

FOR LEASE

\$25.00/sf NNN

Windemere Point Shops

1905 - 1941 NW Federal Highway, Stuart FL 34994



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

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LEASE RATE	\$25.00/sf NNN
AVAILABLE SPACE(S)	(2) 1,800 SF / 2,000 sf end cap / 2,000 sf
BUILDING TYPE	Commercial
ACREAGE	9.20 AC
FRONTAGE	+/- 300'
TRAFFIC COUNT	57,667 average daily traffic
YEAR BUILT	2017
CONSTRUCTION TYPE	CBS
PARKING SPACE	Ample
ZONING	CPUD
LAND USE	Commercial
UTILITIES	Undisclosed

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- Brand new construction retail plaza only has 4 spaces available for lease!
- **Join LA Fitness, Dunkin' Donuts, Elements Massage** and other National tenants.
- Prime location as it is next to the Reserve at Windemere residential community, North River Shores community, and less than two miles from both the Treasure Coast Mall, and the Downtown Stuart area.
- Easily accessible from NW Federal Highway, on a signalized intersection.



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Property Demographics

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Radius	1 Mile	3 Mile	5 Mile
Population			
2022 Projection	6,089	38,270	109,308
2017 Estimate	5,702	35,680	101,633
2010 Census	5,369	32,926	92,766
Growth 2017 - 2022	6.79%	7.26%	7.55%
Growth 2010 - 2017	6.20%	8.36%	9.56%
2017 Population by Hispanic Origin	509	3,017	11,529
2017 Population	5,702	35,680	101,633
White	5,214 91.44%	32,308 90.55%	90,007 88.56%
Black	242 4.24%	2,147 6.02%	7,686 7.56%
Am. Indian & Alaskan	41 0.72%	138 0.39%	453 0.45%
Asian	98 1.72%	511 1.43%	1,699 1.67%
Hawaiian & Pacific Island	8 0.14%	37 0.10%	99 0.10%
Other	99 1.74%	540 1.51%	1,689 1.66%
U.S. Armed Forces	7	40	79
Households			
2022 Projection	2,732	17,193	49,233
2017 Estimate	2,565	16,054	45,776
2010 Census	2,458	14,967	41,841
Growth 2017 - 2022	6.51%	7.09%	7.55%
Growth 2010 - 2017	4.35%	7.26%	9.40%
Owner Occupied	1,679 65.46%	11,946 74.41%	33,960 74.19%
Renter Occupied	886 34.54%	4,107 25.58%	11,816 25.81%
2017 Households by HH Income			
Income: <\$25,000	643 25.05%	3,719 23.17%	10,944 23.91%
Income: \$25,000 - \$50,000	753 29.33%	4,372 27.24%	12,321 26.92%
Income: \$50,000 - \$75,000	443 17.26%	2,703 16.84%	8,002 17.48%
Income: \$75,000 - \$100,000	160 6.23%	1,398 8.71%	4,986 10.89%
Income: \$100,000 - \$125,000	180 7.01%	1,616 10.07%	3,799 8.30%
Income: \$125,000 - \$150,000	136 5.30%	720 4.49%	1,854 4.05%
Income: \$150,000 - \$200,000	81 3.16%	684 4.26%	1,937 4.23%
Income: \$200,000+	171 6.66%	840 5.23%	1,934 4.22%
2017 Avg Household Income	\$71,833	\$72,715	\$69,241
2017 Med Household Income	\$43,809	\$49,201	\$48,718

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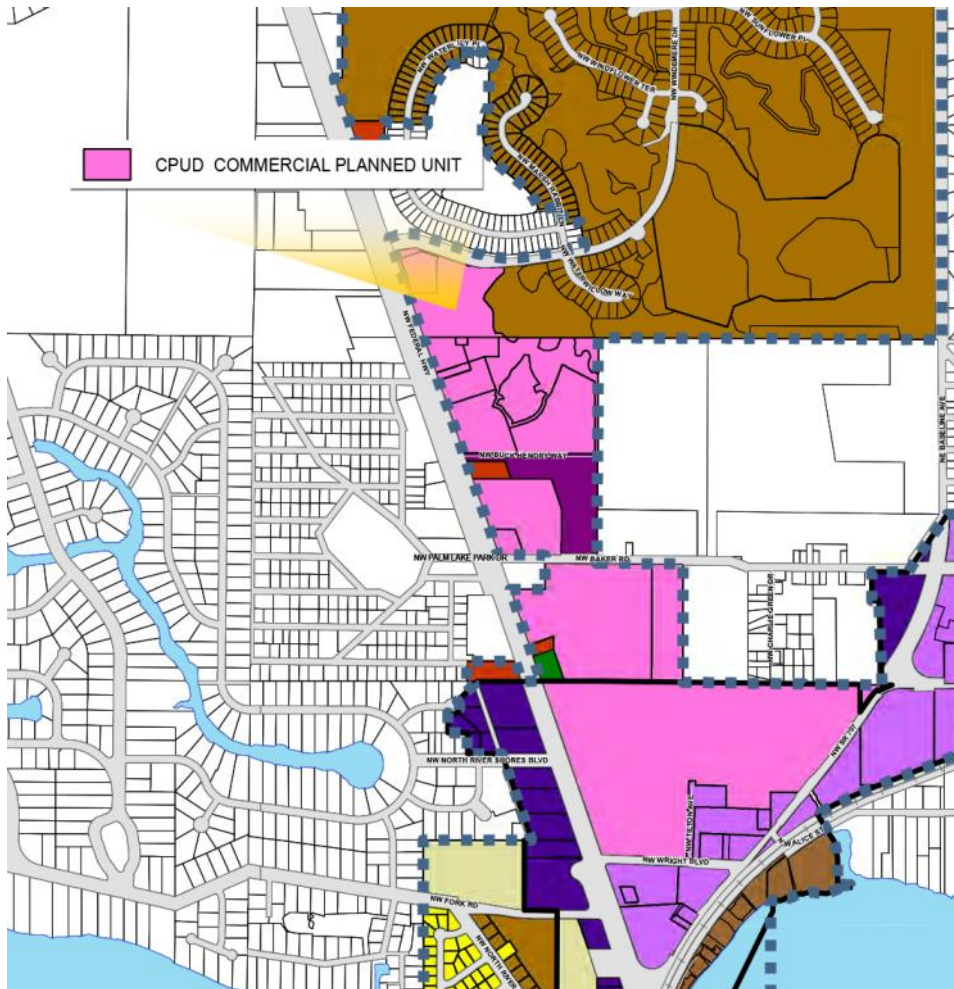
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Zoning Information

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Commercial planned unit development (CPUD) districts.

1. Location. A CPUD may be located anywhere in the city in any area defined and described "office/residential," "commercial," "downtown redevelopment" or "neighborhood/special district" by the Future Land Use Element of the City of Stuart's comprehensive plan, and which is of suitable character and compatible with surrounding uses as determined by the City Commission.
2. Minimum size. The minimum size of a CPUD is 20,000 square feet.
3. Uses permitted in a CPUD district. The buildings, structures, land or water within a CPUD district may be used only for the following purposes:
 - a. Any and all uses set forth in the present zoning classifications of R-1, R-2, R-3, B-1, B-2 and B-4 inclusive, providing such uses are compatible with uses on adjacent property as determined by the City Commission.
 - b. Residential uses which are designed to be compatible with the adjacent commercial uses. The residential uses shall not comprise more than 30 percent of the development site excluding the open space, natural vegetation area and wetlands.
 - c. Commercial residential uses such as apartments, hotels and resorts provided said uses do not comprise more than 30 percent of the development site excluding the open space, natural vegetation area and wetlands.
 - d. Commercial uses not specifically set forth in any of the standard zoning categories, but which are compatible and of like nature and quality to those commercial uses allowed on B-1, B-2, or R-3 zoning classifications as determined by the City Commission.

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Site Plan

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Property Aerial

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