

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

Turn-Key Day Spa

3214 SE Federal Highway, Stuart FL 34997



For Lease
\$3,300/mo.

Listing Agent:
Alex Rodriguez-Torres
772-353-0638
rteincorporated@aol.com

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

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Disclaimer Statement

This information has been prepared only for information purposes to assist a potential buyer in determining whether it wishes to proceed with an in-depth investigation of the property and/or business. Seller and any of its officers, employees or agents specifically disclaims any representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or agents shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating the property/business and the purchase. The property/business is being sold on as "AS IS, WHERE IS" and "WITH ALL FAULTS" basis. Your complete inspection of the property/business is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its agents or contractors. The purchase of this property will be based solely on a Buyer's own independent investigation and findings and not in reliance on any information provided by Seller, its agent or contractors. Seller, its agents or contractors shall have no liability for any incorrect information.

Seller reserves the right at all times to reject, in its sole and absolute discretion, any and all offers received by it, for any reason whatsoever, notwithstanding that a particular offer is for the highest purchase price among those offers received and meets all the terms and conditions of this offering. Seller also reserves the right at all times to waive any or all technical defects in any offers, in Seller's sole and absolute discretion. The sales process may be terminated or modified without notice at any time. In the event two or more offers are determined to fall within a competitive range, Seller reserves the right to request a best and final offer from those parties.

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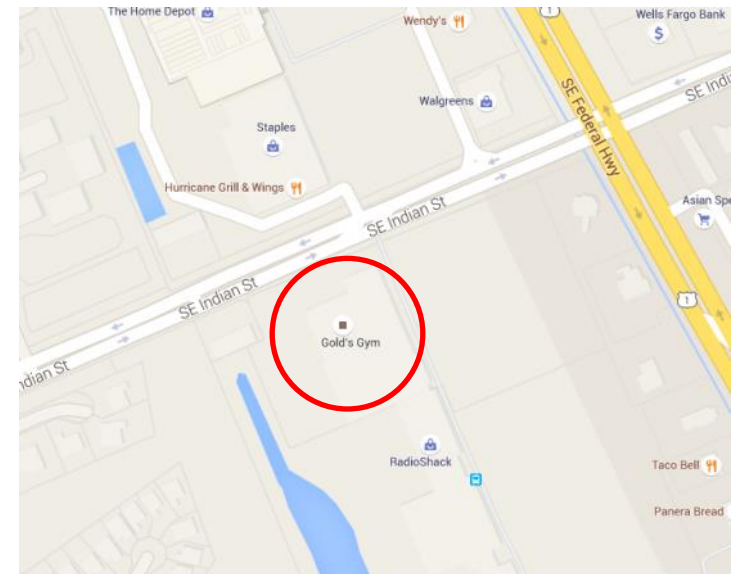
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Property Details

Location:	3214 SE Federal Highway, Stuart FL 34997
Lease Rate:	\$3,300/mo. (includes CAM)
Lease Space:	2,700 SF
Building Type:	Community Shopping Center
Acreage:	9.89 AC
Frontage:	197.24'
Traffic Count:	36,500 average daily traffic
Year Built:	1987 & 2007
Parking Spaces:	Plenty
Zoning:	B2 - Business General
Land Use:	Commercial Retail
Utilities:	City of Stuart

First class full day spa & salon features a tanning plus a treatment room with equipment, in addition to a hairdresser and nail salon stations. There is a total of 9 rooms plus storage room, bathrooms, and a lobby area. This is a turnkey business that is "ready to go" with direct access to the Gym next door. Cam included in price.

Located on busy SE Federal Highway and SE Indian Street.



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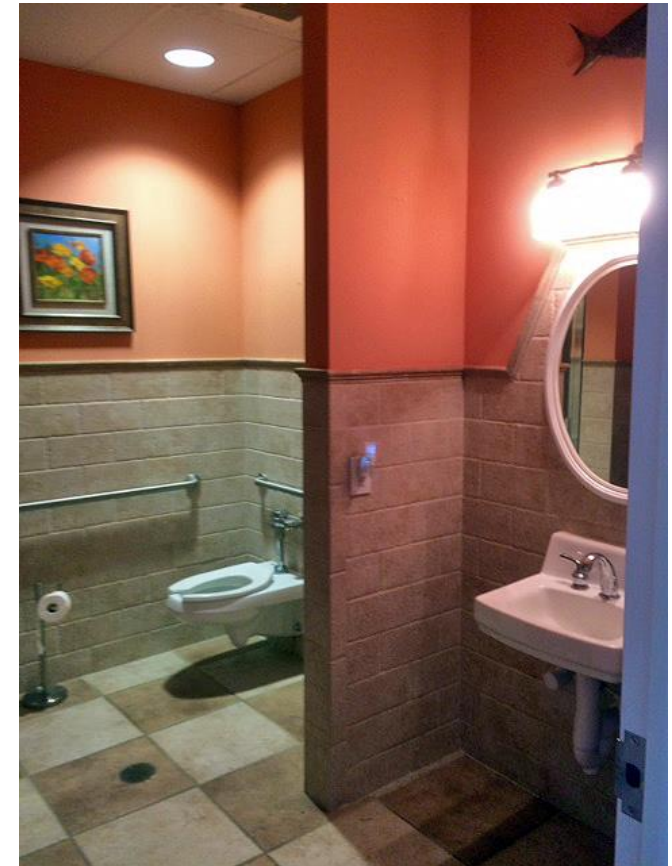
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Property Photos



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Property Demographics

2015 Demographics

Population (Daytime)

1 mile	6,867
3 mile	72,798
5 mile	118,883

Average Household Income

1 mile	\$60,773
3 mile	\$70,837
5 mile	\$75,287

Median Age

1 mile	30
3 mile	46
5 mile	51

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Zoning & Future Land Use Map

B-2 BUSINESS - GENERAL



Business ¹ and PUD Districts Uses	B-1	B-2	Business ¹ and PUD Districts Uses	B-1	B-2	Business ¹ and PUD Districts Uses	B-1	B-2
Adult businesses		S	Parking garages	P	P	Enclosed sales of seeds, insecticide, and growers supplies without outdoor storage		P
Animal Hospital		P	Parking lots	P	P	Enclosed sign painting and/or sign manufacturing shops without outdoor storage		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			Parks ³			Enclosed storage and sales of lumber and building materials		P
Art galleries	P	P	Preschool learning center ²	P	P	Funeral homes		P
Auto sales provided all repair and service shall be done within an enclosed building		P	Printing shops			Gasoline or other motor fuel stations		P
Bakeries		P	Professional offices	P	P	Health spas		P
Banks	P	P	Pub	P	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		
Barber	P	P	Public buildings	P	P	Hotels	P	P
Bars	P	P	Public facilities ³			Kennels		P
Beauty shops	P	P	Public utilities ³			Kindergarten ²	P	P
Beer garden	P	P	Radio and/or television broadcast stations		P	Laundries and dry cleaning establishments using non-combustible solvents		P
Boat building			Recreational facilities		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		
Bowling alleys		P	Research facilities			Limited restaurants intended to serve businesses in the local vicinity with a maximum seating capacity of not more than 30		
Bus terminals		P	Residential units combined with non-residential uses	P	P	Major auto repair		
Business	P	P	Restaurants	P	P	Marinas including the sale, display, and storage of new and used boats for sale, and the repair and maintenance of boats.	P	P
Business warehouse facilities in conjunction with adjacent commercial and retail uses			Retail warehouse sales and service for non-intensive uses			Mini-warehouses for the storage of residential items		
Cabinet shops		P	Rolling rinks		P	Mortuaries		P
Cemeteries		P	School-private, parochial, technical, etc.	P	P	Motels	P	P
Child care center ²	P	P	Slaughter houses			Motion picture houses	P	P
Clinics		P	Stealth telecommunications facilities in excess of 45 feet in height	S	S	Multi-family residences	P	
Clubs (membership), lodges, and fraternal organizations		P	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			Nursery school ²	P	P
Cocktail lounge	P	P	Telecommunications towers		S	Operation of a residence as a family day care home ²	P	P
Concrete or asphalt processing plants			Theatres	P	P	Outdoor storage which exceeds ten percent of the facility's indoor floor area		
Day care center ²	P	P	Tourist homes	P	P			
Drive -in restaurants	P	P	Uses which require the issuance of occupational licenses for businesses operating from mini-warehouse facilities					
Drive-in theaters	P	P	Veterinarians		P			
Enclosed garages and repair shops for motor vehicles		P	Wholesale or commercial bakery warehouses		P			
Enclosed repair shops for repairing furniture, or appliances powered by gas, oil, electricity, etc., without outdoor storage		P	Wrecking or salvage yards					
Enclosed sales of farm and heavy equipment without outdoor storage		P						

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Property Aerial



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