

±1,160 SF Professional Office Space

969 SE Federal Hwy, Stuart, FL 34994

NAISouthcoast



Presented By

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FOR LEASE:

\$22.00/SF Modified Gross

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Property Features

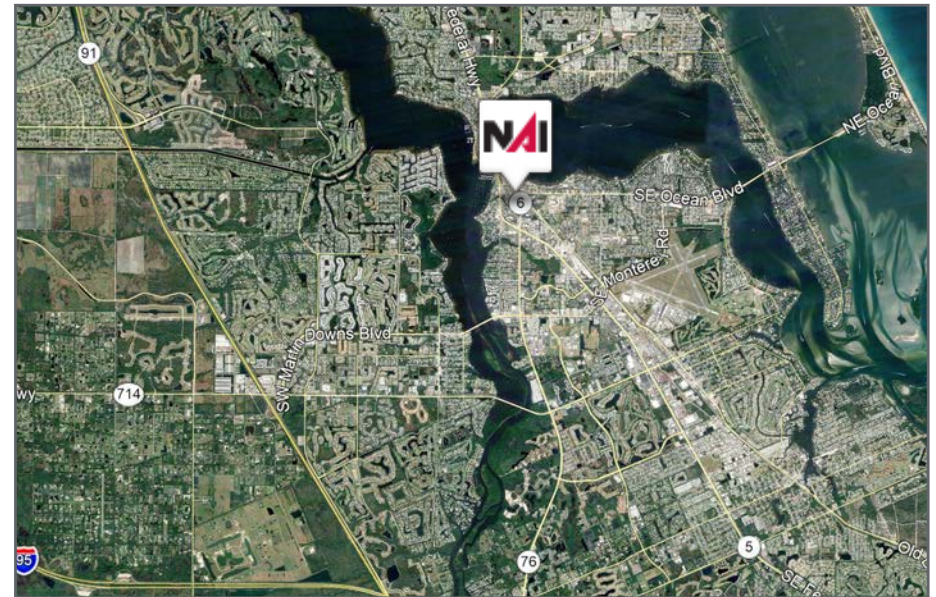
- 2nd Floor office space with balcony in newly renovated building
- Strong, professional mix of tenants
- Total Building Size: ±49,954 SF
- Available Space: ±1,160 SF
- Zoning: B-2, Business General (City of Stuart)
- Parking: 4/1,000 Parking (200 spaces on site)
- Traffic Count: AADT 37,000

Property Overview

This property sits in the middle of the prime retail/office corridor on US Hwy 1 in Stuart, FL. Built-out offices that can be modified easily.

Highlights

- Professional office with retail signage
- Excellent 2.86 Acre location on US-1 and SE Johnson Avenue.
- Lighted intersection with direct left turn from southbound lane of US-1.
- 37,000 traffic count.
- 200 parking spaces in center plus street parking on SE Johnson Avenue.



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Site Plan



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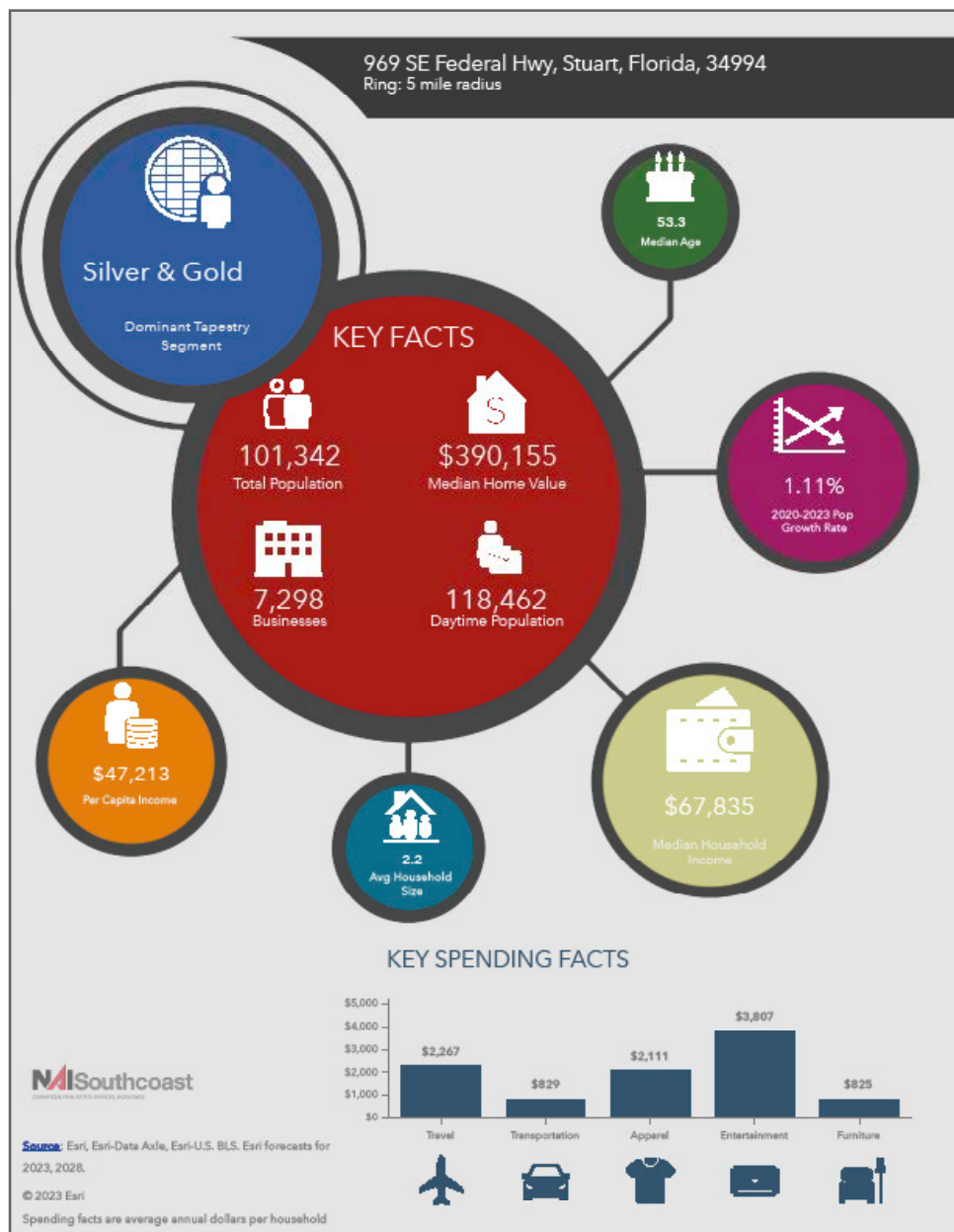
Property Images



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2023 Demographics



Population

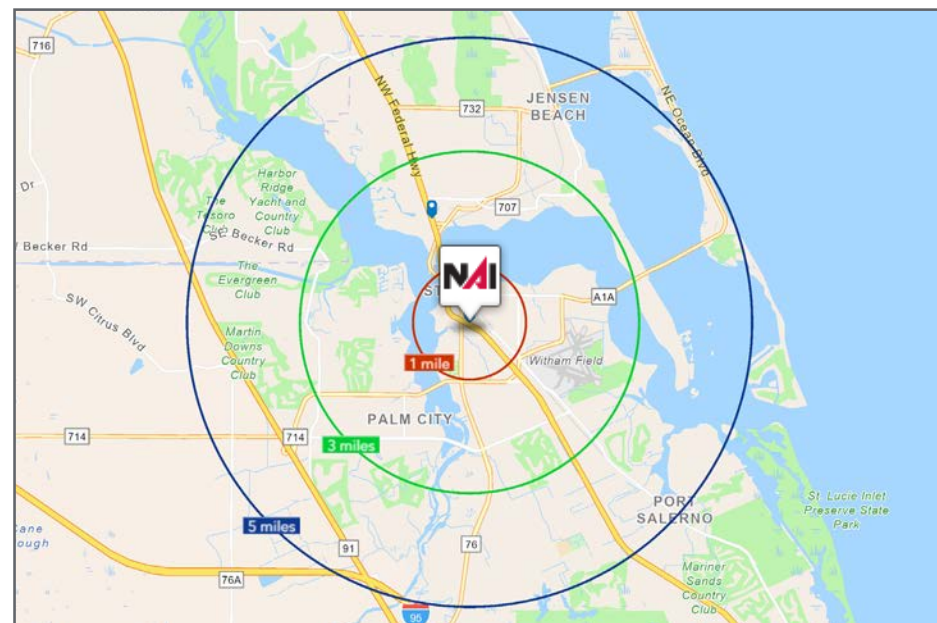
- 1 Mile: 7,765
- 3 Mile: 49,217
- 5 Mile: 101,342

Average Household Income

- 1 Mile: \$73,455
- 3 Mile: \$96,501
- 5 Mile: \$106,787

Median Age

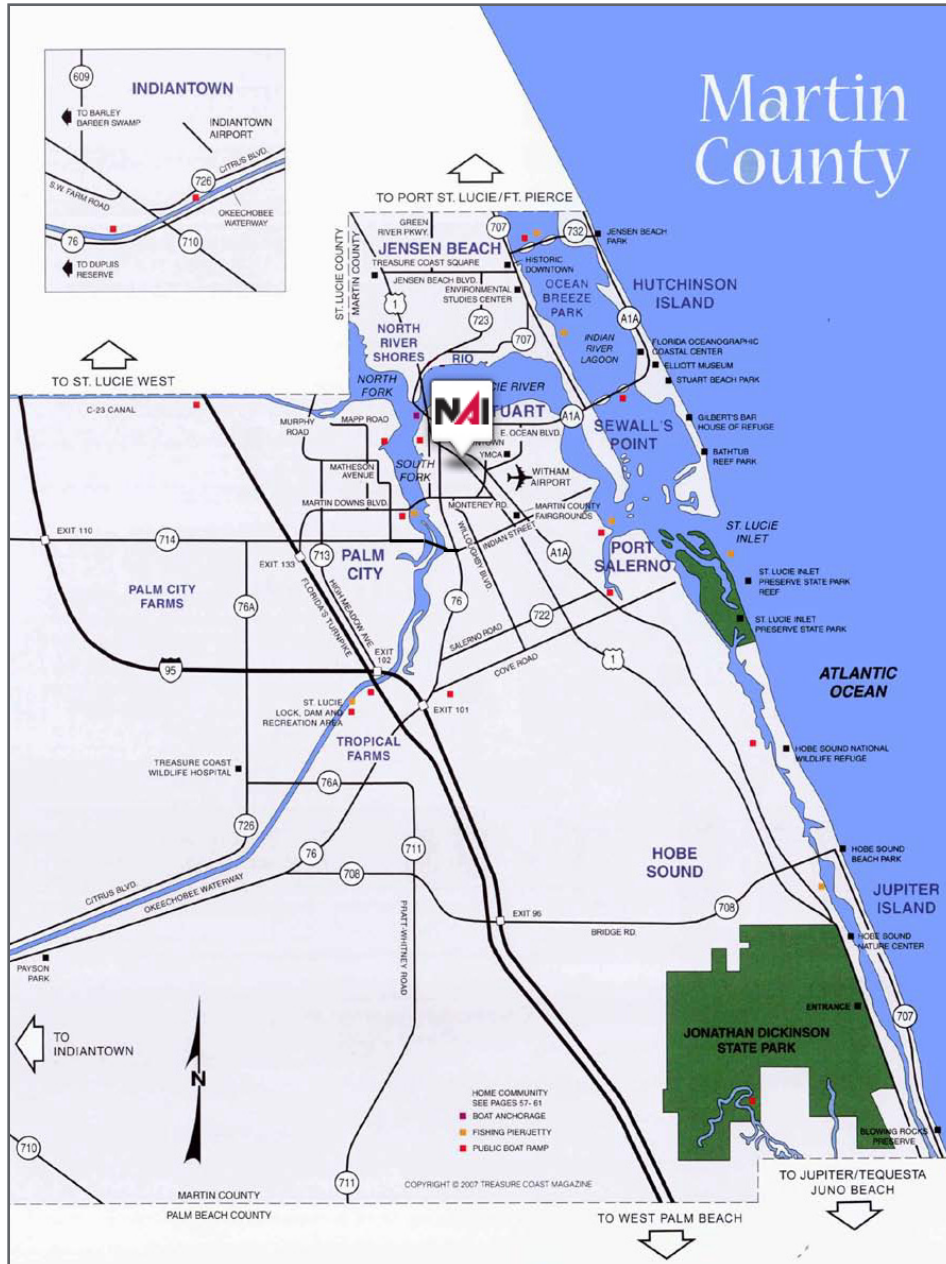
- 1 Mile: 51.2
- 3 Mile: 52.6
- 5 Mile: 53.3



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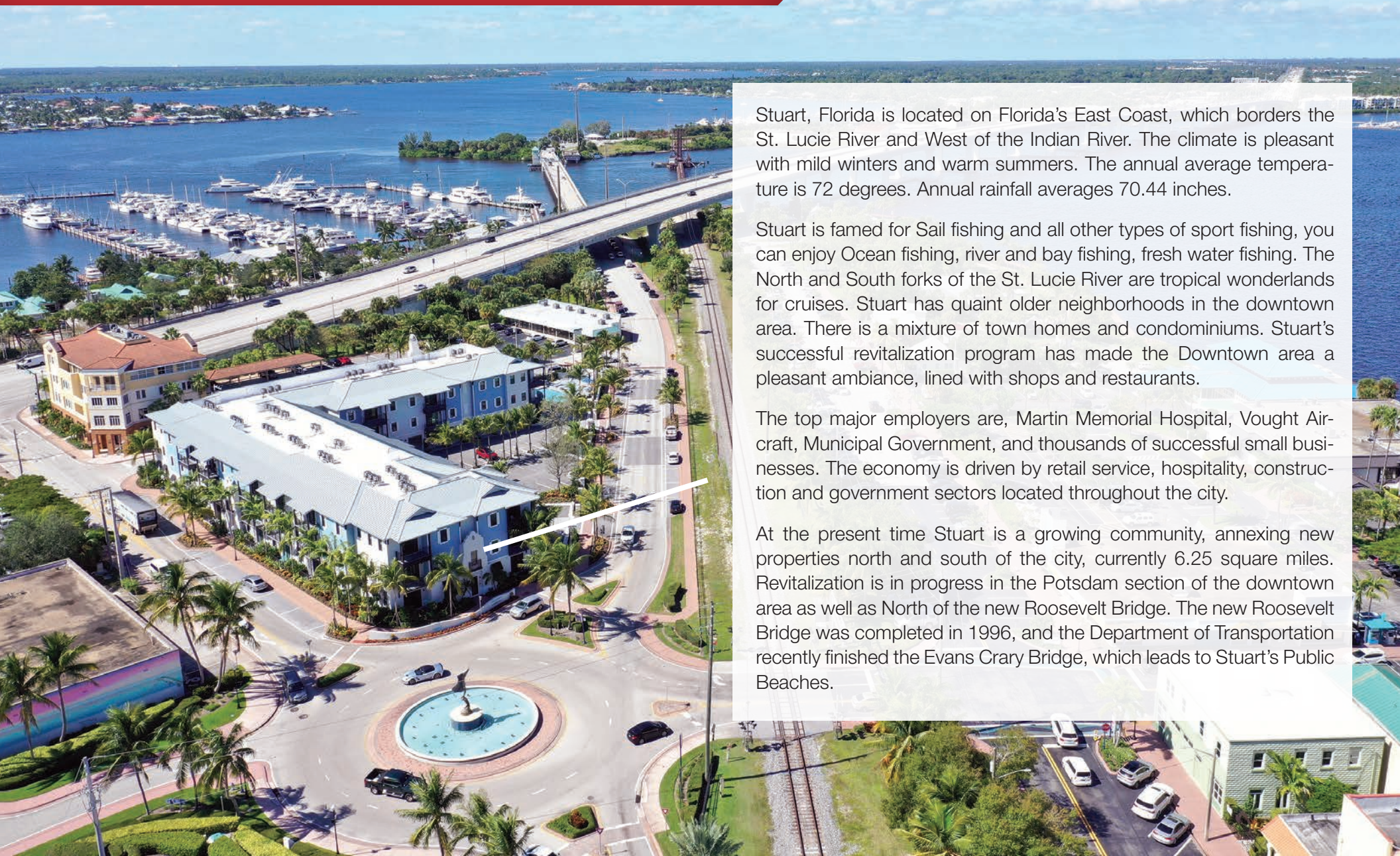
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Area Maps



City Overview

Stuart, Florida



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, Martin Memorial 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.

County Overview

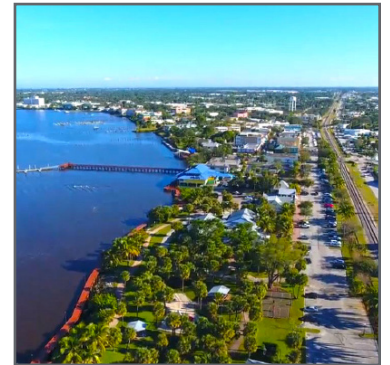
Martin County, Florida

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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