

FOR LEASE

\$22.00/sf

Outparcel Retail Space

3610 SE Federal Highway, Stuart FL 34997



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

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

Michelle Pouch | 772-708-1421 | michellep@jbaronhomes.com

Property Details

Outparcel Retail Space

3610 SE Federal Highway, Stuart FL 34997

PRICE	\$22.00/sf
SPACE AVAILABLE	1,020 sf
BUILDING TYPE	Retail
ACREAGE	0.77 AC
FRONTAGE	+/- 230'
TRAFFIC COUNT	53,500 ADT
YEAR BUILT	2003
CONSTRUCTION TYPE	Masonry
PARKING SPACE	42+
ZONING	CPUD
LAND USE	Shopping Center
UTILITIES	City of Stuart

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

- **LAST SPACE AVAILABLE!**
- Ideal for a variety of uses including but not limited to retail, professional office, medical, and others.
- Prime location as it sits adjacent to Lowe's Home Improvement and surrounded by other National brands such as McDonald's, Checkers, Bealls Outlet, Dollar Tree, Panera Bread, Taco Bell, Publix, and others.
- Located on a high traffic signalized intersection; won't last long!



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

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

Michelle Pouch | 772-708-1421 | michellep@jbaronhomes.com

Property Demographics

Outparcel Retail Space

3610 SE Federal Highway, Stuart FL 34997

2019 Population Estimate		2019 Average Household Income		Average Age	
1 Mile	5,666	1 Mile	\$58,959	1 Mile	37.50
3 Mile	49,868	3 Mile	\$67,889	3 Mile	45.40
5 Mile	95,733	5 Mile	\$78,206	5 Mile	48.00

2024 Population Projection		2019 Median Household Income		Median Age	
1 Mile	5,869	1 Mile	\$45,437	1 Mile	36.60
3 Mile	52,479	3 Mile	\$50,145	3 Mile	47.90
5 Mile	101,323	5 Mile	\$56,781	5 Mile	52.30

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

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

Michelle Pouch | 772-708-1421 | michellep@jbaronhomes.com

Zoning Information

Outparcel Retail Space

3610 SE Federal Highway, Stuart FL 34997

Business and PUD Districts Uses	CPUD
Adult businesses (refer to supplemental standards in section 2.06.11)	
Adult day care centers	A
Automatic amusement center and game room	A
Automobile repair services, major and minor (refer to supplemental standards in section 2.06.06)	A
Automobile sales provided all repair and service shall be done within an enclosed building (refer to supplemental standards in section 2.06.06)	A
Bakery, retail and/or wholesale warehouses	A
Banks/financial institutions	A
Barbershop, beauty salons, specialty salons	A
Bars	A
Boat building, indoors	A
Boat sales and service (refer to supplemental standards in section 2.06.06)	A
Boat storage, dry	A
Bowling alleys	A
Bus and train (passenger) station/terminals	A
Car wash	A
Catering shops	A
Cemeteries	A
Child care center (refer to supplemental standards in section 2.06.05)	A
Clubs, lodges, and fraternal organizations	A
Cold storage	A
Community garden (refer to supplemental standards in section 2.06.08)	A
Craft distillery	A
Crematoriums	A

Dry boat storage	A
Drycleaning establishment	A
Family day care home in a residence	A
Farm equipment and supply sales establishments, including open storage	A
Flea markets	A
Funeral homes	A
Funeral homes with crematorium	A
Gasoline or other motor fuel stations (refer to supplemental standards in section 2.06.06)	A
Golf course	A
Golf driving range (not accessory to golf course)	A
Golf course, miniature	A
Health club	A
Health spas	A
Hotels, motels	A
Industrial, low-impact within enclosed facility	
Kennels	A
Laundry establishments (self service)	A
Libraries	A
Massage therapy establishments	A
Microbrewery	A
Manufactured/mobile home park/RV park	A
Multi-family dwelling units	
Museums	A
Newspaper or publishing plant	A

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

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

Michelle Pouch | 772-708-1421 | michellep@jbaronhomes.com

Zoning Information

Outparcel Retail Space

3610 SE Federal Highway, Stuart FL 34997

Office, business or professional	A
Office, low intensity medical	A
Office, medical	A
Office, veterinary	A
Outdoor storage (refer to standards in section 6.10.00)	A
Parking garages (private or government provided public)	A
Parking lots (private or government provided public)	A
Place of public assembly	A
Pool hall/billiard parlor	A
Public facilities and services	A
Public parks	A
Public utilities ¹	A
Radio and/or television broadcast stations	A
Religious institutions	A
Repair services	A
Residential units combined with non-residential uses	A
Restaurants, convenience and general	A
Restaurants, limited	
Retail, bulk merchandise	A
Retail, department store	A
Retail, furniture stores	A
Retail, intensive sales and service	A
Retail, non-intensive sales and service	A
Retail, regional mall	A
Retail, strip shopping center	A
Rooftop dining area (refer to supplemental standards in section 2.06.19)	CU

Skating rink, rolling or ice	A
School-private, parochial, technical	A
Shooting range, indoor (refer to Supplemental Standards section 2.06.16)	A
Sign painting and/or sign manufacturing shops within enclosed facility without outdoor storage	A
Stealth telecommunications facilities in excess of 45 feet in height (refer to supplemental standards in section 2.06.12)	A
Stealth telecommunications facilities which do not exceed 45 feet in height or which are constructed as part of an existing architectural feature or structure provided its total height does not exceed 120 percent of the height of the architectural feature or structure (refer to supplemental standards in section 2.06.12)	A
Studio (art, dance, music, exercise)	A
Swimming pools	A
Telecommunications towers	A
Theaters	A
Urban farm (refer to supplemental standards in section 2.06.08)	A
Warehouse, general storage	A
Warehouse, mini-storage	A
Warehouse, wholesale and distribution	A

Footnotes:

P - Use permitted by right; subject to all other applicable requirements of the Code.

CU - Use permitted as a conditional use by approval of a major conditional use approval through public hearing process.

A - Allowed through city commission public hearing process.

— - Prohibited

¹ - Refer to section 6.02.00. Utilities

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

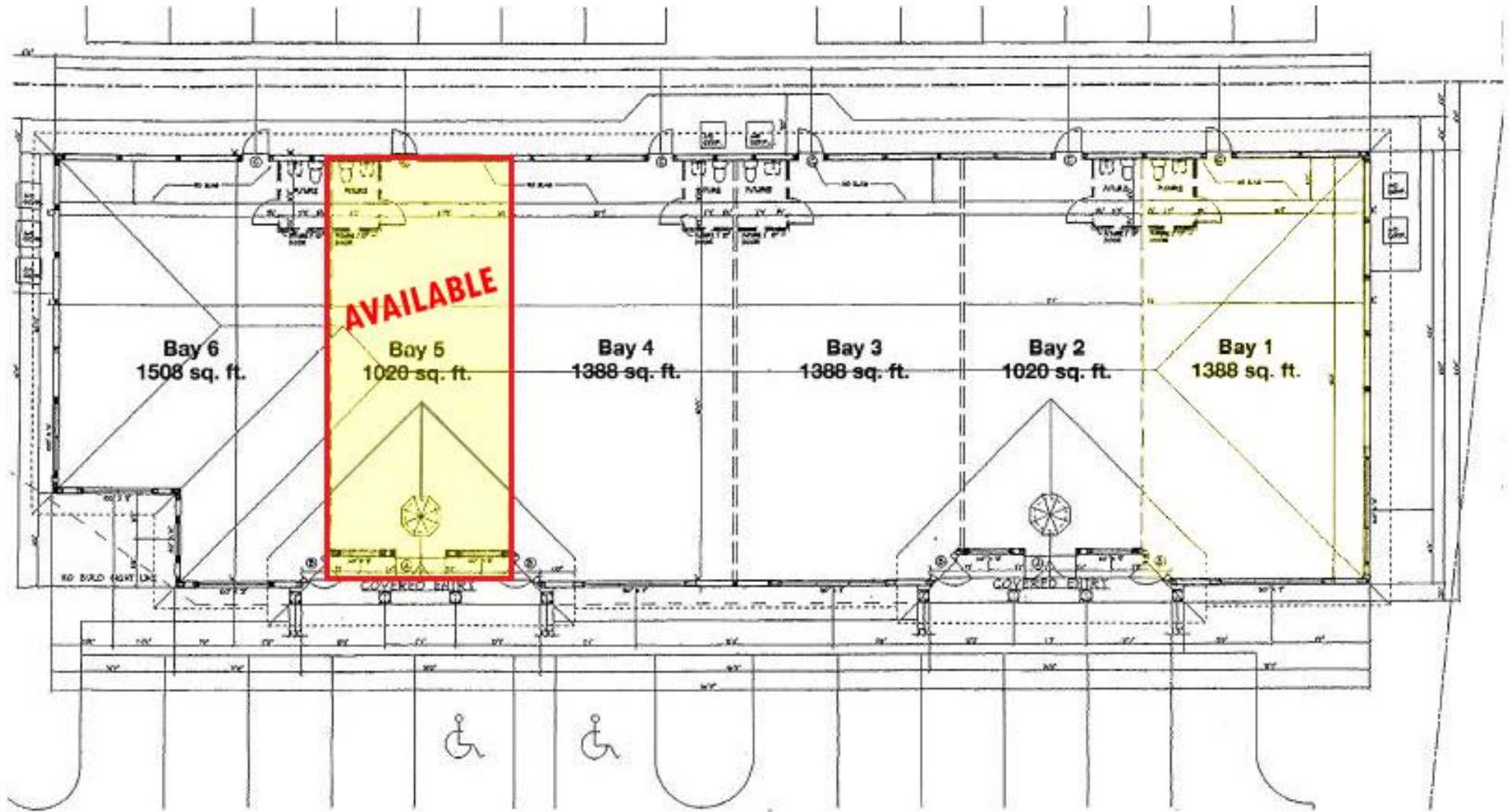
Jeannie Baron | 772-528-0739 | jeanniebaron@jbaronhomes.com

Michelle Pouch | 772-708-1421 | michellep@jbaronhomes.com

Floor Plan

Outparcel Retail Space

3610 SE Federal Highway, Stuart FL 34997



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

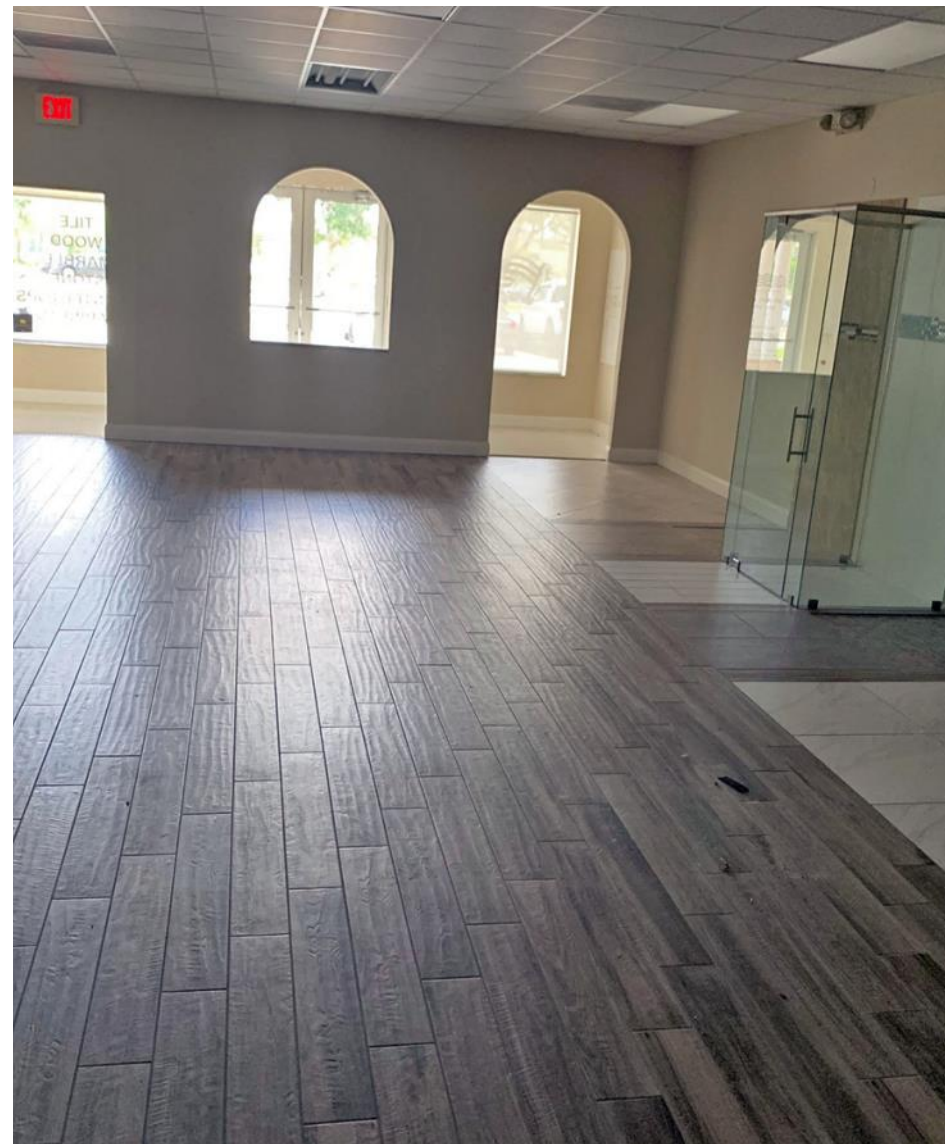
Listing Contact:

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

Michelle Pouch | 772-708-1421 | michellep@jbaronhomes.com

Interior Photos

Outparcel Retail Space
3610 SE Federal Highway, Stuart FL 34997



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

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

Michelle Pouch | 772-708-1421 | michellep@jbaronhomes.com

Trade Area Map

Outparcel Retail Space

3610 SE Federal Highway, Stuart FL 34997



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

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

Michelle Pouch | 772-708-1421 | michellep@jbaronhomes.com