

Prime Out Parcel Available for Lease
Retail, Restaurant, Medical, or Office ±3,868 SF
3250 SE Federal Hwy, Stuart, FL 34997

NAI Southcoast



AVAILABLE

**YOUR SIGN
HERE**

*Main ingress and egress to
Wedgewood Commons Shopping Center*

AADT: 50,500

Presented by

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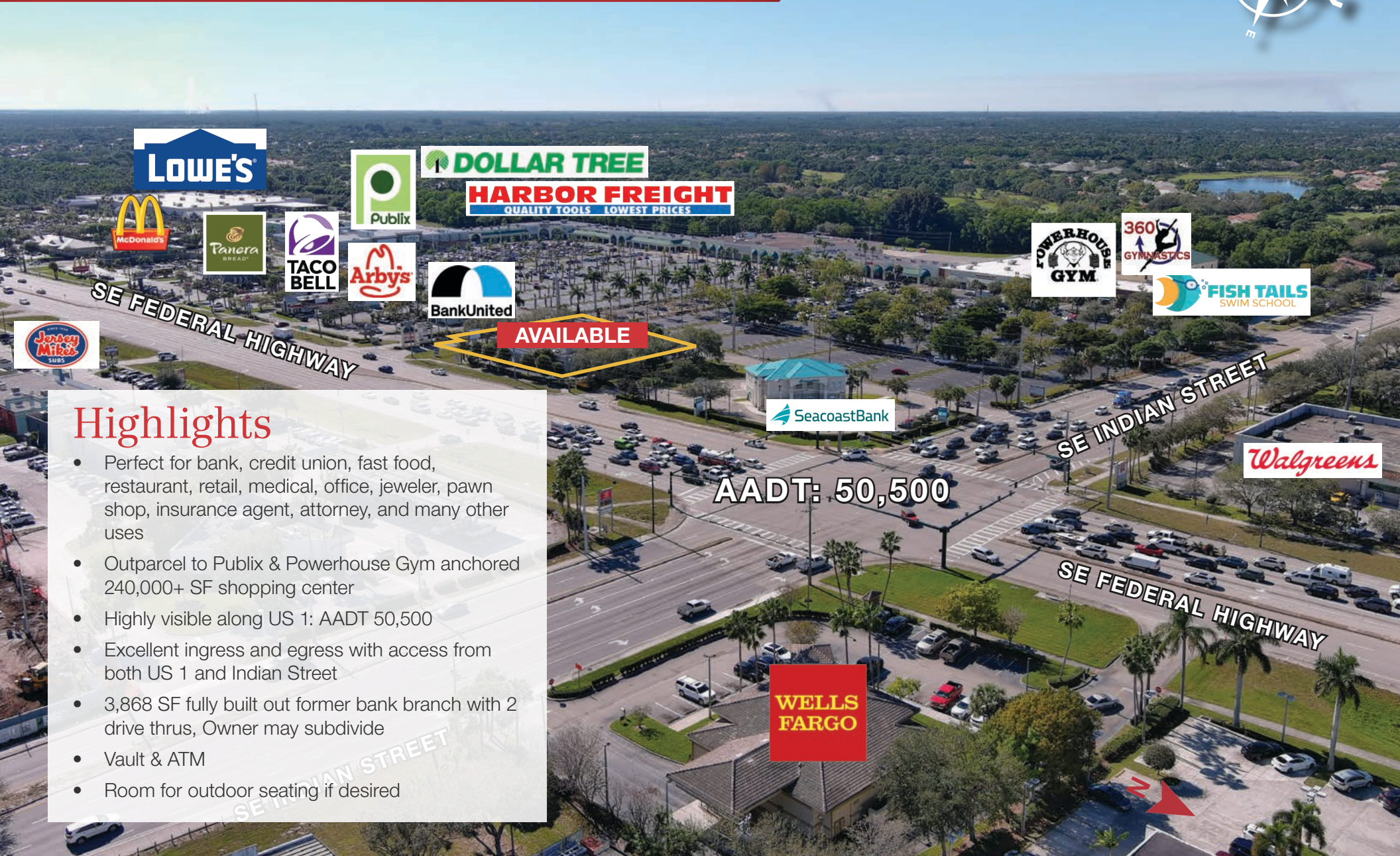
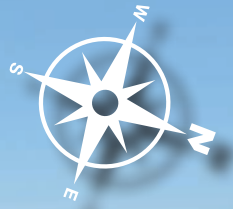
akarol@naisouthcoast.com

Lease Price:

\$38.00/SF (+\$8.00 NNN)

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Highlights

- Perfect for bank, credit union, fast food, restaurant, retail, medical, office, jeweler, pawn shop, insurance agent, attorney, and many other uses
- Outparcel to Publix & Powerhouse Gym anchored 240,000+ SF shopping center
- Highly visible along US 1: AADT 50,500
- Excellent ingress and egress with access from both US 1 and Indian Street
- 3,868 SF fully built out former bank branch with 2 drive thrus, Owner may subdivide
- Vault & ATM
- Room for outdoor seating if desired

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Property Details

- Location: 3250 SE Federal Hwy, Stuart, FL 34997 - Free Standing Out Parcel
- Lease Rate: \$38.00/SF (+\$8.00 NNN)
- Building Size: ±3,868 SF
- Lot Size: .89 Acres
- Zoning: B-1 (Business)
- Uses: Restaurant, Retail, Office, Medical
- Parking: 26 Dedicated Spots with Additional parking available
- Buildout: Turn-key build out, 2 Drive Thrus, ATM, Safe

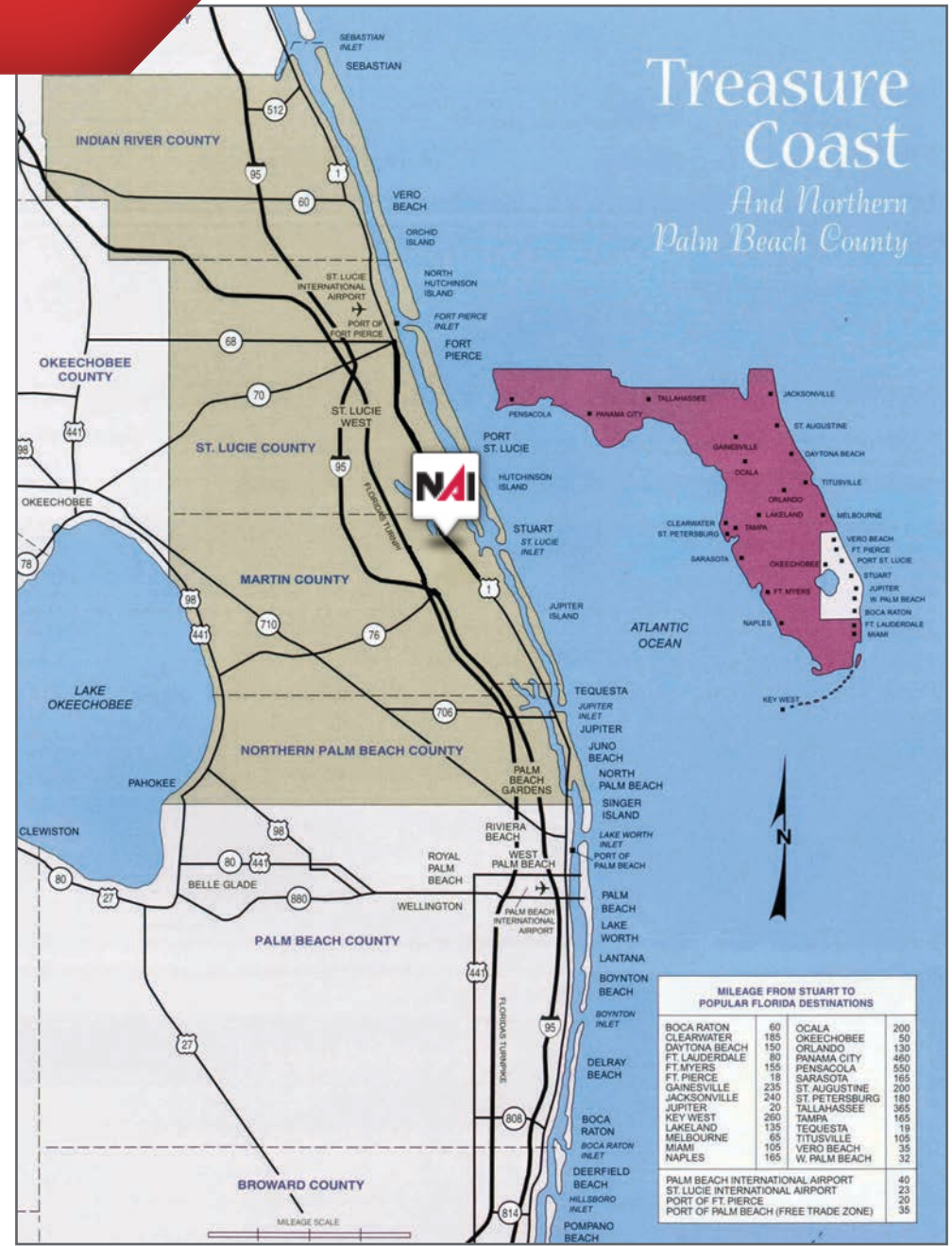
Property Overview

Fantastic opportunity to lease a fully built out outparcel to a ±240,000 SF Publix-anchored shopping center located in the heart of highly desirable Stuart, FL, at the major intersection of Indian Street and US 1.

The property benefits from its high visibility, ease of access from both US 1 and Indian Street, ample parking, strong demographics, and surrounding retailers and residential neighborhoods.

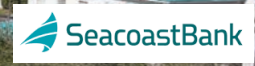
This property lends itself to many different uses, including, but not limited to, financial institutions, restaurants, retailers, office users, medical professionals, and many others.

New developments in the area include Harbor Grove Apartments (324 units) as well as the newly completed Publix redevelopment of the Wedgewood Commons shopping center where the outparcel is situated.



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SE FEDERAL HIGHWAY

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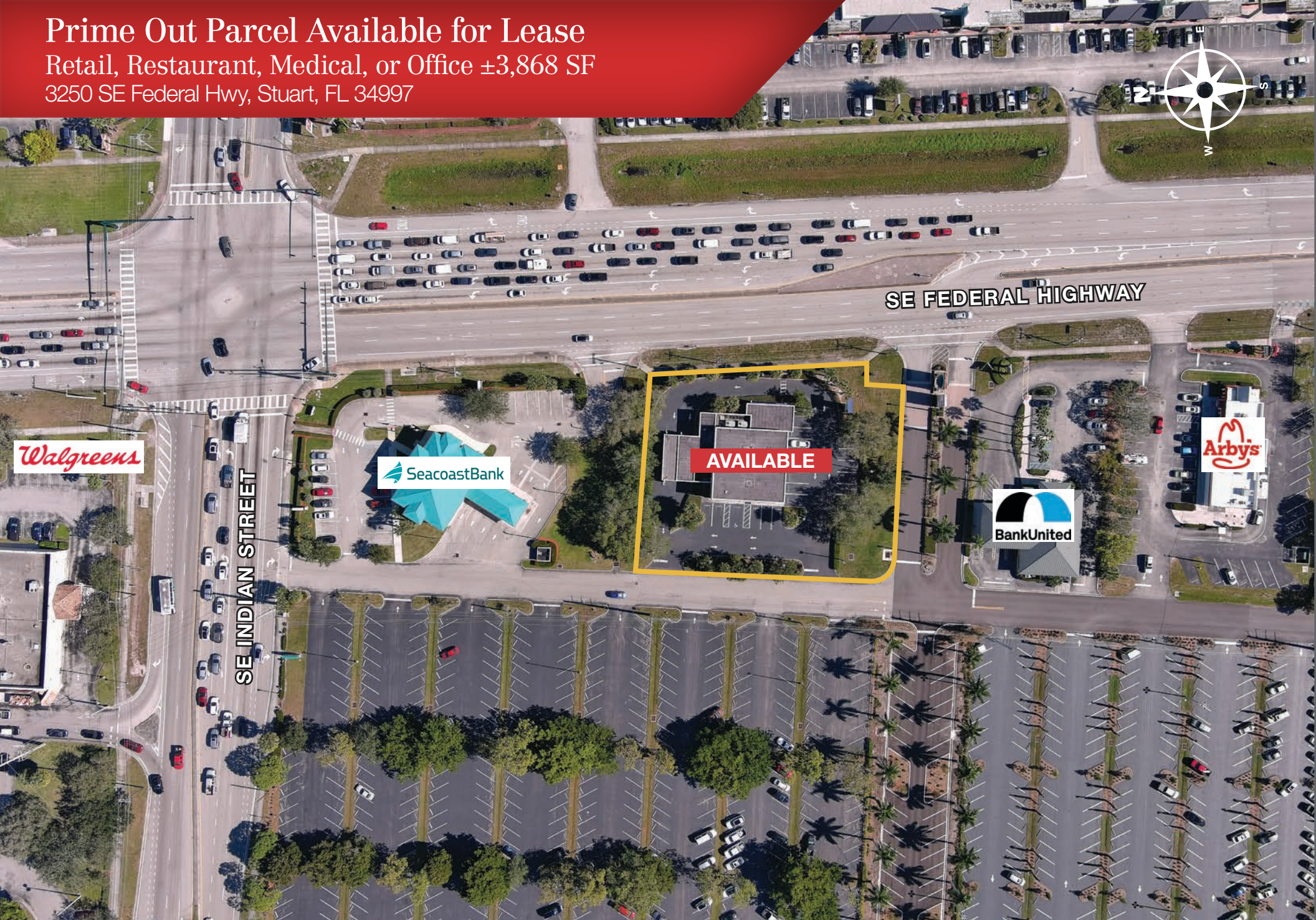
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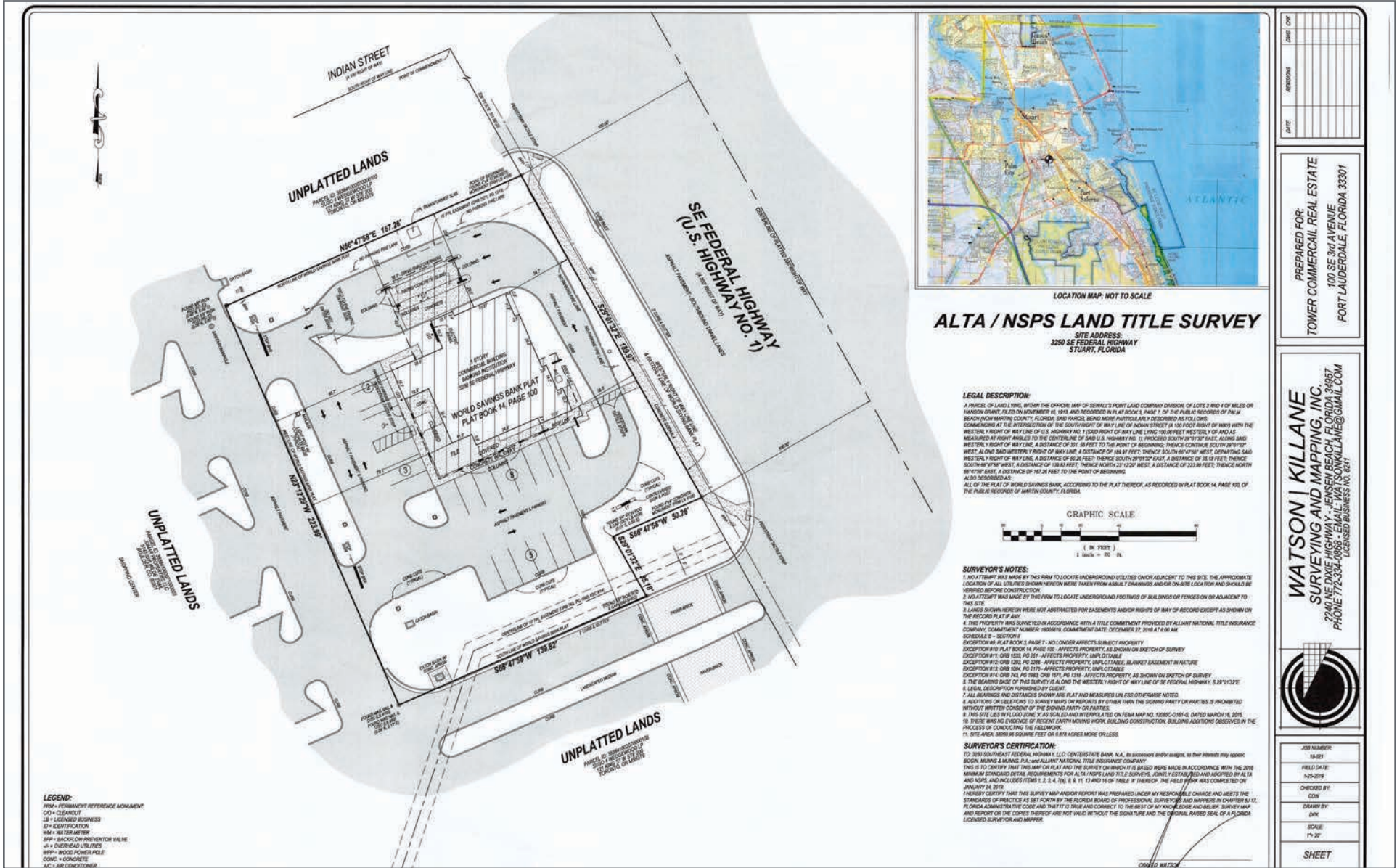


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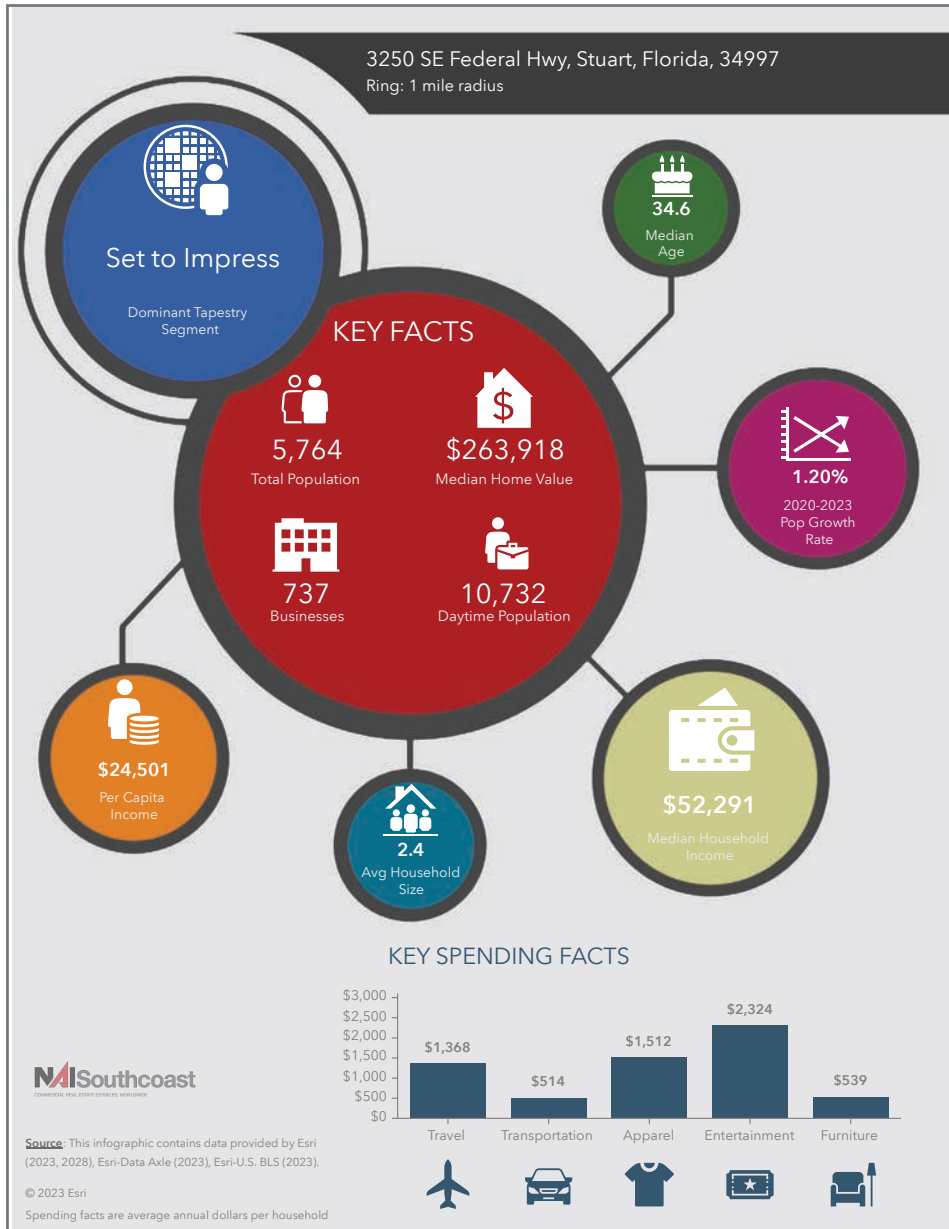
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2023 Demographics



Population

- 1 Mile: 5,764
- 3 Mile: 52,160
- 5 Mile: 100,286

Average Household Income

- 1 Mile: \$67,228
- 3 Mile: \$90,120
- 5 Mile: \$103,564

Median Age

- 1 Mile: 34.6
- 3 Mile: 50.2
- 5 Mile: 55.2



City Overview

Stuart, FL

Stuart, Florida is located on Florida's East Coast, which borders the St. Lucie River and West of the Indian River. The climate is pleasant with mild winters and warm summers. The annual average temperature is 72 degrees. Annual rainfall averages 70.44 inches.

Stuart is famed for Sail fishing and all other types of sport fishing, you can enjoy Ocean fishing, river and bay fishing, fresh water fishing. The North and South forks of the St. Lucie River are tropical wonderlands for cruises. Stuart has quaint older neighborhoods in the downtown area. There is a mixture of town homes and condominiums. Stuart's successful revitalization program has made the Downtown area a pleasant ambiance, lined with shops and restaurants.

The top major employers are, Cleveland Clinic Hospital, Vought Aircraft, Municipal Government, and thousands of successful small businesses. The economy is driven by retail service, hospitality, construction and government sectors located throughout the city.

At the present time Stuart is a growing community, annexing new properties north and south of the city, currently 6.25 square miles. Revitalization is in progress in the Potsdam section of the downtown area as well as North of the new Roosevelt Bridge. The new Roosevelt Bridge was completed in 1996, and the Department of Transportation recently finished the Evans Cray Bridge, which leads to Stuart's Public Beaches.

Regional Overview

Martin County, FL

The cities that make up Martin County are Jensen Beach/Rio, Stuart/Sewall's Point, Hutchinson Island, Hobe Sound, Jupiter/Tequesta, Palm City, Port Salerno and Indiantown. Martin County is a wonderful place to visit and live, with beaches, golf, fishing and boating. The County boasts arts amenities, quaint downtowns with shops, gourmet dining and galleries, museums, historic places, festivals and more.

Martin County is for...

The golf enthusiast... Martin County is home to over 35 world-class golf courses all within a 15-mile radius.

The sun worshiper... The County offers its visitors and residents alike some of the finest beaches on the east coast.

The discriminating arts shopper... More than 20 galleries participate in a monthly First Thursday gallery night. Many of these galleries are in the historic downtowns of Stuart, Jensen Beach, Port Salerno and Hobe Sound.

The music lover... The historic Lyric Theatre offers a wide-array of first class talent nearly 300 days a year... This acoustically amazing theatre features concerts for all music lovers, from classical to rock and roll, and theatrical performances by local and national talent.



For the die-hard festivals-goer... There are plenty to choose from and during the best Florida weather you can find. The Port Salerno Seafood Festival, Bookmania, ArtsFest, Pineapple Festival or one of the many festivals throughout the year.

The Treasure Coast Children's Museum is a great place for the kids located at Indian Riverside Park which has a fabulous water play area, fishing, and a riverfront view. Often, there are also events in the park including concerts, orchid shows, and more. Indian Riverside Park also features the Maritime and Yachting Museum. Hutchinson Island houses the Elliott Museum which focuses on art, history and technology. Named after prolific inventor Sterling Elliott, the museum houses permanent including Model AA Trucks, early transportation, history of Stuart and surrounding regions and baseball memorabilia. For the more scientifically minded and curious kids, the Florida Oceanographic Coastal Center which offers a fun opportunity to learn more about our local ecosystem and even feed a stingray!



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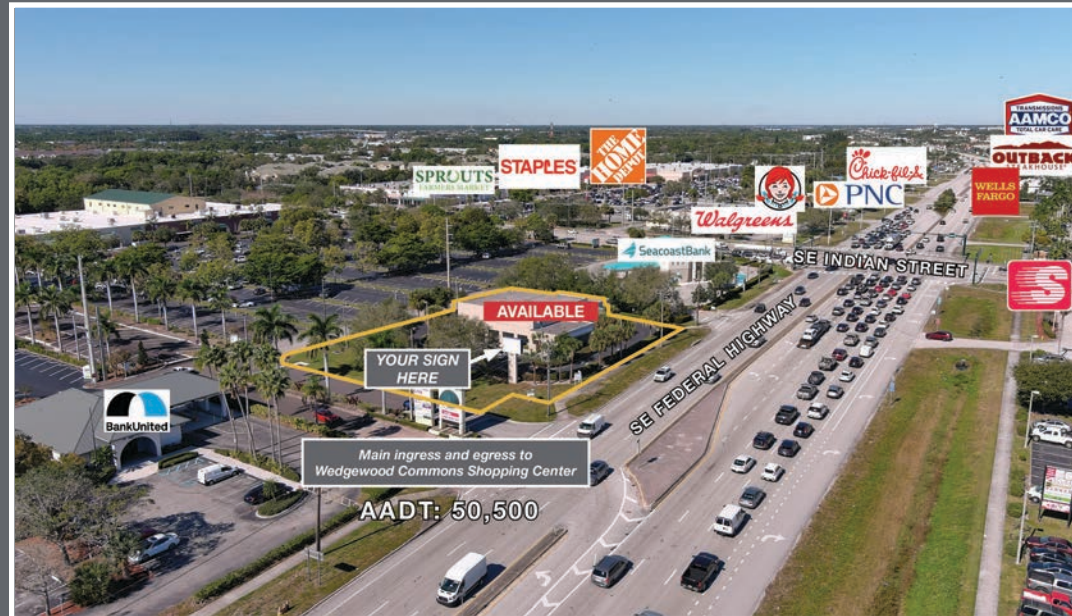
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