

FOR LEASE

\$6,200/mo. NNN

Retail Space in Downtown Stuart

25 SW Osceola St. Stuart FL 34994

SPACE AVAILABLE



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Chris Belland | 772-418-4506 | Cbelland@commercialrealestatellc.com

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

Property Details

Retail Space in Downtown Stuart

25 SW Osceola St. Stuart FL 34994

| | |
|--------------------------|------------------------|
| PRICE | \$6,200/mo. NNN |
| SPACE AVAILABLE | +/- 1,700 sf |
| BUILDING TYPE | Retail/Mixed |
| ACREAGE | 0.39 AC |
| FRONTAGE | +/- 145' |
| TRAFFIC COUNT | 17,500 AADT |
| YEAR BUILT | 1925 |
| CONSTRUCTION TYPE | Unknown |
| PARKING SPACE | Plenty |
| ZONING | UC - Urban Center |
| LAND USE | Downtown Redevelopment |
| UTILITIES | City of Stuart |

- Rare opportunity to lease a retail storefront in the heart of Historic Downtown Stuart!
- Currently built out for a boutique retail, with potential for office use or other commercial uses. Prime location surrounded by shopping boutiques, professional businesses, and hot dining spots.
- Big changes are happening in the Downtown area including a streetscape improvement project to be completed by late Fall 2018. There will also be waterfront residences with construction underway.



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.

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Chris Belland | 772-418-4506 | Cbelland@commercialrealestatellc.com

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

2018 Demographics

| Total Population | | Average Household Income | | Average Age | |
|------------------|---------|--------------------------|----------|-------------|-------|
| 1 Mile | 3,043 | 1 Mile | \$63,336 | 1 Mile | 44.80 |
| 3 Mile | 48,024 | 3 Mile | \$73,119 | 3 Mile | 46.80 |
| 5 Mile | 100,039 | 5 Mile | \$78,804 | 5 Mile | 46.70 |

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Chris Belland | 772-418-4506 | Cbelland@commercialrealestatellc.com

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

Zoning Information

Retail Space in Downtown Stuart

25 SW Osceola St. Stuart FL 34994

| <i>Commercial Uses</i> | |
|---|---|
| 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 Sec. 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 |
| 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 shops. |
| 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 |

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Chris Belland | 772-418-4506 | Cbelland@commercialrealestatellc.com

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



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Chris Belland | 772-418-4506 | Cbelland@commercialrealestatellc.com

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

Property Aerial

Retail Space in Downtown Stuart

25 SW Osceola St. Stuart FL 34994



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Chris Belland | 772-418-4506 | Cbelland@commercialrealestatellc.com

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