

OFFICE SPACE IN DOWNTOWN STUART

1 SW Osceola St. Stuart, FL 34994



Lease Rate: \$1,200/mo.*

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

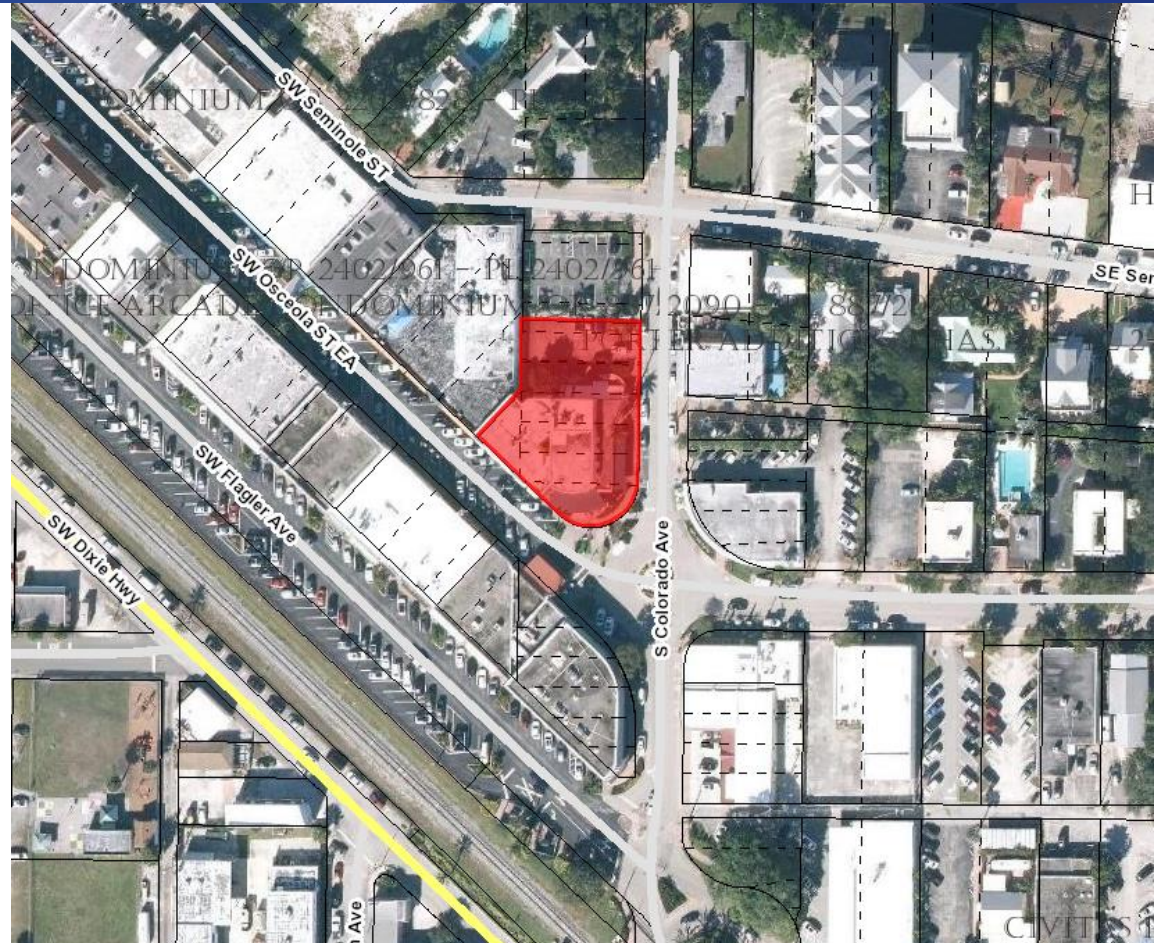
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PROPERTY OVERVIEW

- Rare leasing opportunity of a professional office space located in the heart of Downtown Stuart.
- Move-in ready second floor unit is situated above the Duffy's Restaurant with close proximity to city and county offices, the courthouse, restaurants, and shops.
- Interior features include a reception area, private office, and a restroom.

LEASE RATE	\$1,200/mo. plus sales tax
SPACE AVAILABLE	869 SF
BUILDING SIZE	5,276 SF
BUILDING TYPE	General Office
ACREAGE	0.43 AC
TRAFFIC COUNT	6,624 ADT
YEAR BUILT	1938
CONSTRUCTION TYPE	Masonry
PARKING SPACE	Street Parking
ZONING	UC - Urban Center
LAND USE	Downtown Redevelopment
PARCEL ID	04-38-41-015-002-00100-0



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SITE PHOTOS



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DEMOGRAPHICS

2020 Population Estimate		2020 Average Household Income		Average Age	
1 Mile	3,126	1 Mile	\$66,897	1 Mile	44.90
3 Mile	49,004	3 Mile	\$81,068	3 Mile	47.30
5 Mile	101,053	5 Mile	\$88,665	5 Mile	47.20

2025 Population Projection		2020 Median Household Income		Median Age	
1 Mile	3,230	1 Mile	\$44,852	1 Mile	48.30
3 Mile	51,200	3 Mile	\$55,379	3 Mile	51.20
5 Mile	106,231	5 Mile	\$60,975	5 Mile	51.30

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ZONING INFORMATION

Commercial Uses	
Automobile repair service—Within an enclosed building in along U.S. 1 (Federal Hwy. and Savannah Road) only	1 per 200 square feet of sales area, plus 2 spaces per service bay, plus 1 space per employee
Art galleries	1 per 200 square feet
Bakery, retail	One (1) space for each employee on the largest working shift plus one (1) space per three hundred (300) square feet of gross floor area
Banks/financial institutions	1 per 300 square feet, plus queuing spaces per section 6.01.07
Barbershop, Beauty Salons, Specialty Salons	2 per station
Bars	1 per 4 seats
Catering shop	1 per employee, plus 0.5 spaces per delivery truck, plus 2 spaces per 1,000 square feet
Clubs, lodges and fraternal organizations	1 per 3 persons based on the maximum seating capacity of the building, or 1 space per 100 square feet (whichever is greater). One-half (½) of total parking area must be paved; the other half may be an approved stabilized surface
Dry cleaning, provided that all cleaning is conducted off-premises	1 per employee, plus 0.5 spaces per delivery truck, plus 1 space per 300 square feet
Health spas	1 per 200 square feet if located with retail, or 1 space per 150 square feet if located independently

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Marinas, Commercial	1 per 4 slips for operations that do not require a utilities agreement, and 1 per each slip that requires a utility agreement, plus 1 per each employee
Massage therapy establishments	1 per 300 square feet
Microbreweries and craft distilleries	1 per employee plus 1 per 300 square feet for tasting, tap room, and gift
Office, business or professional, medical, low intensity medical, and veterinary	1 per 350 square feet (professional)1 per 300 square feet (low intensity medical)1 per 200 square feet (medical and veterinary)
Pharmacies (if 2,000 square feet or less)	1 per 200 square feet
Restaurants, convenience and general	1 per 4 seats
Retail sales and service (intensive and non-intensive)—Within an enclosed building only	1 per 300 square feet of floor space
Retail manufacturing—Providing such manufacturing is incidental to sales and occupies less than 75 percent of the total gross floor area	1 per 300 square feet
Studios (art, dance, music, exercise)	1 per 300 square feet
Theaters	1 per 4 seats

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TRADE AREA MAP



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