

**Jeremiah Baron  
& CO.**

**Commercial Real Estate, LLC**

Office / Retail Space

1400 SE Federal Highway, Stuart FL 34994



**For Lease**  
**\$5,000/mo.**

Listing Agent:

**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**

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## Disclaimer Statement

This information has been prepared only for information purposes to assist a potential buyer in determining whether it wishes to proceed with an in-depth investigation of the property and/or business. Seller and any of its officers, employees or agents specifically disclaims any representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or agents shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating the property/business and the purchase. The property/business is being sold on as "AS IS, WHERE IS" and "WITH ALL FAULTS" basis. Your complete inspection of the property/business is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its agents or contractors. The purchase of this property will be based solely on a Buyer's own independent investigation and findings and not in reliance on any information provided by Seller, its agent or contractors. Seller, its agents or contractors shall have no liability for any incorrect information.

Seller reserves the right at all times to reject, in its sole and absolute discretion, any and all offers received by it, for any reason whatsoever, notwithstanding that a particular offer is for the highest purchase price among those offers received and meets all the terms and conditions of this offering. Seller also reserves the right at all times to waive any or all technical defects in any offers, in Seller's sole and absolute discretion. The sales process may be terminated or modified without notice at any time. In the event two or more offers are determined to fall within a competitive range, Seller reserves the right to request a best and final offer from those parties.

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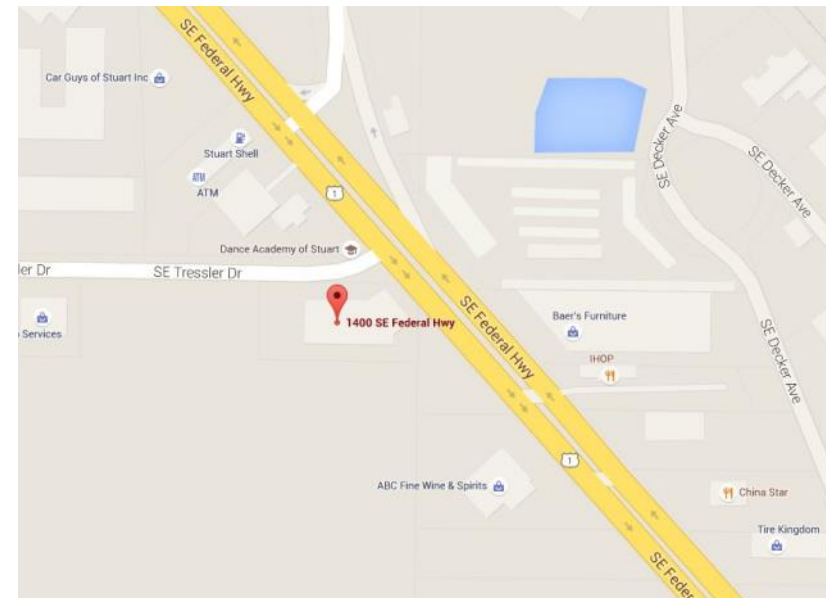
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## Property Details

<b>Location:</b>	1400 SE Federal Highway, Stuart FL 34994
<b>Rental Rate:</b>	\$5,000/mo.
<b>Lease Space:</b>	3,200 SF
<b>Building Type:</b>	Warehouse / Showroom
<b>Acreage:</b>	.88 AC
<b>Frontage:</b>	105
<b>Traffic Count:</b>	33,000 average daily traffic
<b>Year Built:</b>	1960
<b>Construction Type:</b>	Metal/CBS
<b>Parking Spaces:</b>	Plenty
<b>Zoning:</b>	B2 - Business General
<b>Land Use:</b>	Commercial Warehouse/Showroom
<b>Ceiling Height:</b>	20' plus
<b>Utilities:</b>	Undisclosed

Great space available for lease! 3,200 SF ideal for retail or office space. Property is perfect for any user looking for high exposure off US Highway 1 in Stuart for only \$5,000/mo. Building undergoing massive renovation!



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2015 Demographics

**Total Population**

1 mile	8,189
3 mile	48,744
5 mile	98,606

**Average Household Income**

1 mile	\$52,068
3 mile	\$71,032
5 mile	\$76,638

**Average Age**

1 mile	44
3 mile	45
5 mile	46

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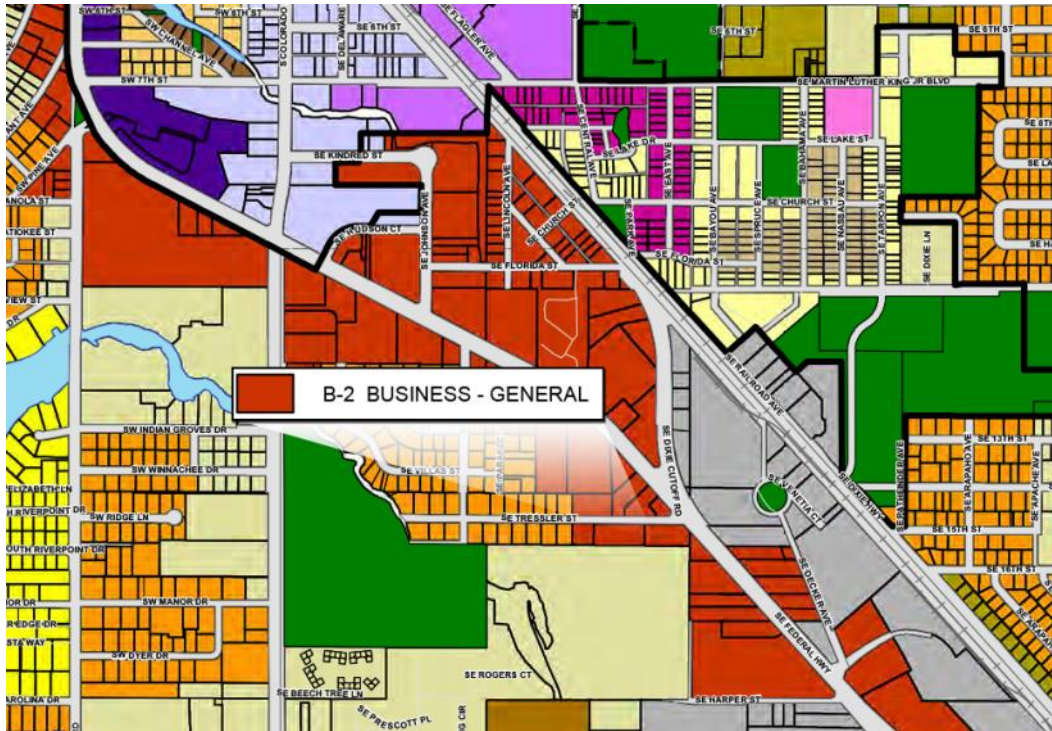
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**B-2 - Business General**

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 uses permitted in the B-1 Business District.
2. Retail, wholesale and distributing businesses, including warehouses and storage yards. Refuse and storage areas shall be screened from the street and abutting property.
3. Veterinary hospitals, bottling works, repair shops, storage and sale of fertilizer and feeds, laundries, dry cleaning establishments, woodworking shops.
4. Drive-in theatres.
5. Boat yards and ways on waterfront lots.

3.418.B. Required lot area, width, front, side and rear yards and building height limits. Lots or building sites in the B-2 District shall have an area of not less than 7,500 square feet, with a minimum of 60 feet measured along the front line. There shall be no limitation upon height or area covered, so long as the remaining provisions of this chapter are complied with. Where a B-2 District lies adjacent to a residential district or is separated only by a road, no building shall be built within 40 feet of a common property line, and a landscaped buffer strip shall be provided with a 50 percent opaque green hedge, uniformly colored masonry wall or board fence six feet high. Such screen shall be located on the sides and rear of the property.

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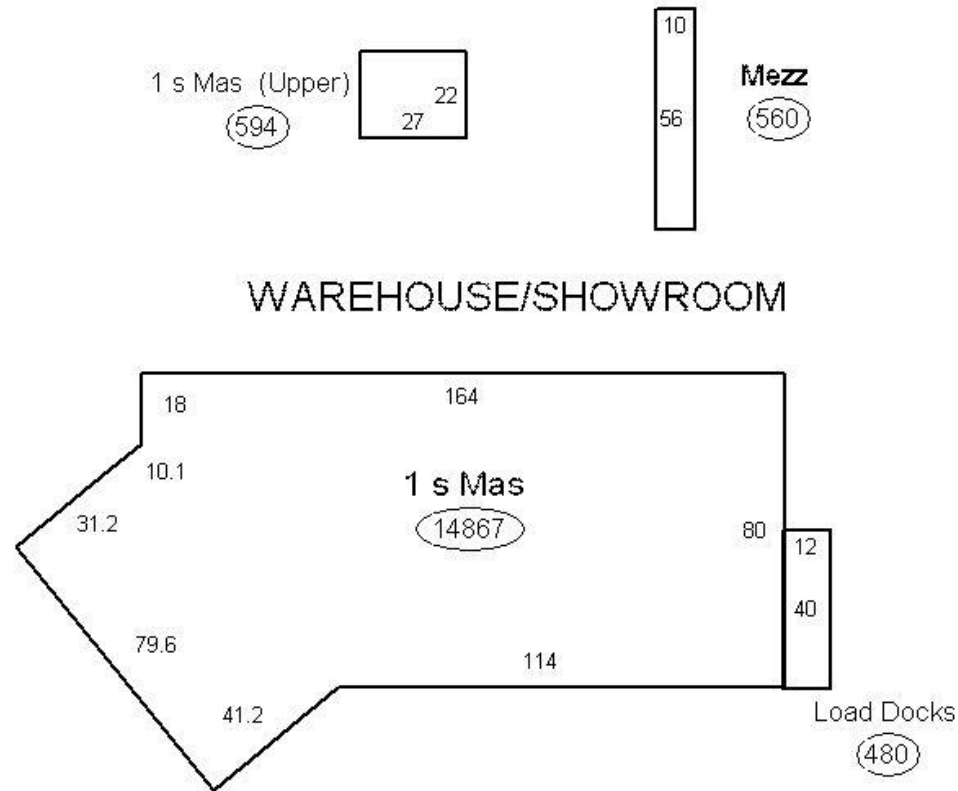
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Property Aerial & Photos



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