

FOR LEASE

Office/Retail Space at Riverside Shoppes

705 NW Federal Hwy Stuart, FL 34994

+/- 2,600 SF SPACE



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Jeannie Baron | 772-528-0739 | jeanniebaron@jbaronhomes.com

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

Property Details

Office/Retail Space at Riverside Shoppes

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LEASE RATE	\$4,400/mo.
SPACES AVAILABLE	+/- 2,600 SF
BUILDING TYPE	Shopping Center
ACREAGE	4.00
FRONTAGE	499'
TRAFFIC COUNT	59,031 ADT
YEAR BUILT	1986
CONSTRUCTION TYPE	Masonry
PARKING SPACE	43
ZONING	UG - Urban General
LAND USE	Community Shopping Center
UTILITIES	Undisclosed

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- PRIME SPACE available for lease at the Riverside Shoppes in Stuart. High traffic area, ample parking, ideal for a wide variety of uses ranging from retail sales and service, professional or medical offices, outreach center and more.
- Shopping center neighbors the exquisite Harborage Yacht Club and Marina, and is located in close proximity to Stuart's Historic Downtown and the Treasure Coast Mall.
- This location provides for easy access to Federal Hwy, the Roosevelt Bridge and other major highways like I-95 and Florida's Turnpike.



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Property Demographics

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2019 Population Estimate		Average Household Income		Average Age	
1 Mile	2,835	1 Mile	\$84,675	1 Mile	45.20
3 Mile	42,082	3 Mile	\$74,811	3 Mile	47.30
5 Mile	100,862	5 Mile	\$76,539	5 Mile	46.70

2024 Population Projection		Median Household Income		Median Age	
1 Mile	3,001	1 Mile	\$57,892	1 Mile	48.70
3 Mile	45,138	3 Mile	\$51,447	3 Mile	51.50
5 Mile	108,965	5 Mile	\$55,142	5 Mile	50.50

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Zoning Information

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Urban General (UG) Permitted Commercial Uses

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 general
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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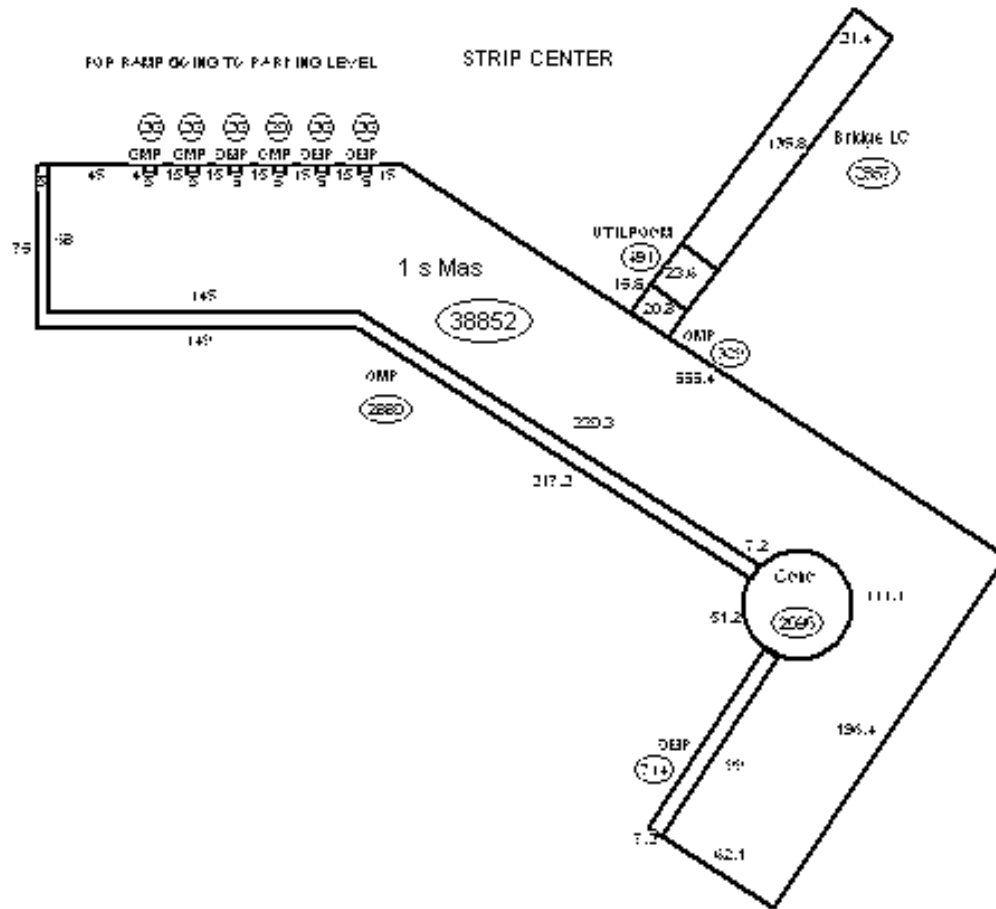
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Floor Plan

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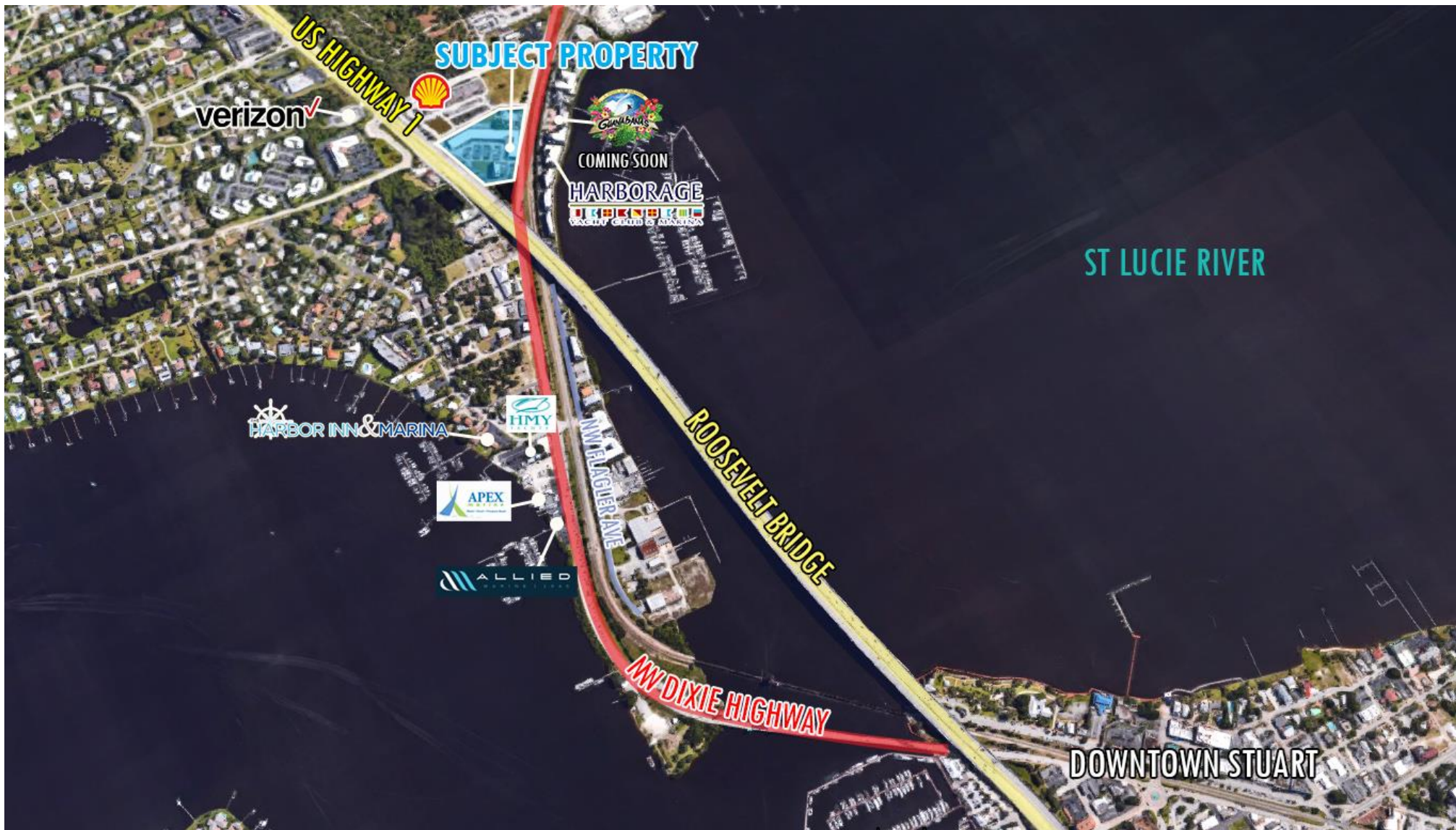
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Property Aerial

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