



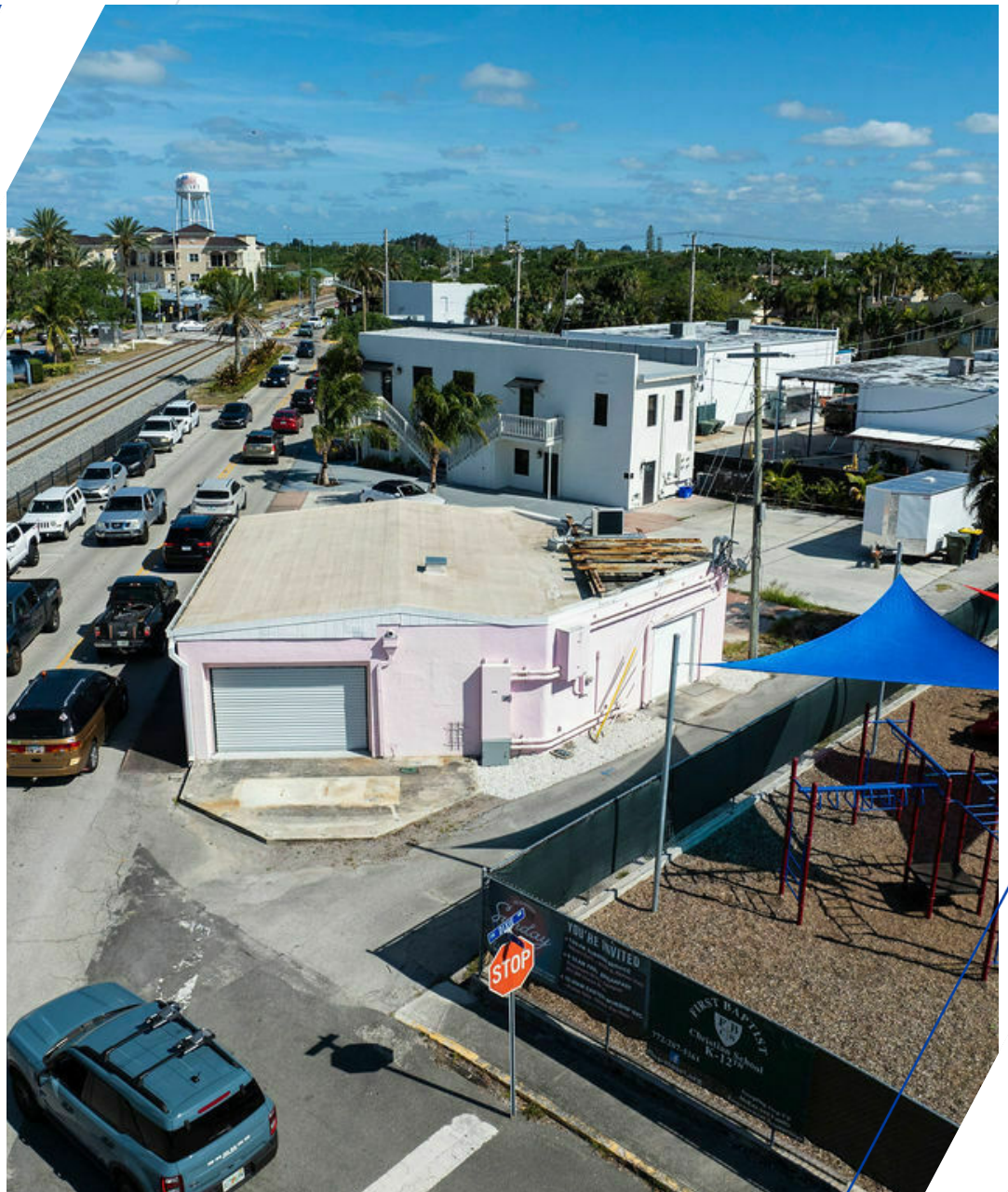
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**RE/MAX OF STUART**  
729 SW Federal Hwy Ste 100  
Stuart, FL 34994-2913  
800.741.1252  
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**FOR LEASE** | RETAIL PROPERTY

# DOWNTOWN STUART OPPORTUNITY

290 SW DIXIE HWY, STUART, FL 34994



PRESENTED BY:

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This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

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RE/MAX of Stuart has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

## TABLE OF CONTENTS

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### PROPERTY INFORMATION

- 4 EXECUTIVE SUMMARY
- 5 PROPERTY DESCRIPTION
- 6 COMPLETE HIGHLIGHTS
- 7 ADDITIONAL PHOTOS

### LOCATION INFORMATION

- 9 REGIONAL MAP
  - 10 LOCATION MAP
  - 11 AERIAL MAP
  - 12 ADVISOR BIO 1
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# 1

## PROPERTY INFORMATION

### **IN THIS SECTION**

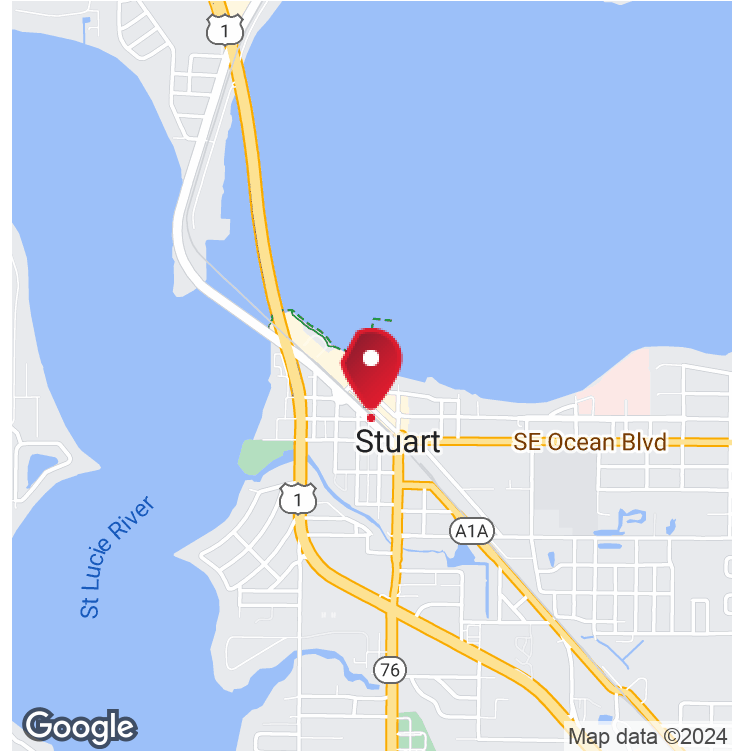
EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Lease Rate:	\$24.50 SF/yr (MG)
Building Size:	1,250 SF
Available SF:	1,250 SF
Lot Size:	0.06 Acres
Number of Units:	1
Year Built:	1949
Zoning:	UC-URBAN CENTER
Market:	Saint Lucie
Submarket:	Business Mixed Use

## PROPERTY OVERVIEW

Discover a prime leasing opportunity at 290 SW Dixie HWY, Stuart, FL, 34994. With its strategic location and high visibility, the property provides an ideal setting for businesses seeking to establish a prominent presence and attract clientele. HIGH visibility, and customizable floor plans ensure a seamless fit for diverse enterprises. Elevate your business with this distinctive space tailored for success. Experience the perfect blend of functionality and style at this sought-after Stuart address.

## PROPERTY HIGHLIGHTS

- -High visibility location
- - Versatile
- - Customizable floor plans to suit various business needs
- - Strategic location for establishing a prominent business presence
- - Proximity to Downtown Stuart

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# PROPERTY DESCRIPTION



## PROPERTY DESCRIPTION

Discover a prime leasing opportunity at 290 SW Dixie HWY, Stuart, FL, 34994. With its strategic location and high visibility, the property provides an ideal setting for businesses seeking to establish a prominent presence and attract clientele. HIGH visibility, and customizable floor plans ensure a seamless fit for diverse enterprises. Elevate your business with this distinctive space tailored for success. Experience the perfect blend of functionality and style at this sought-after Stuart address.

## LOCATION DESCRIPTION

Nestled within the vibrant Downtown Stuart market, the area surrounding the property offers a bustling commercial landscape and an array of attractions. Situated in close proximity to popular shopping destinations like t Downtown Stuart, your business will benefit from high traffic as well as and a steady flow of eager shoppers. The dynamic mix of local eateries, entertainment venues, and recreational hotspots creates a magnet for visitors and locals alike. With the serene waterfront just a stone's throw away, the area provides an ideal setting. Seize this opportunity to become part of the thriving community in the heart of Stuart, FL.

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# COMPLETE HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- -High visibility location
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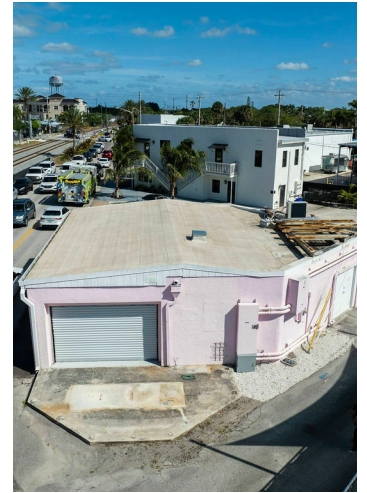
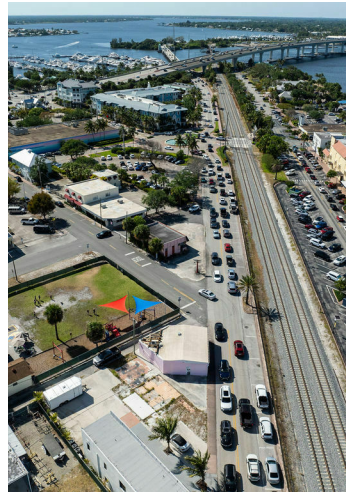
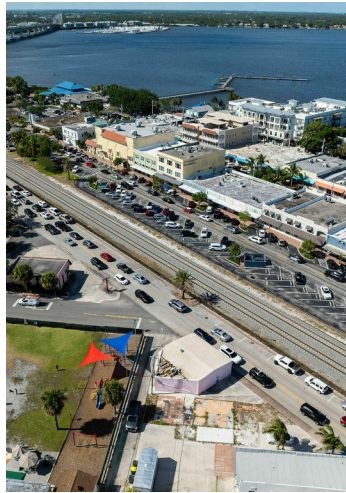
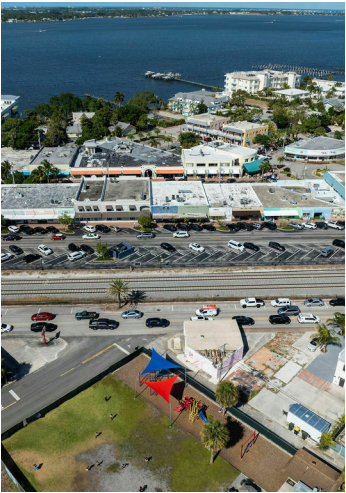
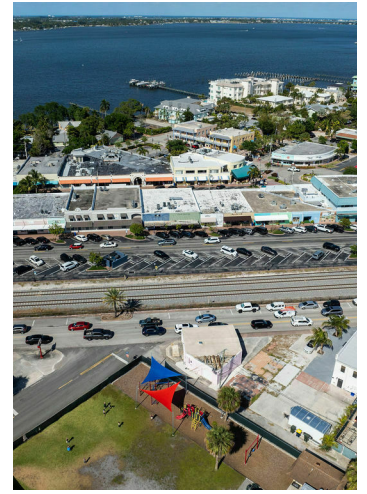
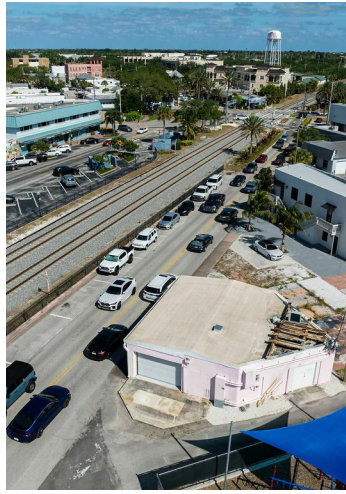
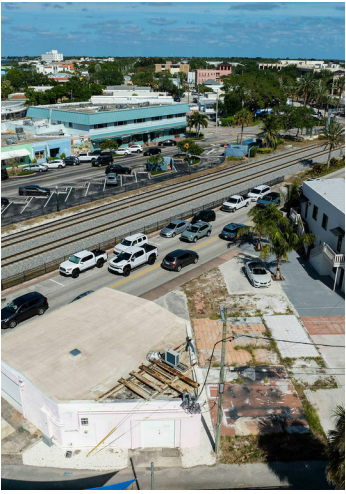
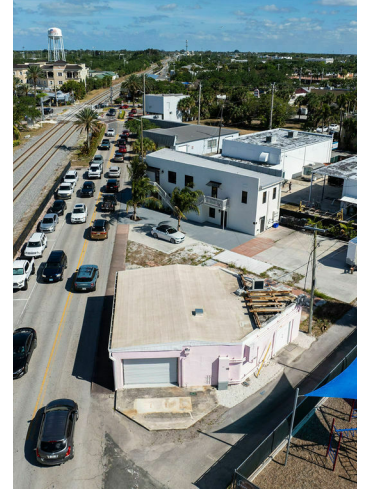
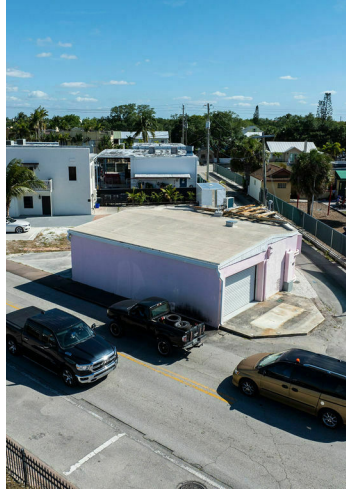
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# ADDITIONAL PHOTOS



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# 2

## LOCATION INFORMATION

### IN THIS SECTION

REGIONAL MAP

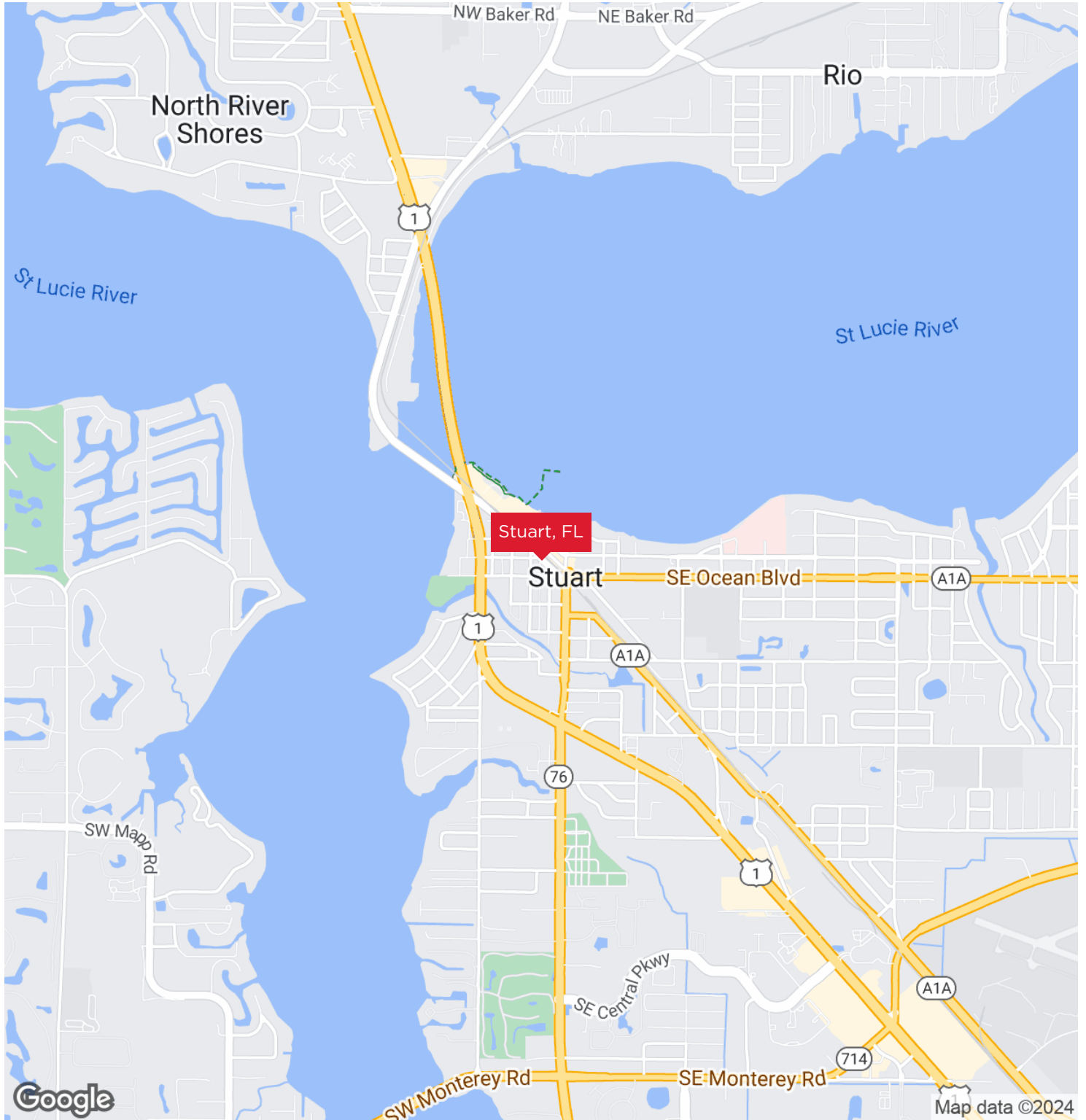
LOCATION MAP

AERIAL MAP

ADVISOR BIO 1

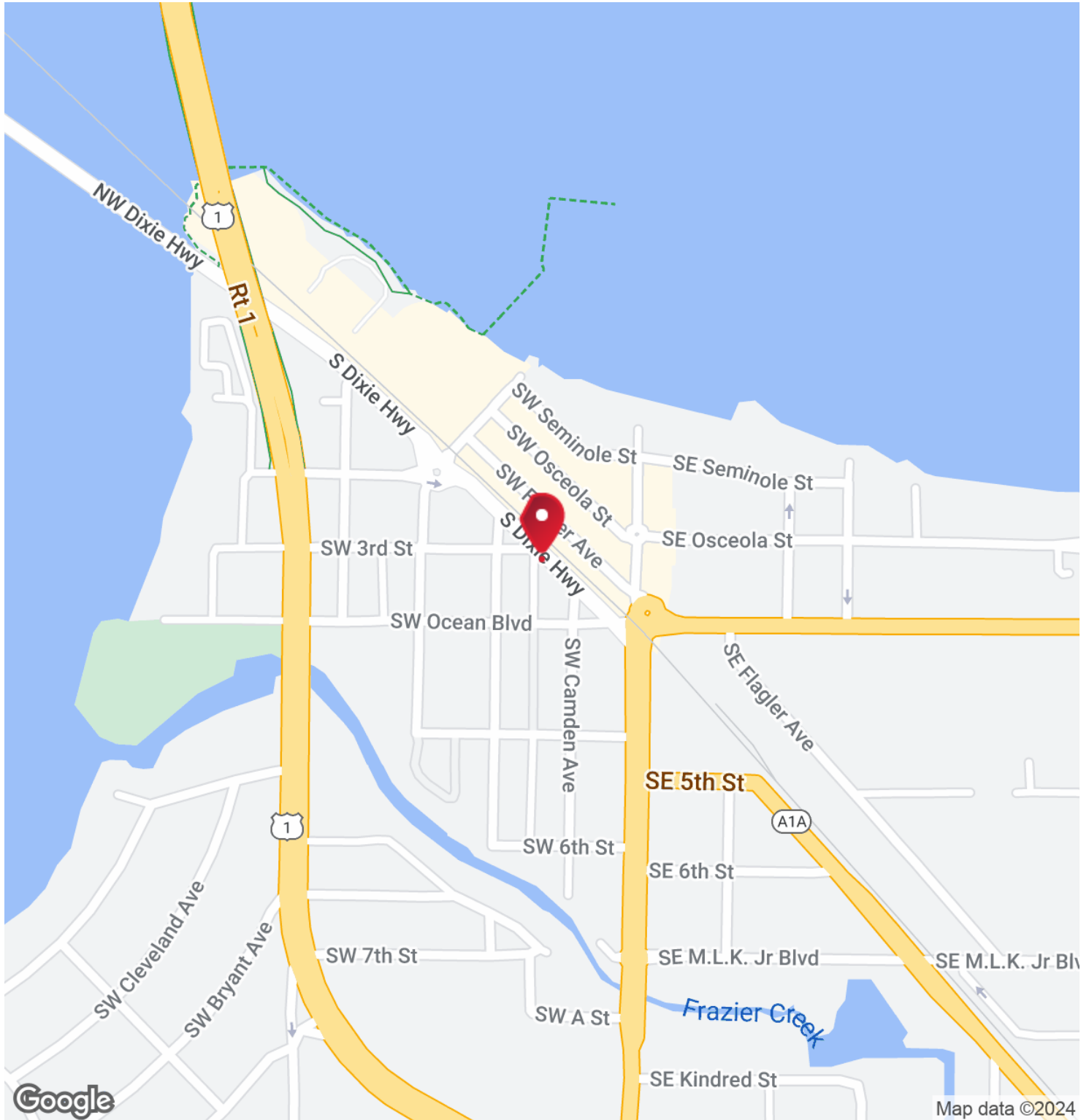


# REGIONAL MAP



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# LOCATION MAP

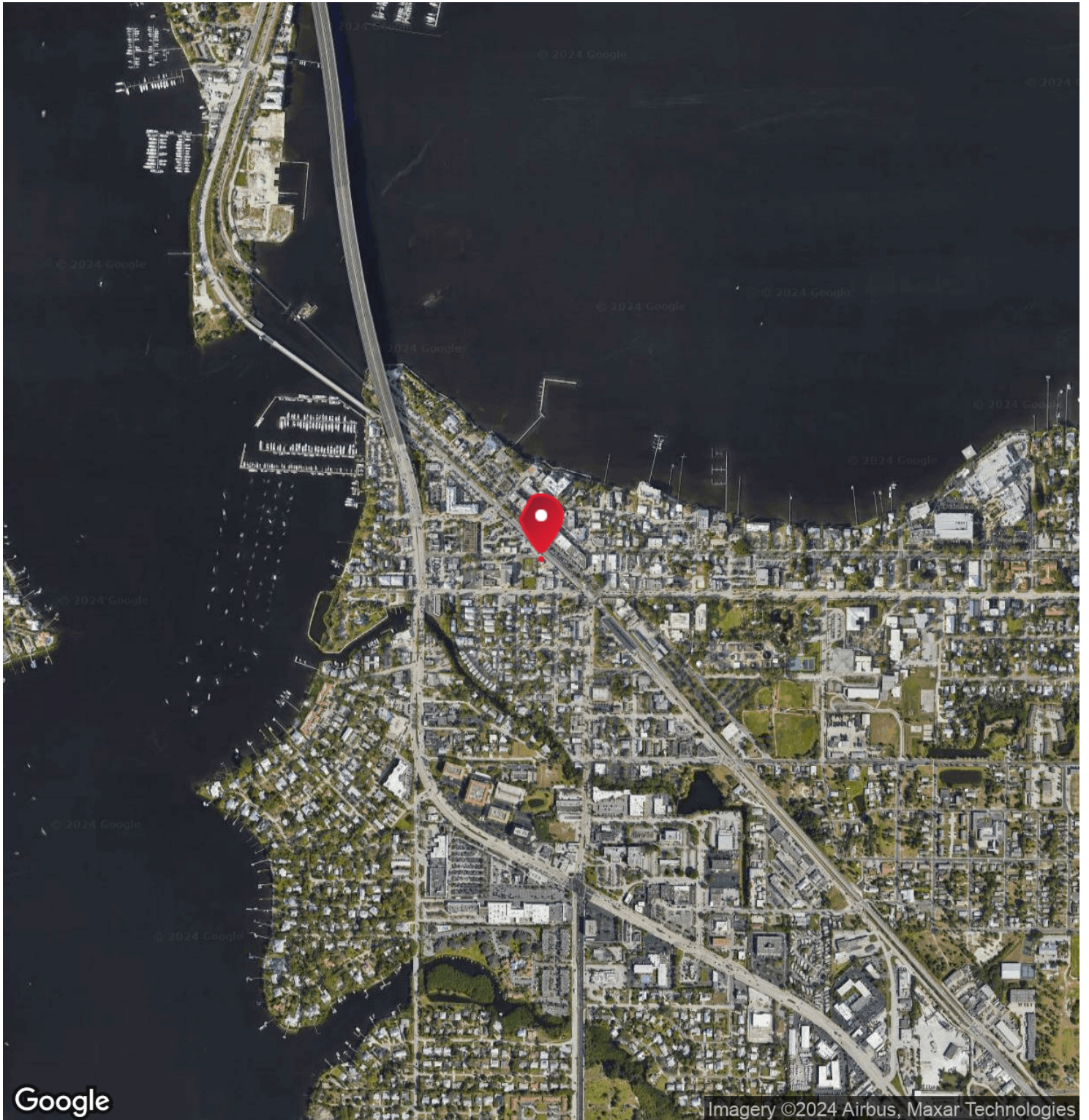


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P 10



# AERIAL MAP



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P 11

# //ADVISOR BIO 1



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