

RETAIL SHOWROOM & WAREHOUSE SPACE

5031 SE Federal Hwy., Stuart, FL 34997



FOR LEASE | \$20.00/SF NNN

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd Suite 100
Stuart FL, 34996
www.commercialrealestatellc.com

Chris Belland
772.286.5744 Office
772.418.4506 Mobile
cbelland@commercialrealestatellc.com

PROPERTY OVERVIEW

- Great opportunity to lease a completely furnished 2,800 square foot retail showroom alongside 1,500 square feet of warehouse area.
- Inside, you'll find an 18-foot roll-up door and 25-foot ceilings, while the retail space boasts expansive windows and excellent lighting.
- The property plaza boasts outstanding frontage and features a sizable monument sign.
- Nearby, you'll find a mix of national and local brands, enhancing the area's appeal.

Warehouse space available to lease separately, if needed



LEASE PRICE	\$20.00/sf NNN
UNIT SIZE	1,500 sf–4,300 sf
BUILDING TYPE	General Retail
ACREAGE	1.10
FRONTAGE	203'
TRAFFIC COUNT	39,500 ADT
YEAR BUILT	1997
CONSTRUCTION TYPE	Concrete Block
PARKING SPACE	Ample
ZONING	B-1
LAND USE	Comm General
PARCEL ID	52-38-41-000-000-01031-6

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SITE PHOTOS



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SITE PHOTOS

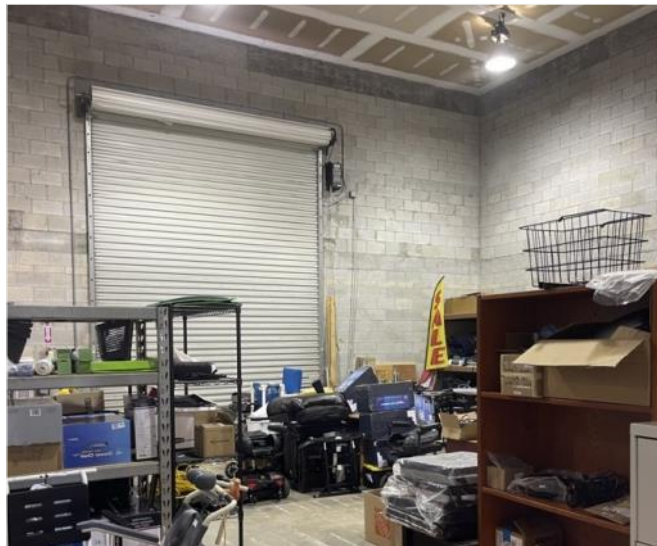
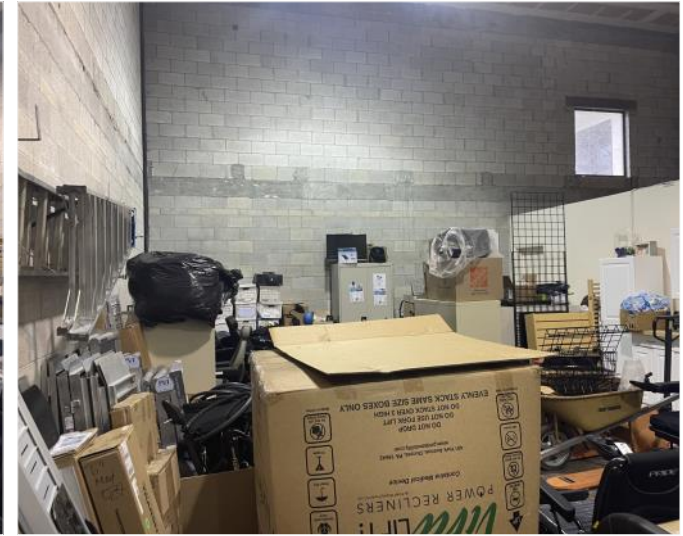
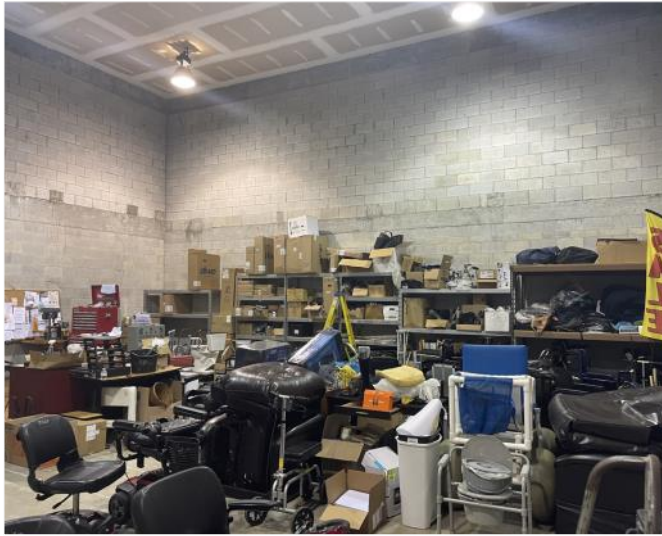


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DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
2 Mile	7,125	2 Mile	68,796	1 Mile	44
5 Mile	83,533	5 Mile	91,113	3 Mile	46
10 Mile	167,688	10 Mile	96,127	5 Mile	46

2028 Population Projection		2023 Median Household Income		Median Age	
2 Mile	7,060	2 Mile	53,750	1 Mile	41.90
5 Mile	83,284	5 Mile	70,203	3 Mile	43.80
10 Mile	169,582	10 Mile	73,474	5 Mile	44.20

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ZONING INFORMATION

Sec. 3.417. B-1 Business District.

3.417.A. *Uses permitted.* In this district, a building or structure or land shall be used for only the following purposes, subject to any additional limitations pursuant to section 3.402:

1. Any use permitted in a HB-1 Limited Business District.
2. Churches or schools may be constructed on property presently owned and held for such purposes, if such construction is commenced within five years from the date of September 14, 1965.
3. Offices, banks, theatres (not drive-ins), beauty parlors, bars and nightclubs, photograph studios, dry cleaning and laundry pickup stations, barbershops, florists, automobile salesrooms, used car lots, parking lots and storage garages, telephone exchanges, restaurants and lunchrooms, police and fire stations, motels and hotels, golf driving ranges and putt-putt golf.
4. Mechanical garages and gasoline and other motor fuel stations, so long as such work is confined within a building, and vehicles awaiting repair shall be screened from view on the street and abutting property.
5. Signs appertaining to the above uses.
6. Refuse and storage areas, which shall be screened from view.

3.417.B. *Required lot area and width.* Lots or building sites shall have an area of not less than 7,500 square feet, with a minimum width of 60 feet measured along the front property line. Structures in this district shall be limited to 35 feet. Motels and hotels shall comply with the minimum requirements of the HR-2 Multiple-Family Residential District.

3.417.C. *Minimum yards required.*

1. *Front:* 20 feet.
2. *Rear:* 20 feet.
3. *Side:* None, except where a B-1 District lies adjacent to a residential district or is separated only by a road, no building shall be built within 20 feet of a common property line, and a landscaped buffer strip shall be provided between the two uses with an evergreen hedge, uniformly colored masonry wall or board fence six feet high. Such screen shall be located on the sides and rear of the property:
 - a. No structure shall be built within 50 feet of the center line of any public platted right-of-way not a designated through-traffic highway.
 - b. No structure shall be built with 65 feet of the center line of a designated through-traffic highway.

(Ord. No. 608, pt. 1, 3-19-2002)

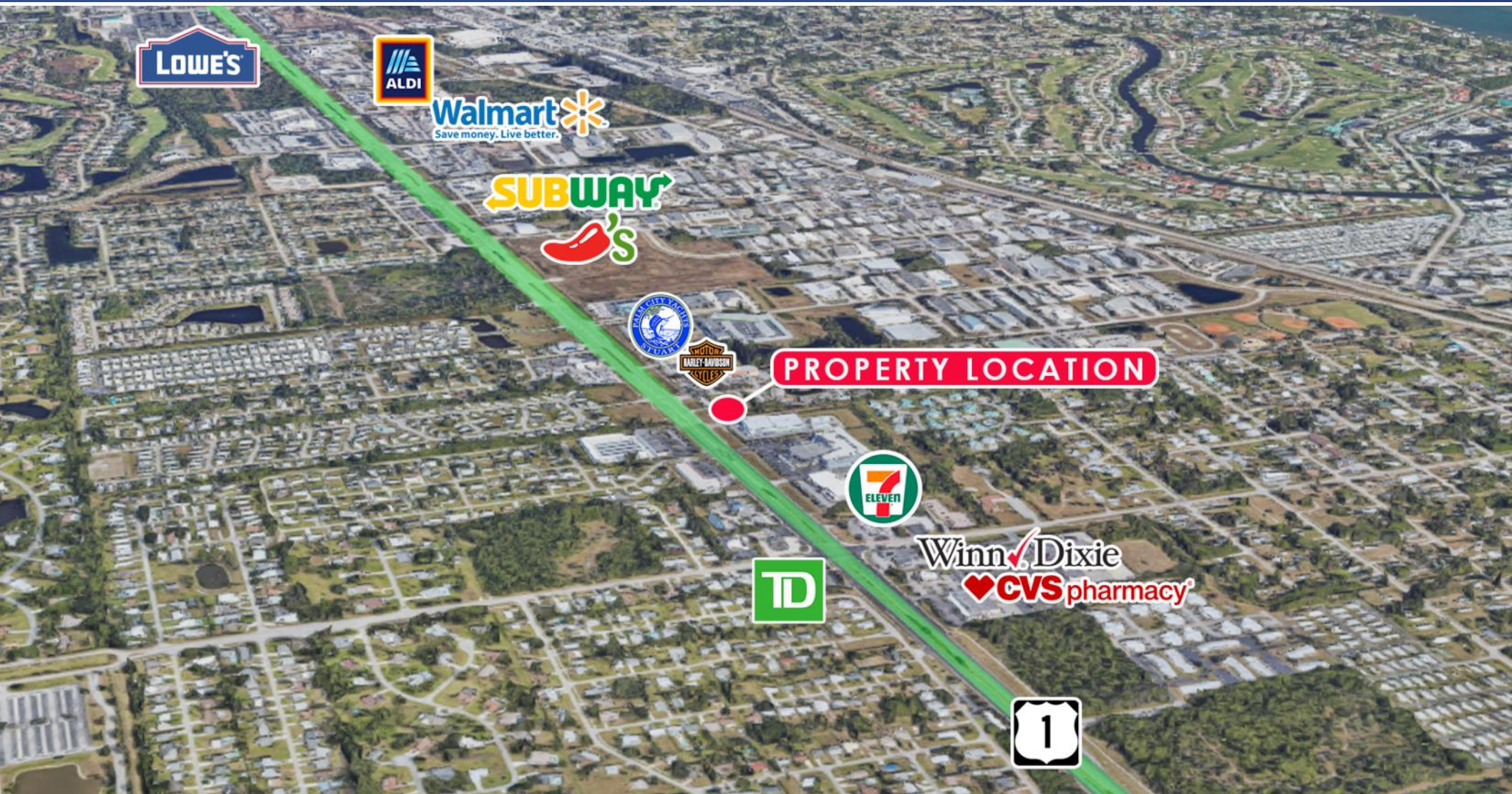
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TRADE AREA MAP



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