

FOR LEASE

\$3,000/mo.*

Office Building near Downtown Stuart

322 SE Georgia Ave. Stuart FL 34994



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Matt Crady | 772-260-1655 | Mcrady@commercialrealestatellc.com

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

Property Details

Office Building near Downtown Stuart

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LEASE RATE	\$3,000/mo.* gross
BUILDING SIZE	1,800 sf
BUILDING TYPE	Office Building
ACREAGE	0.20 AC + 0.22 AC (parking lot)
FRONTAGE	70' to SE Ocean Blvd. / 126' to Georgia Ave.
TRAFFIC COUNT	14,100 ADT from SE Ocean Blvd.
YEAR BUILT	1930-1995
CONSTRUCTION TYPE	Wood/Metal Stud Frame
PARKING SPACE	20+
ZONING	UG - Urban General
LAND USE	Downtown Redevelopment
UTILITIES	Undisclosed
PARCEL ID	04-38-41-000-000-00060-3

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

- Exceptional freestanding building located near the sought after Downtown Stuart area.
- Interior features include: 5 offices, a conference room, kitchenette, restroom, storage room, and a large open room ideal as an assembly room.
- Corner building features ample parking, monument sign, and two-way access for easy accessibility.
- In close proximity to the Cleveland Clinic Martin North Hospital, the Courthouse, Schools, and other professional establishments.



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Property Demographics

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2019 Population Estimate		2019 Average Household Income		Average Age	
1 Mile	3,241	1 Mile	\$61,764	1 Mile	44.80
3 Mile	48,852	3 Mile	\$80,232	3 Mile	46.60
5 Mile	99,662	5 Mile	\$86,979	5 Mile	46.90

2024 Population Projection		2019 Median Household Income		Median Age	
1 Mile	3,366	1 Mile	\$45,762	1 Mile	48.40
3 Mile	51,757	3 Mile	\$50,440	3 Mile	50.10
5 Mile	106,185	5 Mile	\$56,604	5 Mile	50.90

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Zoning Information

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Urban general ("UG"), characterized by less intensive mixed-use development, with substantial residential uses, *generally* located adjacent to the *urban* center. In the North Point, UG is *generally* located along the triangular area bound by Wright Boulevard, SE Federal Highway and SR 707/Dixie Highway. In the South Point, UG is *generally* located along portions of SE Ocean Boulevard (both north and south) and in portions of the Woodlawn Park subdivision (that triangular portion *generally* bound by SR 707/Dixie Highway, Frazier Creek, and the properties fronting Colorado Avenue).

Automobile repair service—Within an enclosed building in along U.S. 1 (Federal Hwy. and Savannah Road) only	Marinas, Commercial
Art galleries	Massage therapy establishments
Bakery, retail	Microbreweries and craft distilleries
Banks/financial institutions	Office, business or professional, medical, low intensity medical, and veterinary
Barbershop, Beauty Salons, Specialty Salons	Pharmacies (if 2,000 square feet or less)
Bars	Restaurants, convenience and <i>general</i>
Catering shop	Retail sales and service (intensive and non-intensive)—Within an enclosed building only
Clubs, lodges and fraternal organizations	Retail manufacturing—Providing such manufacturing is incidental to sales and occupies less than 75 percent of the total gross floor area
Dry cleaning, provided that all cleaning is conducted off-premises	Studios (art, dance, music, exercise)
Health spas	Theaters

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Additional Photos

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Listing Contact:

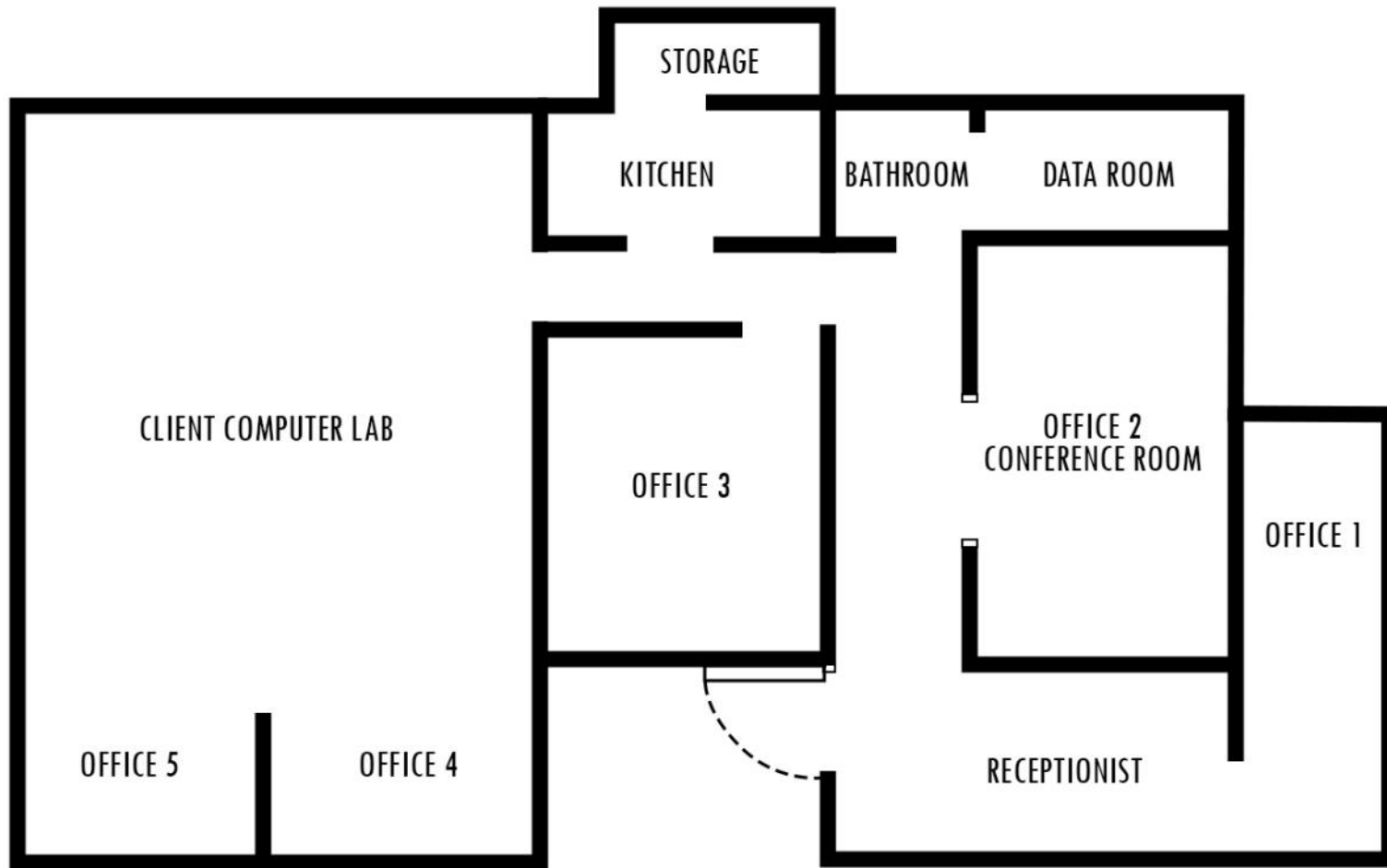
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Floor Plan

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Property Aerial

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