NOBLE	WILD WINGS	CARMAX	SONIC
HOBBY LOBBY	SMOOTHIE KING	DOLLAR TREE	LONGHORN STEAKHOUSE

JENSEN BEACH HIGH SCHOOL

TARGET	Michael's	Panera BREAD
CHUCK E. CHEESE	Total Wine	theVitamin Shoppe
chili's	McDonald's	

ULTA	crumbl cookies	PET SMART
CHIPOTLE MEXICAN GRILL	BEST BUY	Marshalls
ROSS DRESS FOR LESS	MATTRES FIRM	ups

NW FEDERAL HWY

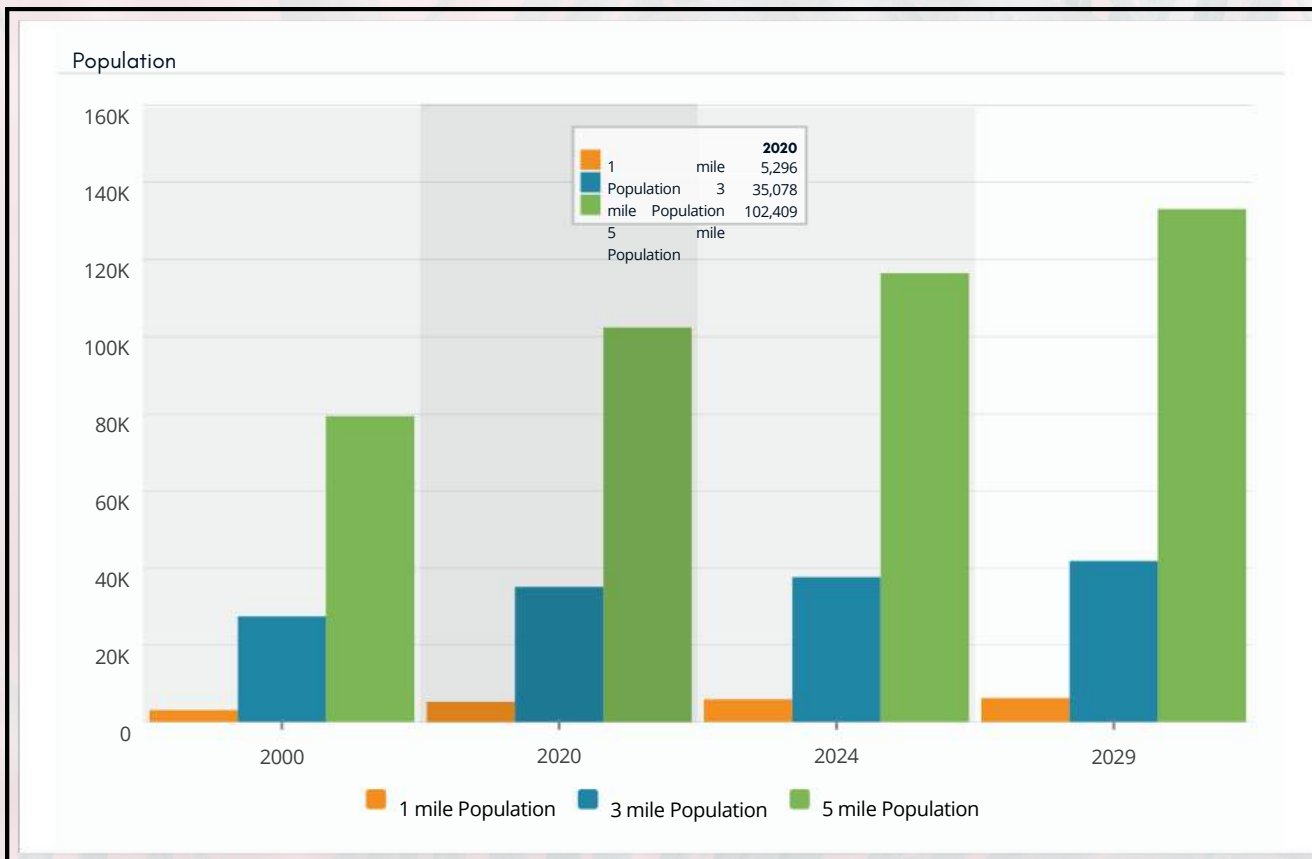
AADT: 47,500

NORTH TO SOUTH VIEW



DEMOGRAPHICS – POPULATION

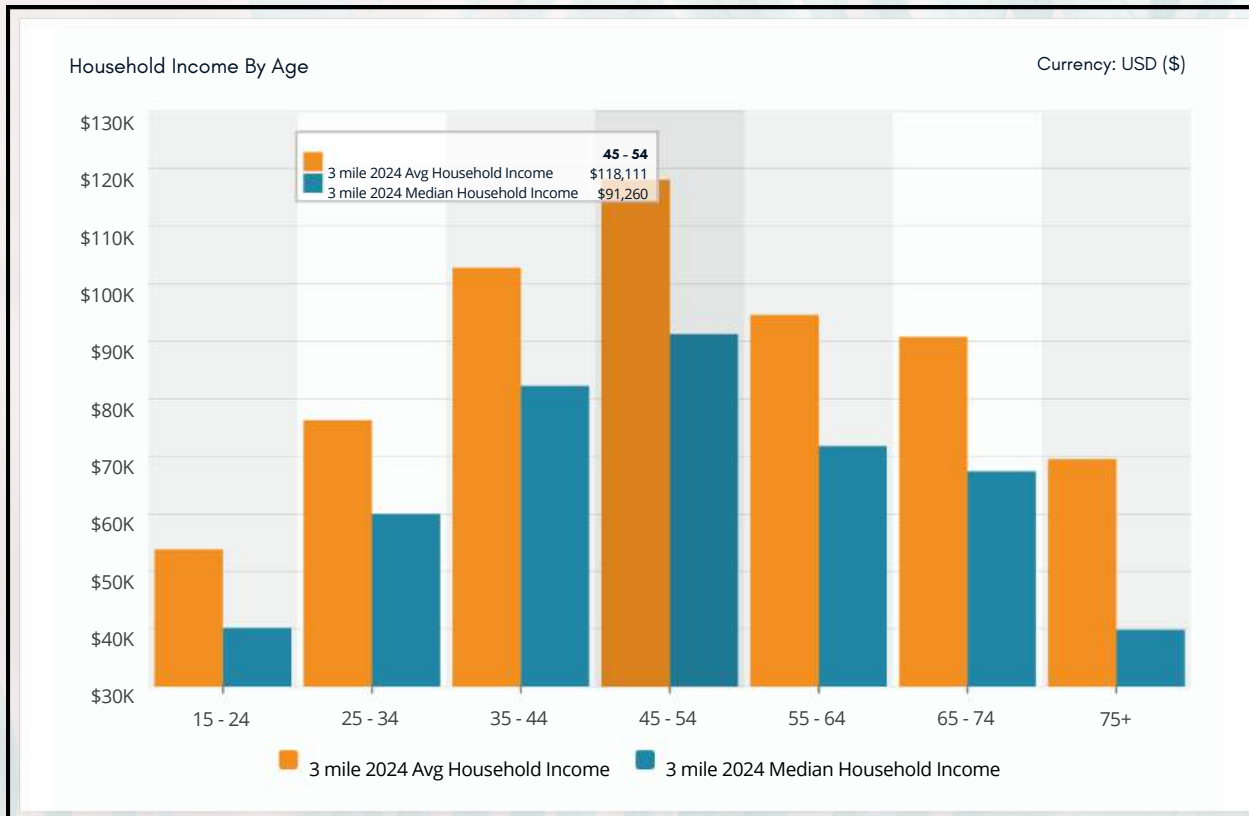
Population	1 mile	3 mile	5 mile
2020 Population	5,296	35,078	102,409
2024 Population	5,855	37,651	116,452
2029 Population Projection	6,239	41,789	133,079
Annual Growth 2020-2024	2.6%	1.8%	3.4%
Annual Growth 2024-2029	1.3%	2.2%	2.9%
Median Age	50.1	52.2	53.3
Bachelor's Degree or Higher	36%	33%	30%
U.S. Armed Forces	1	43	129



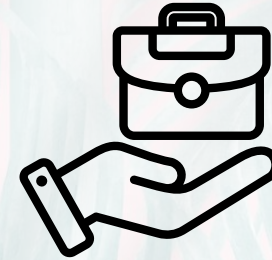
DEMOGRAPHICS - INCOME



Income		1 mile	3 mile	5 mile
Avg Household Income		\$95,815	\$89,604	\$86,815
Median Household Income		\$70,445	\$64,321	\$64,753
< \$25,000		432	3,256	9,201
\$25,000 - 50,000		539	3,467	11,650
\$50,000 - 75,000		383	2,860	8,472
\$75,000 - 100,000		388	1,724	6,755
\$100,000 - 125,000		148	1,719	5,568
\$125,000 - 150,000		185	1,067	3,100
\$150,000 - 200,000		229	1,104	2,988
\$200,000+		254	1,466	3,951

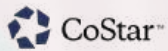
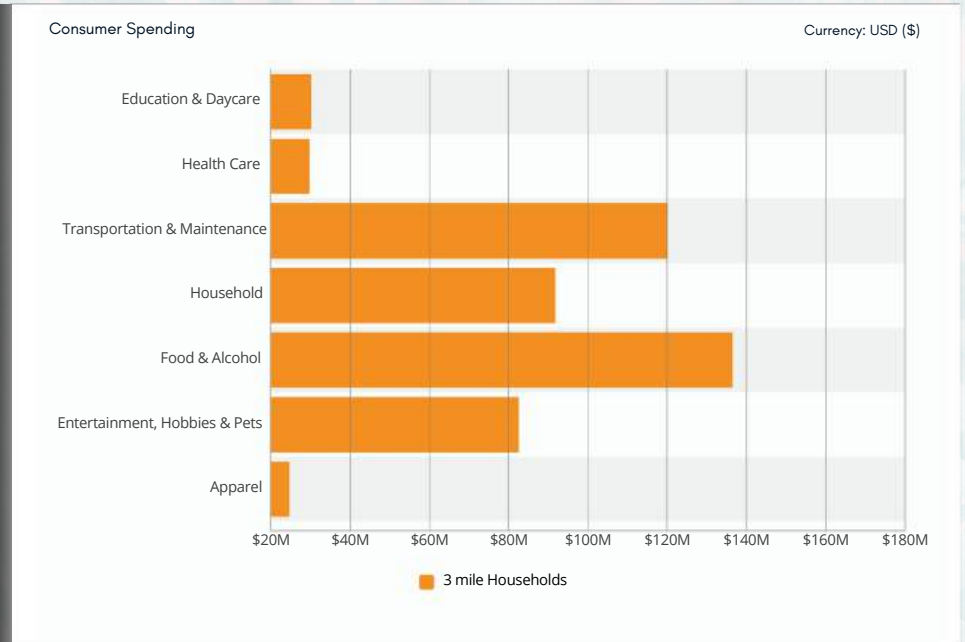
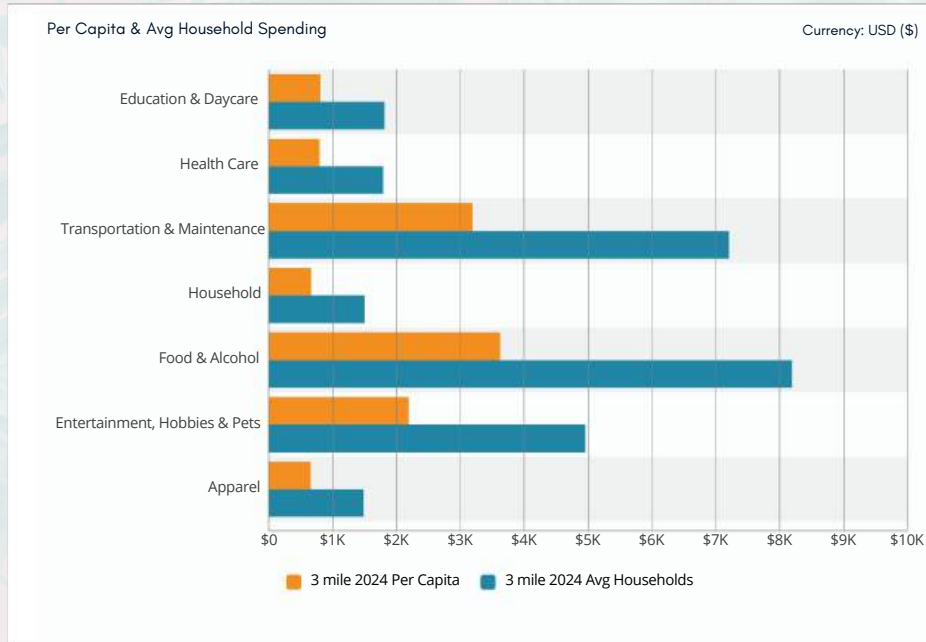


DEMOGRAPHICS - DAYTIME EMPLOYMENT



Daytime Employment									
Radius	1 mile			3 mile			5 mile		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industries	4,800	533	9	17,476	2,738	6	56,199	8,110	7
Trade Transportation & Utilit...	2,032	163	12	4,215	546	8	7,458	1,074	7
Information	61	8	8	276	38	7	1,030	104	10
Financial Activities	246	53	5	1,635	369	4	5,895	1,134	5
Professional & Business Se...	220	47	5	2,179	511	4	6,290	1,371	5
Education & Health Services	689	140	5	3,230	592	5	20,821	2,657	8
Leisure & Hospitality	1,211	61	20	3,692	271	14	8,158	647	13
Other Services	330	59	6	1,590	370	4	3,994	977	4
Public Administration	11	2	6	659	41	16	2,553	146	17
Goods-Producing Industries	146	35	4	1,434	321	4	3,809	785	5
Natural Resources & Mining	3	1	3	25	9	3	55	20	3
Construction	106	26	4	970	246	4	2,388	599	4
Manufacturing	37	8	5	439	66	7	1,366	166	8
Total	4,946	568	9	18,910	3,059	6	60,008	8,895	7

DEMOGRAPHICS - CONSUMER SPENDING



Radius	1 mile			3 mile			5 mile		
	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita
Expand All									
Apparel	\$3,994,474	\$1,563	\$682	\$24,679,442	\$1,481	\$655	\$74,837,476	\$1,448	\$643
Entertainment, Hobbies & P...	\$12,716,021	\$4,975	\$2,172	\$82,564,762	\$4,954	\$2,193	\$251,459,796	\$4,865	\$2,159
Food & Alcohol	\$21,598,182	\$8,450	\$3,689	\$136,471,447	\$8,189	\$3,625	\$415,709,787	\$8,043	\$3,570
Household	\$14,109,252	\$5,520	\$2,410	\$91,871,703	\$5,513	\$2,440	\$279,990,696	\$5,417	\$2,404
Transportation & Maintenance	\$18,650,730	\$7,297	\$3,185	\$120,093,533	\$7,206	\$3,190	\$359,267,214	\$6,951	\$3,085
Health Care	\$4,531,421	\$1,773	\$774	\$29,843,049	\$1,791	\$793	\$91,324,666	\$1,767	\$784
Education & Daycare	\$5,006,645	\$1,959	\$855	\$30,228,027	\$1,814	\$803	\$88,366,718	\$1,710	\$759
Total Specified Consumer S...	\$80,606,725	\$31,536	\$13,767	\$515,751,963	\$30,948	\$13,698	\$1,560,956,353	\$30,201	\$13,404

CONTACTS



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