

4221-4275 SE Federal Highway, Stuart, FL 34997

RETAIL UNITS
IN THE SHOPPES
AT MARKETPLACE



FOR LEASE



ALEX AYDELOTTE
Broker | Principal
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1,500 SF -
2,365 SF

Stuart, FL

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EXECUTIVE SUMMARY

4221-4275 SE Federal Hwy, Stuart, FL 34997 | RETAIL UNITS IN THE SHOPPES AT MARKETPLACE

SPECS

Unit Sizes: Unit# 4221: 2,000 SF / Unit# 4237-41: 2,365 SF / Unit# 4275: 1,500 SF

Price: Unit# 4221: \$25 SF+\$5 CAM NNN / Unit# 4237-41: \$18 SF+\$5 CAM NNN /
Unit# 4275: \$15 SF+\$5 CAM NNN

Zoning: Retail

PROPERTY OVERVIEW

The Shoppes at Marketplace offers a fantastic retail opportunity at the signalized intersection of US-1 and Market Place in Stuart, FL. This newer retail center is home to popular co-tenants like Chili's, Subway, Tire Choice, and Vesuvio's, ensuring strong customer traffic. Perfect for service-oriented businesses looking to benefit from high visibility along US-1!

Positioned in a high-traffic retail corridor, the Shoppes at Marketplace features four standalone retail buildings and is adjacent to a 225,000 SF Walmart Supercenter. With excellent visibility from both US-1 and Marketplace, this is a prime spot to establish or expand your business!



FC FLORIDA
COMMERCIAL
REAL ESTATE COMPANY



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AVAILABLE SPACES

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	SPACE	LEASE RATE	SIZE (SF)	DESCRIPTION
	#4221	\$25 SF + \$5 CAM /YR/ NNN	2,000 SF	A 2,000 SF end-cap retail unit is now available in the Shoppes at Marketplace! Previously a GameStop, this space offers a wide-open floor plan, expansive front windows for great visibility, and a private storage room, closet, and restroom. Located next to a popular pizza restaurant, it benefits from steady foot traffic and rear alley access for easy operations. A fantastic opportunity for your business in a busy shopping center!
	#4237-41	\$18 SF + \$5 CAM /YR/ NNN	2,365 SF	<ul style="list-style-type: none">• Size: 2,365 Sq. Ft. of Versatile Open-Plan Space (Former Gym).• Ceiling: High Ceilings Equipped with Multiple Fans.• Private Amenities: Includes 2 Private Bathrooms with Vanities, and 2 Shower Rooms, Providing Convenience for Both Staff and Customers.• Storage and Office Space: Features a Utility Sink, 2 Storage Areas, with one Easily Convertible into a Private Office.• Visibility: The Storefront Boasts Multiple Windows and Doors, Ensuring Excellent Visibility and Abundant Natural Light.
	#4275	\$15 SF + \$5 CAM /YR/ NNN	1,500 SF	1,500 SF retail space at The Shoppes at Marketplace in Stuart, FL, located at the signalized intersection of US-1 and Market Place. Positioned next to White's Tackle and across from Chili's in a busy plaza with strong co-tenancy. Features large glass storefront, high exposed ceilings, open floor plan, private office, restroom, and rear storage with roll-up door. Includes signage above unit and monument signage on US-1. Ideal for service-oriented businesses.



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UNIT 4221 / 2,000 SF



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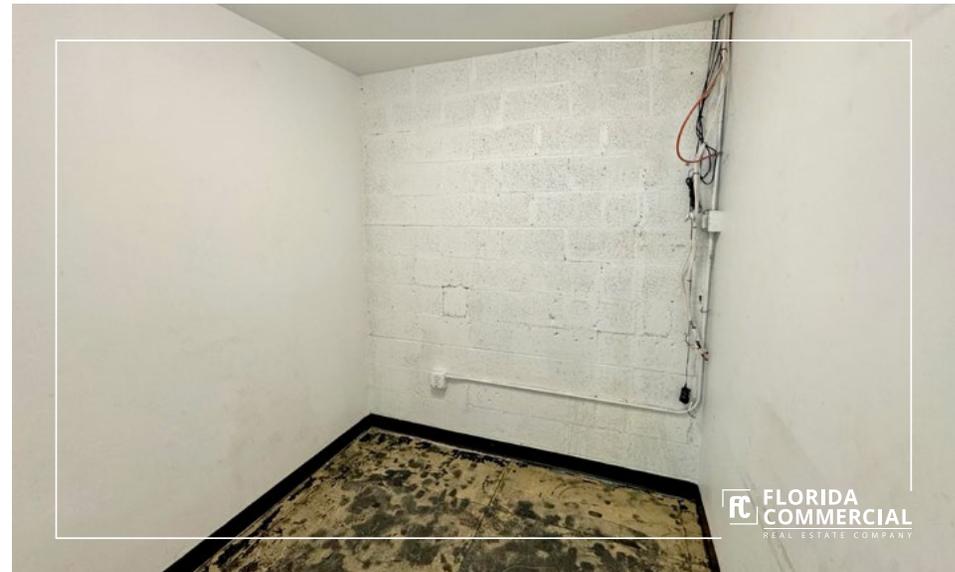
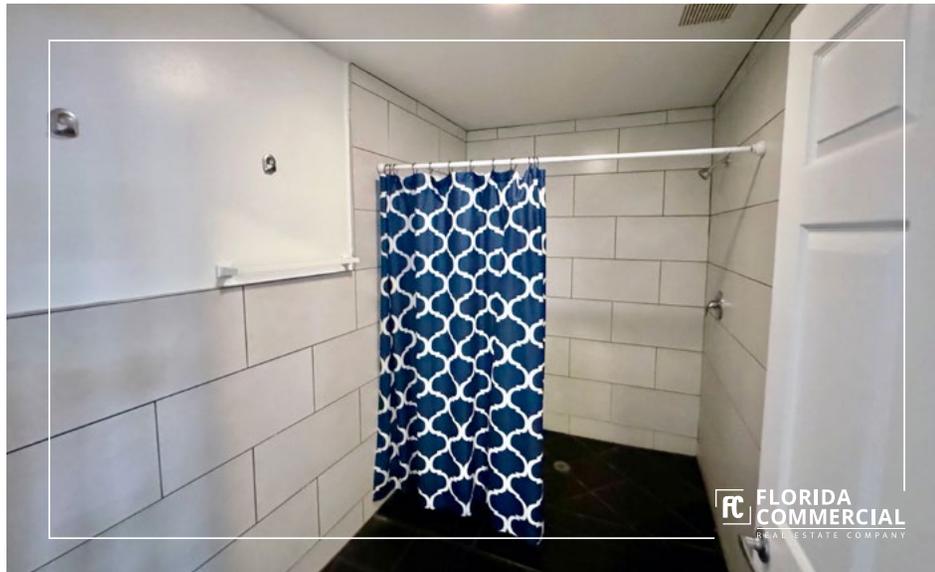


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UNIT 4275 / 1,500 SF



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UNIT 4275 / 1,500 SF



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MAP & REPORT

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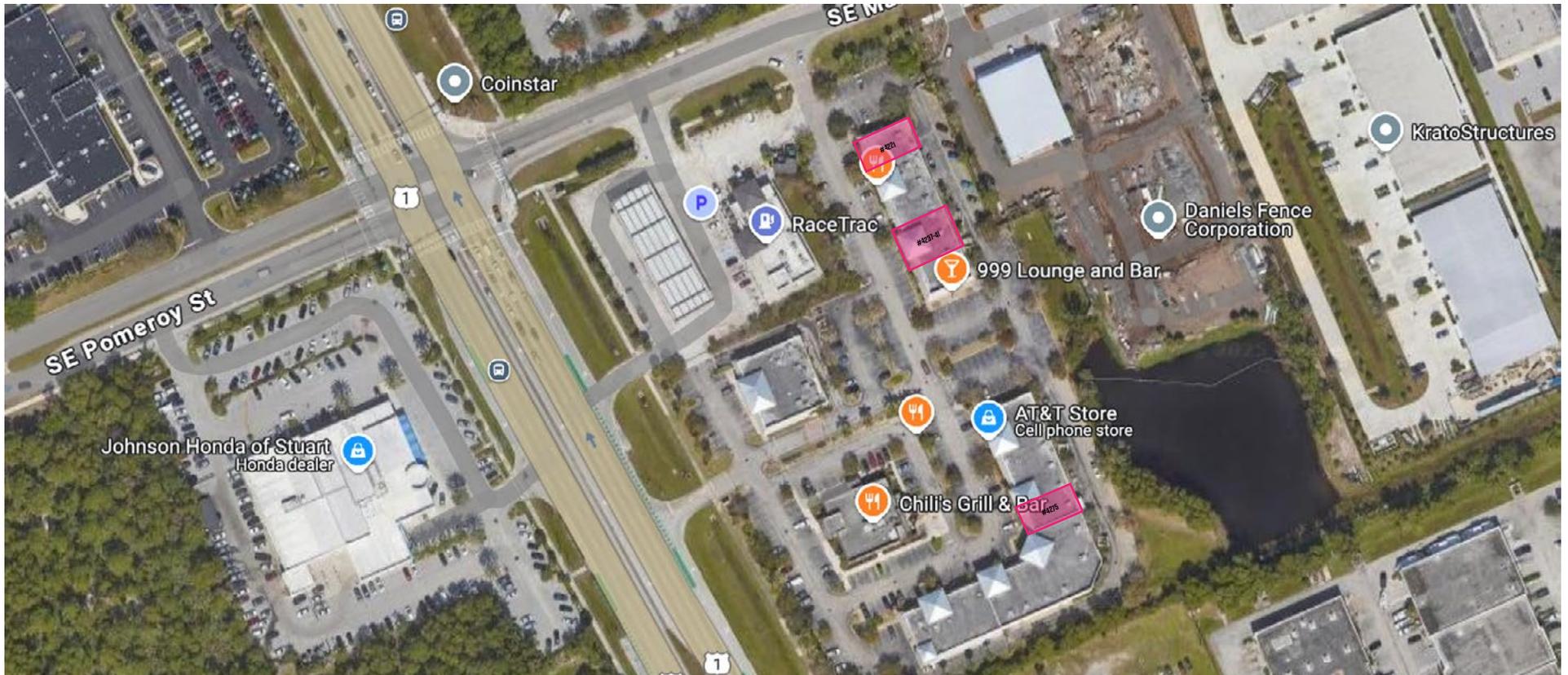
POPULATION

	1 MILE	3 MILES	5 MILES
Population	19.7K	70.6K	121K
Median age	48	55	53



HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	11.2K	38.6K	61.5K
# of Employees	17.2K	62.1K	105K
Average HH income	\$69.9K	\$75.7K	\$80.4K



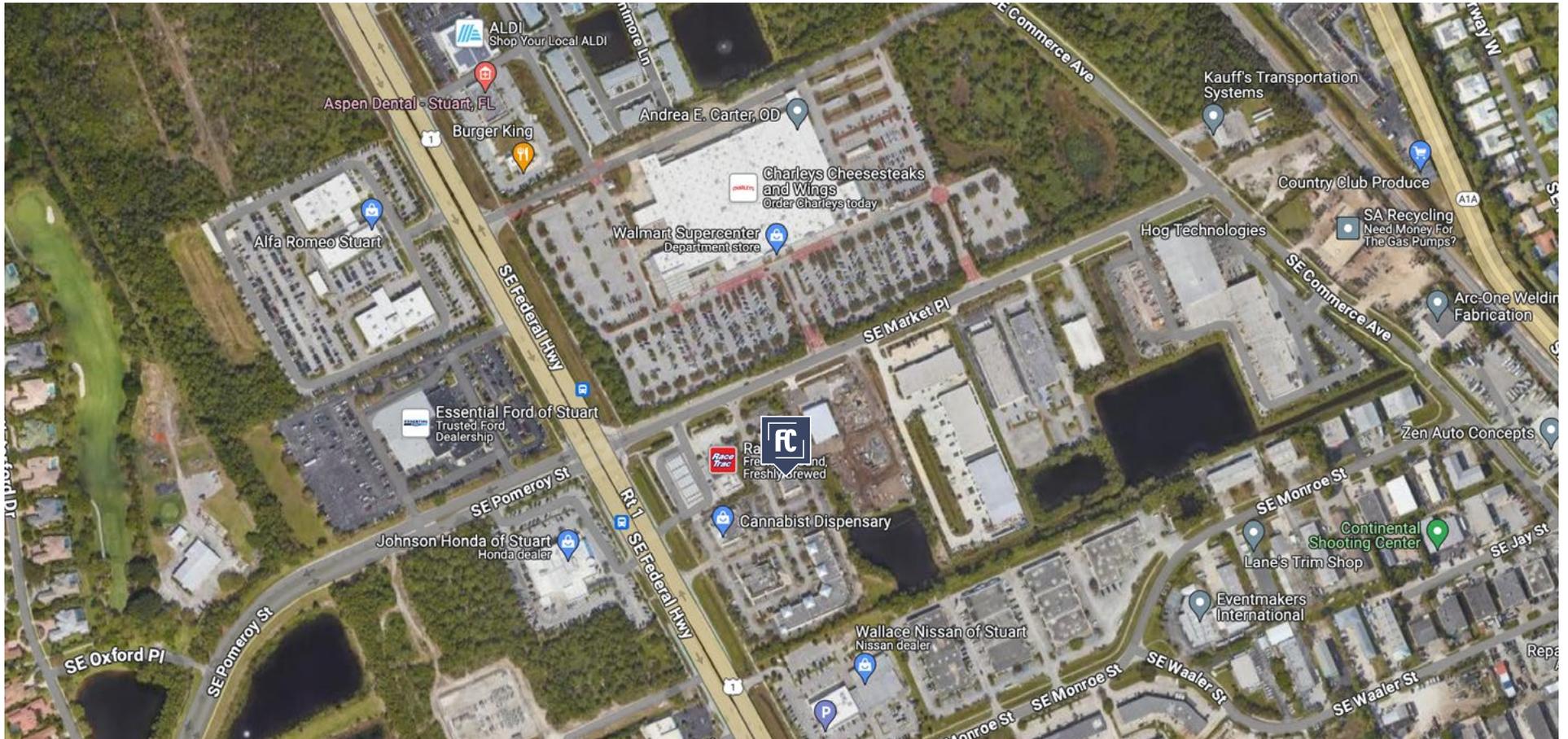
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