

FOR LEASE

\$15.00/psf

Professional Office

2424 SE Indian Street, Stuart FL 34997



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Alex Rodriguez-Torres | 772-353-0638 | rteincorporated@aol.com

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

Property Details

Professional Office 2424 SE Indian Street, Stuart FL 34997

LEASE RATE	\$15.00/psf
LEASE SPACE	3,558 sf
BUILDING TYPE	Office/Mix
ACREAGE	.72 AC
FRONTAGE	152.4'
TRAFFIC COUNT	22,472 ADT
YEAR BUILT	1990
CONSTRUCTION TYPE	Undisclosed
PARKING SPACE	9 paved + grass parking + garage
ZONING	B-1 - Business
LAND USE	Commercial General
UTILITIES	Martin County Water

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- Excellent well maintained site is an ideal spot for a variety of office professional uses, including but not limited to: medical, dental, real estate, attorney group, contractors, , or a consulting firm.
- Site features include: lobby area with reception desk, private offices, restroom, and kitchen, in addition the second floor features an open floor plan with its own bathroom and kitchen.
- Located near the signalized intersection of SE Indian Street and SE Dixie Highway.
- Close proximity to US-1 and national retailers such as Walgreens, Publix, Home Depot, Chik-fil-A, Wendy's and many others.



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Demographics

2018 Population Estimate		Average Household Income		Average Age	
1 Mile	6,194	1 Mile	\$57,779	1 Mile	36.50
3 Mile	49,545	3 Mile	\$67,988	3 Mile	45.20
5 Mile	99,370	5 Mile	\$77,772	5 Mile	47.80

2023 Population Projection		Median Household Income		Median Age	
1 Mile	6,575	1 Mile	\$40,359	1 Mile	35.40
3 Mile	52,897	3 Mile	\$48,709	3 Mile	47.50
5 Mile	106,511	5 Mile	\$55,641	5 Mile	51.90

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Additional Photos

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Sec. 3.417. - B-1 Business District.

3.417.A. 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 use permitted in a HB-1 Limited Business District.
2. Churches or schools may be constructed on property presently owned and held for such purposes, if such construction is commenced within five years from the date of September 14, 1965.
3. Offices, banks, theatres (not drive-ins), beauty parlors, bars and nightclubs, photograph studios, dry cleaning and laundry pickup stations, barbershops, florists, automobile salesrooms, used car lots, parking lots and storage garages, telephone exchanges, restaurants and lunchrooms, police and fire stations, motels and hotels, golf driving ranges and putt-putt golf.
4. Mechanical garages and gasoline and other motor fuel stations, so long as such work is confined within a building, and vehicles awaiting repair shall be screened from view on the street and abutting property.
5. Signs appertaining to the above uses.
6. Refuse and storage areas, which shall be screened from view.

3.417.B. Required lot area and width. Lots or building sites shall have an area of not less than 7,500 square feet, with a minimum width of 60 feet measured along the front property line. Structures in this district shall be limited to 35 feet. Motels and hotels shall comply with the minimum requirements of the HR-2 Multiple-Family Residential District.

3.417.C. Minimum yards required.

1. Front: 20 feet.
2. Rear: 20 feet.
3. Side: None, except where a B-1 District lies adjacent to a residential district or is separated only by a road, no building shall be built within 20 feet of a common property line, and a landscaped buffer strip shall be provided between the two uses with an evergreen hedge, uniformly colored masonry wall or board fence six feet high. Such screen shall be located on the sides and rear of the property:
 - a. No structure shall be built within 50 feet of the center line of any public platted right-of-way not a designated through-traffic highway.
 - b. No structure shall be built with 65 feet of the center line of a designated through-traffic highway.

(Ord. No. 608, pt. 1, 3-19-2002)

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Property Aerial

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