

**FOR LEASE**

\$19.95/sf gross

**Medical Office near Downtown**

931 SE Ocean Blvd. Bldg A, Stuart FL 34994



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

**Listing Contact:**

Jeremiah Baron | 772-528-0506 | [jbaron@commercialrealestatellc.com](mailto:jbaron@commercialrealestatellc.com)

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

# Property Details

# Medical Office near Downtown

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<b>LEASE RATE</b>	\$19.95/sf gross
<b>UNIT SIZE</b>	3,772 sf
<b>BUILDING TYPE</b>	Office/Medical
<b>ACREAGE</b>	1.18
<b>FRONTAGE</b>	112'
<b>TRAFFIC COUNT</b>	13,900 ADT
<b>YEAR BUILT</b>	1970
<b>CONSTRUCTION TYPE</b>	Masonry
<b>PARKING SPACE</b>	+/- 35
<b>ZONING</b>	R-3 Multifamily/Office
<b>LAND USE</b>	Office / Residential
<b>UTILITIES</b>	City of Stuart

- Spacious turn-key medical office building located in close proximity to the Hospital and the Downtown Stuart area.
- Site features 9 exam rooms, 5 offices, a waiting area, reception area, and restrooms.
- Building was renovated in 2010 with metal roof and fresh paint.
- Street to street access on both East Ocean and Osceola Street.
- Highly visible signage and great location!



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## Demographics

2018 Population Estimate		Average Household Income		Average Age	
1 Mile	5,794	1 Mile	\$59,886	1 Mile	43.60
3 Mile	45,221	3 Mile	\$70,668	3 Mile	46.00
5 Mile	99,853	5 Mile	\$78,190	5 Mile	46.90

2023 Population Projection		Median Household Income		Median Age	
1 Mile	6,156	1 Mile	\$38,038	1 Mile	45.70
3 Mile	48,298	3 Mile	\$47,801	3 Mile	48.80
5 Mile	107,248	5 Mile	\$55,752	5 Mile	50.80

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# Zoning Information

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## R-3 Multifamily / Office

Residential and PUD Districts Uses	R-3
Accessory dwelling units, detached (refer to section 6.09.02)	P
Assisted living facilities of 4 or fewer persons (refer to supplemental standards in section 2.06.03)	P
Assisted living facilities of 5 or more persons (refer to supplemental standards in section 2.06.03)	CU
Adult day care centers (less than 5 acres)	CU
Bed & breakfast inns	P
Child care center (less than 5 acres) (refer to supplemental standards in section 2.06.05)	CU
Community centers	P
Community garden (refer to supplemental standards in section 2.06.08)	P
Community residential home of 7- 14 residents	CU
Duplex dwelling units	P
Family day care home in a residence	P
Golf course	
Governmental buildings	P
Group home of six or fewer residents	P
Home occupations (refer to supplemental standards in section 2.06.10)	P

Libraries	P
Massage therapy establishments	P
Multi-family dwelling units	P
Nursing homes	P
Office, business or professional	P
Office, low intensity medical	P
Office, medical	P
Pain management clinics (refer to supplemental standards in section 2.06.16)	CU
Public facilities and services	P
Public parks	P
Public utilities 4	P
Religious institution (less than 5 acres)	P
Religious institution (more than 5 acres)	CU
Residential units combined with non-residential uses	P
Rooming and boardinghouses	P
Schools - private, parochial, or technical (less than 5 acres)	CU
Single-family dwelling unit	P
Stealth Communication Facilities - In conjunction with uses other than single family or two-family residences, stealth telecommunications facilities which do not exceed 45 feet in height or which are constructed as part of an existing architectural feature or structure provided its total height does not exceed 120 percent of the height of the architectural feature or structure (refer to supplemental standards in section 2.06.12)	P
Stealth Communication Facilities - In conjunction with uses other than single family or two-family residences, stealth telecommunications facilities which exceed 45 feet in height (refer to supplemental standards in section 2.06.12).	CU
Studio (art, dance, music, exercise)	P

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## Additional Photos

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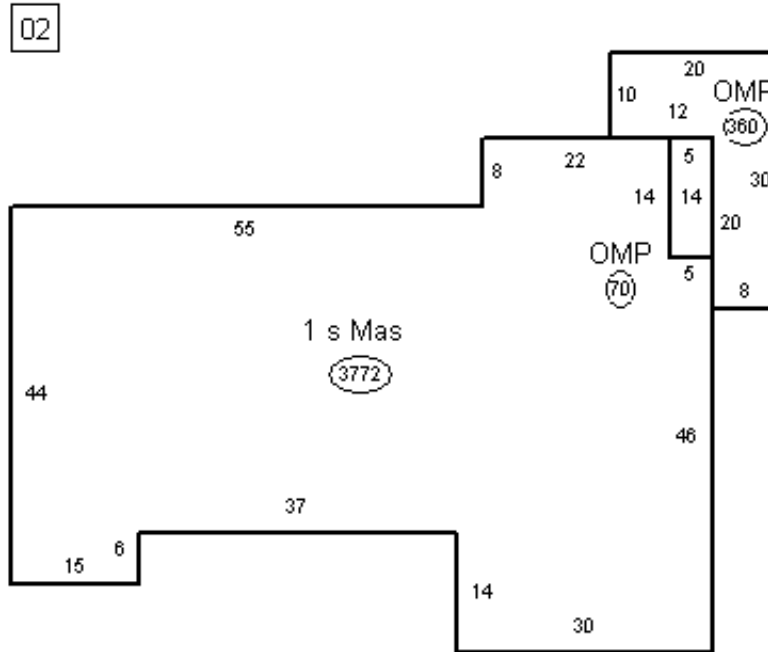
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# Property Aerial

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