

FOR LEASE
\$30.00/psf

Baron Shoppes - Retail Plaza
2600 - 2650 SE Federal Highway, Stuart FL 34994

ONE SPACE LEFT



JOIN TENANTS:



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

Baron Shoppes - Retail Plaza

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LEASE RATE	\$30.00/psf
LEASE SPACE	2,200 sf
BUILDING SIZE(S)	Retail Plaza: 16,500 SF Metro Diner: 3,875 SF Car Wash: 5,500 SF
BUILDING TYPE	Retail / Restaurant / Auto
ACREAGE	+/- 4.5 AC
FRONTAGE	400'
TRAFFIC COUNT	57,938 AADT
YEAR BUILT	2018
PARKING SPACE	+/- 200
ZONING	B2 - Business General
LAND USE	Commercial Retail
UTILITIES	City Water & Sewer

- Brand new prime retail shopping center in the high traffic zone of Stuart.
- Only one space available and **it will lease fast!**
- Join National Tenants which include: Moe's Southwest Grill, Firehouse Subs, Your Pie, Metro Diner, Great Clips, Jupiter Medical Urgent Care, and more!
- Newly built from the ground up, features excellent exposure to US-1, large monument signs, and modern façade.



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Retail Strip Site Photo

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Additional Site Photos

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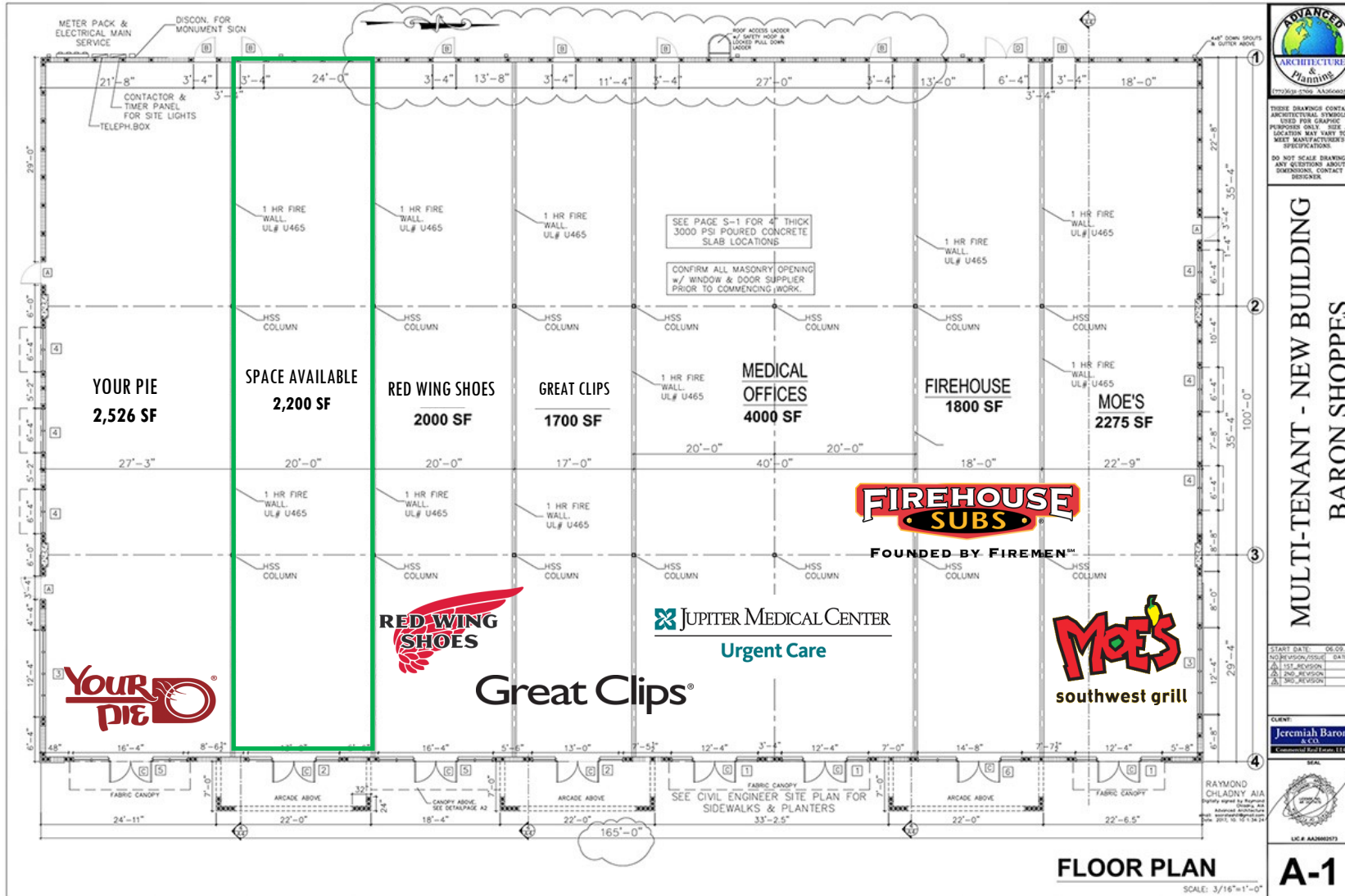
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Floor Plan

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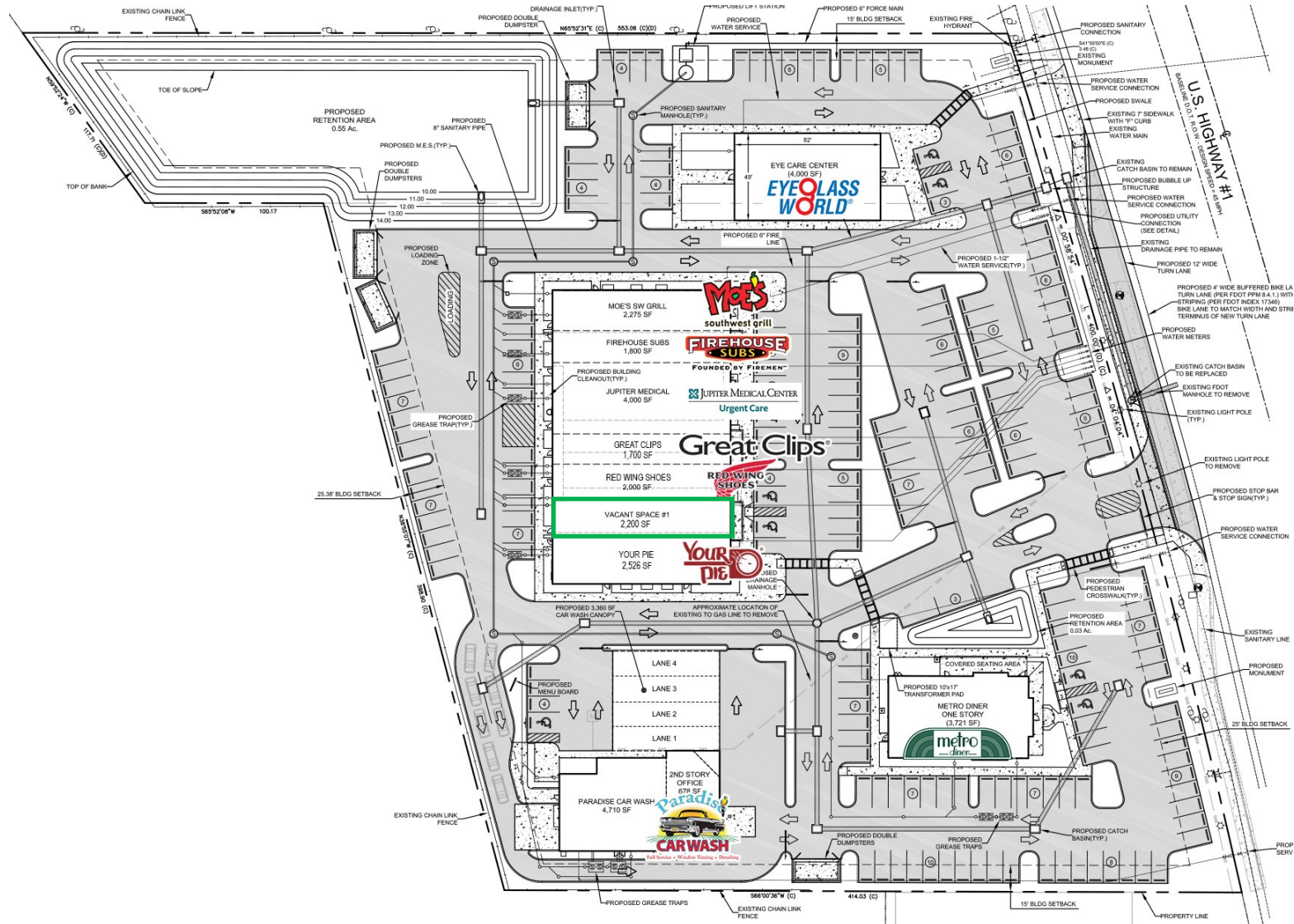
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Site Plan

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Demographics

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Demographics	1 MILE	3 MILE	5 MILE
2017 Estimated Population	5,259	47,309	100,514
2022 Projected Population	5,453	49,191	405,128
2010 Census Population	4,957	44,898	94,934
2017 Estimated Households	2,054	20,969	45,175
2022 Projected Households	2,135	21,761	47,151
2010 Census Households	1,961	20,050	42,878
2017 Estimated HH Income	\$56,536	\$77,417	\$86,391
2017 Estimated Median Income	\$38,097	\$50,218	\$54,428
2017 Estimated Per Capita Income	\$27,212	\$34,943	\$39,352
2016 Estimated Total Businesses	773	3,897	5,700
2016 Estimated Total Employees	8,733	42,931	58,121

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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		
Telecommunications towers		P
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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