

FOR LEASE

\$29.50/sf NNN

Prime Retail Space

2839 NW Federal Highway, Stuart FL 34994



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Matt Mondo | 772-236-7780 | mmondo@commercialrealestatellc.com

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

Property Details

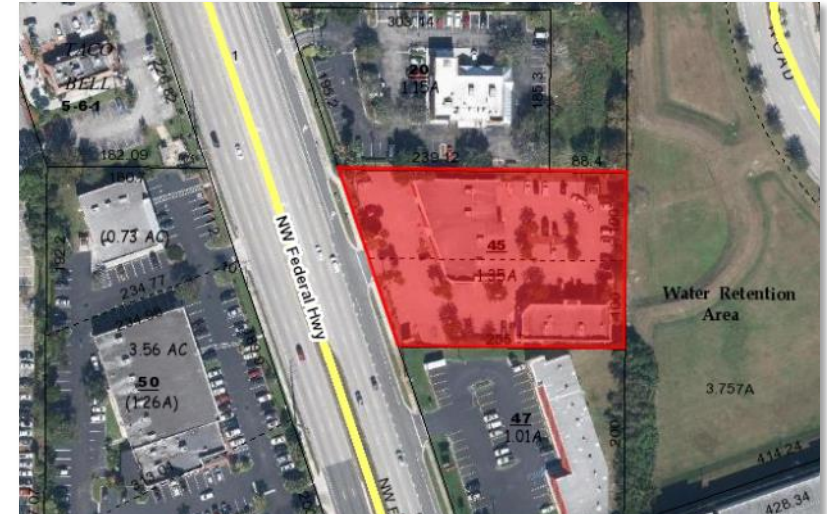
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LEASE RATE	\$29.50/sf NNN
SPACE AVAILABLE	1,513 sf
BUILDING SIZE	8,133 sf
BUILDING TYPE	Mixed Used /Retail/Office
ACREAGE	1.35 AC
FRONTAGE	+/- 211'
TRAFFIC COUNT	64,782 ADT
YEAR BUILT	2008
CONSTRUCTION TYPE	Concrete
PARKING SPACE	30 + parking in the rear
ZONING	CG - Commercial General
LAND USE	Commercial General
UTILITIES	Undisclosed

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- Exceptional retail space located in a very prominent shopping area on the Treasure Coast.
- Spacious site is ideal for a wide range of uses and it's neighboring tenants include: Mattress Firm, Jenny Craig, and Sage Dental.
- High traffic area as it is across the street from the Treasure Coast Mall and a mixture of National retail and restaurant tenants.
- Other features include highly visible monument sign and a dedicated turning lane. SPACE WILL LEASE QUICK!!



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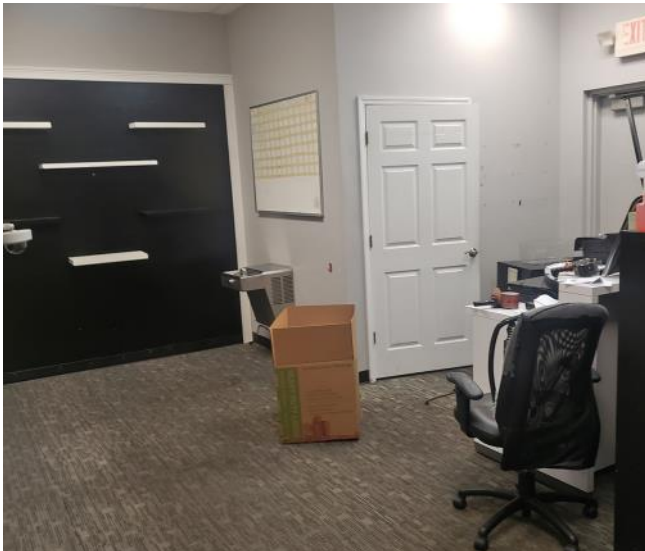
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Additional Photos

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Property Demographics

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2019 Population Estimate		2019 Average Household Income		Average Age	
1 Mile	8,005	1 Mile	\$54,123	1 Mile	42.70
3 Mile	55,422	3 Mile	\$77,142	3 Mile	46.50
5 Mile	100,066	5 Mile	\$80,276	5 Mile	46.50

2024 Population Projection		2019 Median Household Income		Median Age	
1 Mile	8,919	1 Mile	\$39,005	1 Mile	43.40
3 Mile	59,766	3 Mile	\$56,221	3 Mile	50.30
5 Mile	107,103	5 Mile	\$57,642	5 Mile	50.40

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Zoning Information

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CG - Commercial General - Martin County

<i>Commercial and Business Uses</i>	GC
Adult business	
Ancillary retail use	
Bed and breakfast inns	
Business and professional offices	P
Campgrounds	
Commercial amusements, indoor	P
Commercial amusements, outdoor	P
Commercial day care	P
Construction industry trades	P
Construction sales and services	P
Family day care	
Financial institutions	P
Flea markets	P
Funeral homes	P
General retail sales and services	P
Golf courses	
Golf driving ranges	P
Hotels, motels, resorts and spas	P
Kennels, commercial	P
Limited retail sales and services	P

Marinas, commercial	P
Marine education and research	
Medical services	P
Pain management clinics	P
Parking lots and garages	P
Recreational vehicle parks	P
Recreational vehicle parks, limited to the number and configuration of units lawfully established prior to the effective date of this ordinance	
Residential storage facilities	P
Restaurants, convenience, with drive-through facilities	P
Restaurants, convenience, without drive-through facilities	P
Restaurants, general	P
Shooting ranges	
Shooting ranges, indoor	P
Shooting ranges, outdoor	
Trades and skilled services	P
Vehicular sales and service	P
Vehicular service and maintenance	P
Veterinary medical services	P
Wholesale trades and services	P

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Property Aerial

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