

FOR SALE

\$2,690,000

Eyeglass World NNN Outparcel

2610 SE Federal Highway, Stuart FL 34994



Jeremiah Baron
& CO.

Development Division

Listing Contact:

Jeremiah Baron | 772-528-0506 | Jbaron@commercialrealestatellc.com

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

Property Details

Eyeglass World NNN Outparcel

2610 SE Federal Highway, Stuart FL 34994

PRICE	\$2,690,000
BASE RENT	\$148,000 (10 Year Base Term*) 2% increases
CAP RATE	5.5
BUILDING SIZE	4,000 sf
BUILDING TYPE	Retail
ACREAGE	0.75 AC
FRONTAGE	+/- 120
TRAFFIC COUNT	57,938 AADT
COMPLETION YEAR	June 2018
ZONING	B2 - Business General
LAND USE	Commercial Retail
UTILITIES	City Water & Sewer

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Neighboring Tenants include:



FOUNDED BY FIREMEN™



Foot Spa

Great opportunity to own a freestanding Eyeglass World in heavily traveled area of Stuart. ZERO LANDLORD RESPONSIBILITIES! Completion is projected for June 2018. Site is next to new prime retail development with national tenants that include: Moe's Southwest Grill, Firehouse Subs, Foot Spa, Metro Diner, Freshii, Jupiter Medical Urgent Care, and more! Site will have a modern façade, monument sign, and excellent exposure to US-1.

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Full Site View

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North Monument Sign

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Berry's Signs

P.O. Drawer 491500
Leesburg, FL
34748

(352) 728-1119
FAX (352) 728-8669
www.BerrysSigns.com
mail@berrysigns.com

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DRWG.# 0000
DATE: 07-06-17
REV. DATE
LOCATION:
FILE: Baron Shoppes
SALES REP.: Jay
DRAWN BY: Jeremy
SCALE: NTS
PAGE#: (1) of (1)

Client:
Approved by:
Date:
Notes:

96 in
180 in
48 in
18 in
24 in
24 in
24 in
24 in
18 in
2600-2650 US 1
Non-illuminated PVC letters

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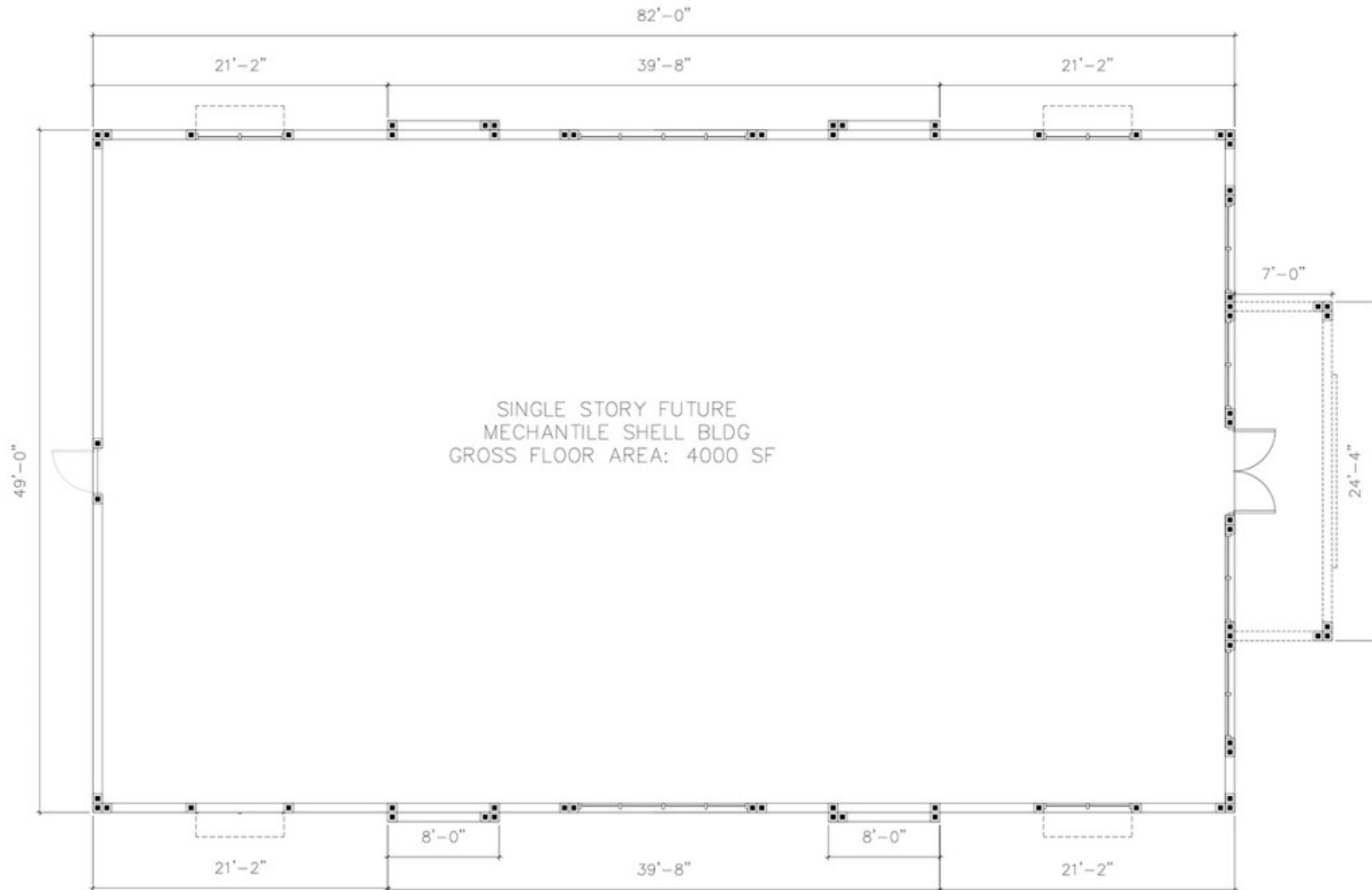
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Floor Plan

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Elevations

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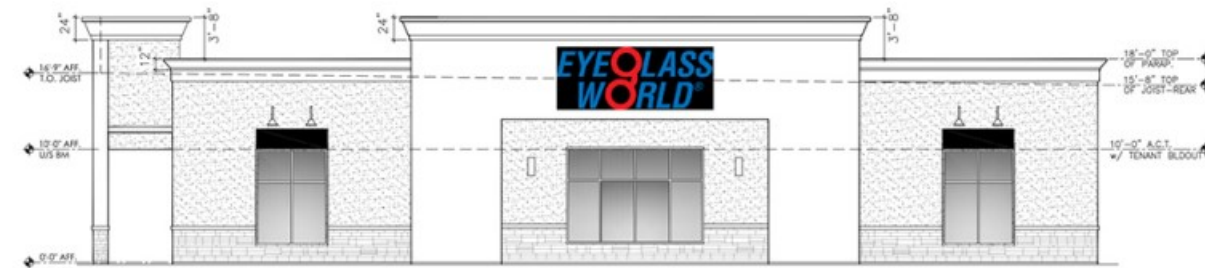


SIDE (SOUTH) ELEVATION



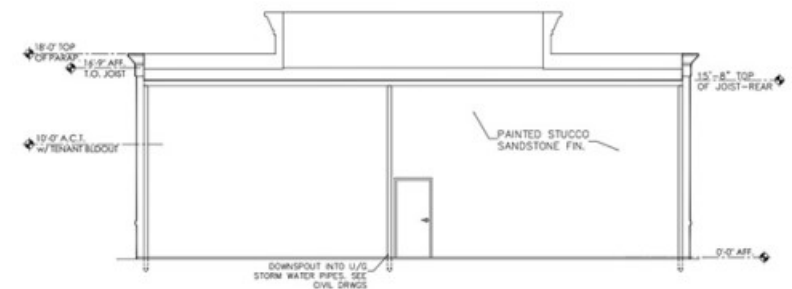
FRONT (EAST) ELEVATION

SCALE: 1/4"=1'-0"



SIDE (NORTH) ELEVATION

SCALE: 1/4"=1'-0"



REAR (WEST) ELEVATION

SCALE: 1/4"=1'-0"

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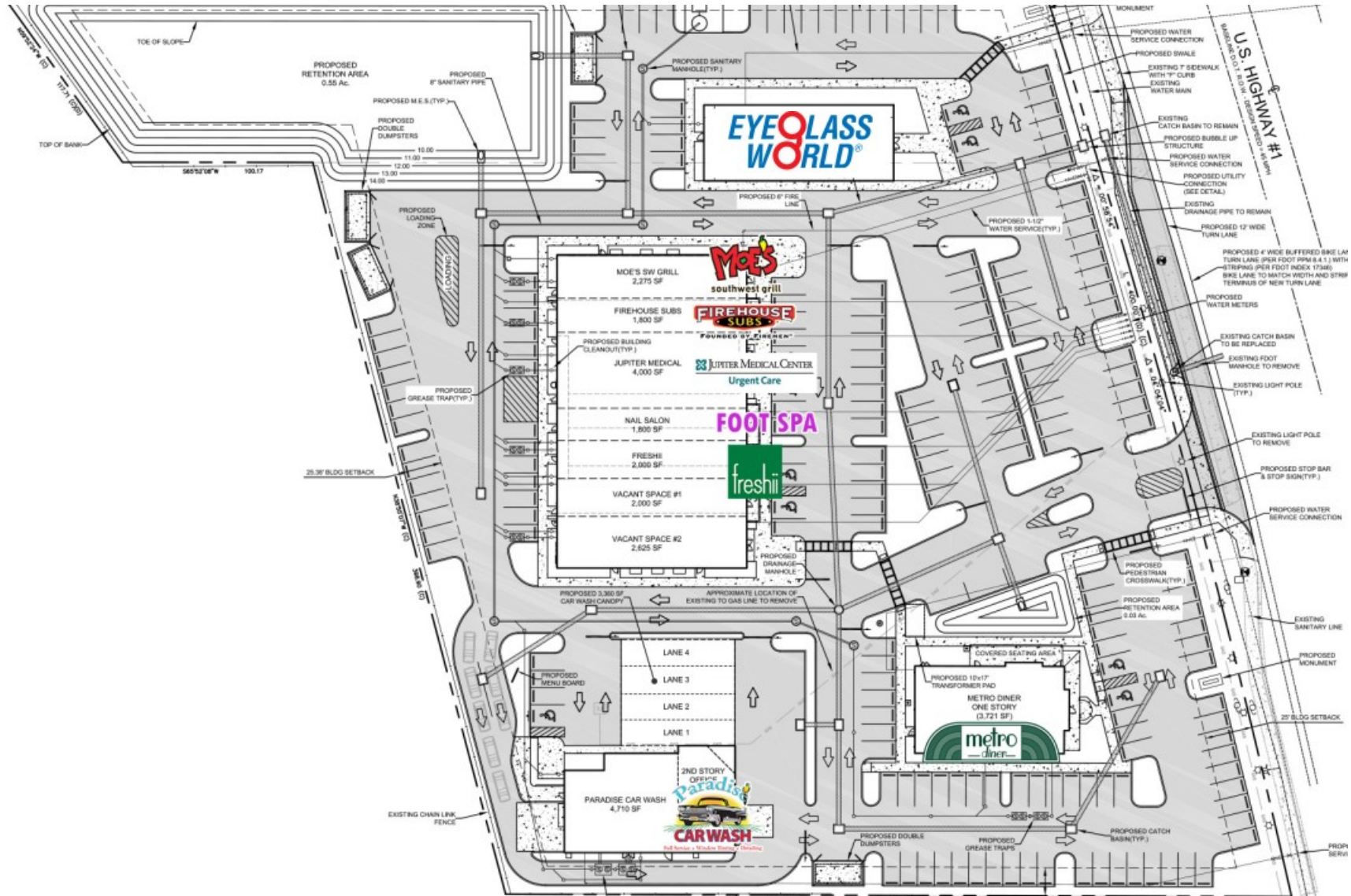
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Site Plan

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Zoning Information

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B2 - Business General



B-2 BUSINESS - GENERAL

Business ¹ and PUD Districts Uses	B-1	B-2
Enclosed sales of seeds, insecticide, and growers supplies without outdoor storage		P
Enclosed sign painting and/or sign manufacturing shops without outdoor storage		P
Enclosed storage and sales of lumber and building materials		P
Funeral homes		P
Gasoline or other motor fuel stations		P
Health spas		P
Heavy industrial manufacturing operations which are determined to be harmful to health, safety or welfare based on substantial noise, smoke, dust, cold, radiation emissions, glare, night illumination, vibrations, smell, risk of spills, fires, explosions, or other physical hazards		
Hotels	P	P
Kennels		P
Kindergarten ²	P	P
Laundries and dry cleaning establishments using non-combustible solvents		P
Limited indoor industrial uses, including fabrication, processing, converting, altering, assembling, dismantling, cleaning, servicing, freezing, treatment, distribution, repair, finishing, testing, or other handling of components, devices, equipment, and products		
Limited restaurants intended to serve businesses in the local vicinity with a maximum seating capacity of not more than 30		
Major auto repair		
Marinas including the sale, display, and storage of new and used boats for sale, and the repair and maintenance of boats.	P	P
Mini-warehouses for the storage of residential items		
Mortuaries		P
Motels	P	P
Motion picture houses	P	P
Multi-family residences	P	
Nursery school ²	P	P
Operation of a residence as a family day care home ²	P	P
Outdoor storage which exceeds ten percent of the facility's indoor floor area		

Business ¹ and PUD Districts Uses	B-1	B-2
Adult businesses		S
Animal Hospital		P
Any retail business or retail service establishment, including shops for making articles of an artisanal use to be sold on the premises, provided such manufacturing is incidental to the retail business or service	P	P
Art galleries	P	P
Auto sales provided all repair and service shall be done within an enclosed building		P
Bakeries		P
Banks	P	P
Barber	P	P
Bars	P	P
Beauty shops	P	P
Beer garden	P	P
Boat building		
Bowling alleys		P
Bus terminals		P
Business	P	P
Business warehouse facilities in conjunction with adjacent commercial and retail uses		
Cabinet shops		P
Cemeteries		P
Child care center ²	P	P
Clinics		P
Clubs (membership), lodges, and fraternal organizations		P
Cocktail lounge	P	P
Concrete or asphalt processing plants		
Day care center ²	P	P
Drive-in restaurants	P	P
Drive-in theaters	P	P
Enclosed garages and repair shops for motor vehicles		P
Enclosed repair shops for repairing furniture, or appliances powered by gas, oil, electricity, etc., without outdoor storage		P
Enclosed sales of farm and heavy equipment without outdoor storage		P

Business ¹ and PUD Districts Uses	B-1	B-2
Parking garages	P	P
Parking lots	P	P
Parks ³		
Preschool learning center ²	P	P
Printing shops		
Professional offices	P	P
Pub	P	P
Public buildings	P	P
Public facilities ³		
Public utilities ³		
Radio and/or television broadcast stations		P
Recreational facilities		P
Research facilities		
Residential units combined with non-residential uses	P	P
Restaurants	P	P
Retail warehouse sales and service for non-intensive uses		
Rolling rinks		P
School-private, parochial, technical, etc.	P	P
Slaughter houses		
Stealth telecommunications facilities in excess of 45 feet in height	S	S
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		P
Telecommunications towers		S
Theatres	P	P
Tourist homes	P	P
Uses which require the issuance of occupational licenses for businesses operating from mini-warehouse facilities		
Veterinarians		P
Wholesale or commercial bakery warehouses		P
Wrecking or salvage yards		

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Property Aerial

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ABOUT EYEGLOSS WORLD

Eyeglass World is the one stop shop for all your prescription eyewear needs. Our selection includes thousands of frames including frames from name brand designers. Don't be overwhelmed by the selection — our knowledgeable experts are happy to answer any questions and will help you find the perfect pair of glasses just for you.

Eyeglass World has 106 locations nationwide and growing. Lease is corporately guaranteed by National Vision, Inc.

Each one of our eyeglass superstores stocks thousands of frames, including designer styles like Ray-Ban®. In addition to great service and selection, Eyeglass World helps save you money on your prescription glasses including through our EVERY DAY DEALS.

As you can see, quality and savings are what we are all about here at Eyeglass World!

Eyeglass World has you covered on prescription glasses for the whole family, as well as sunglasses**, reading glasses, protective eyewear and contact lenses. Save time and money by coming to Eyeglass World. A great selection and same-day service+ on prescription eyeglasses, only at Eyeglass World!

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