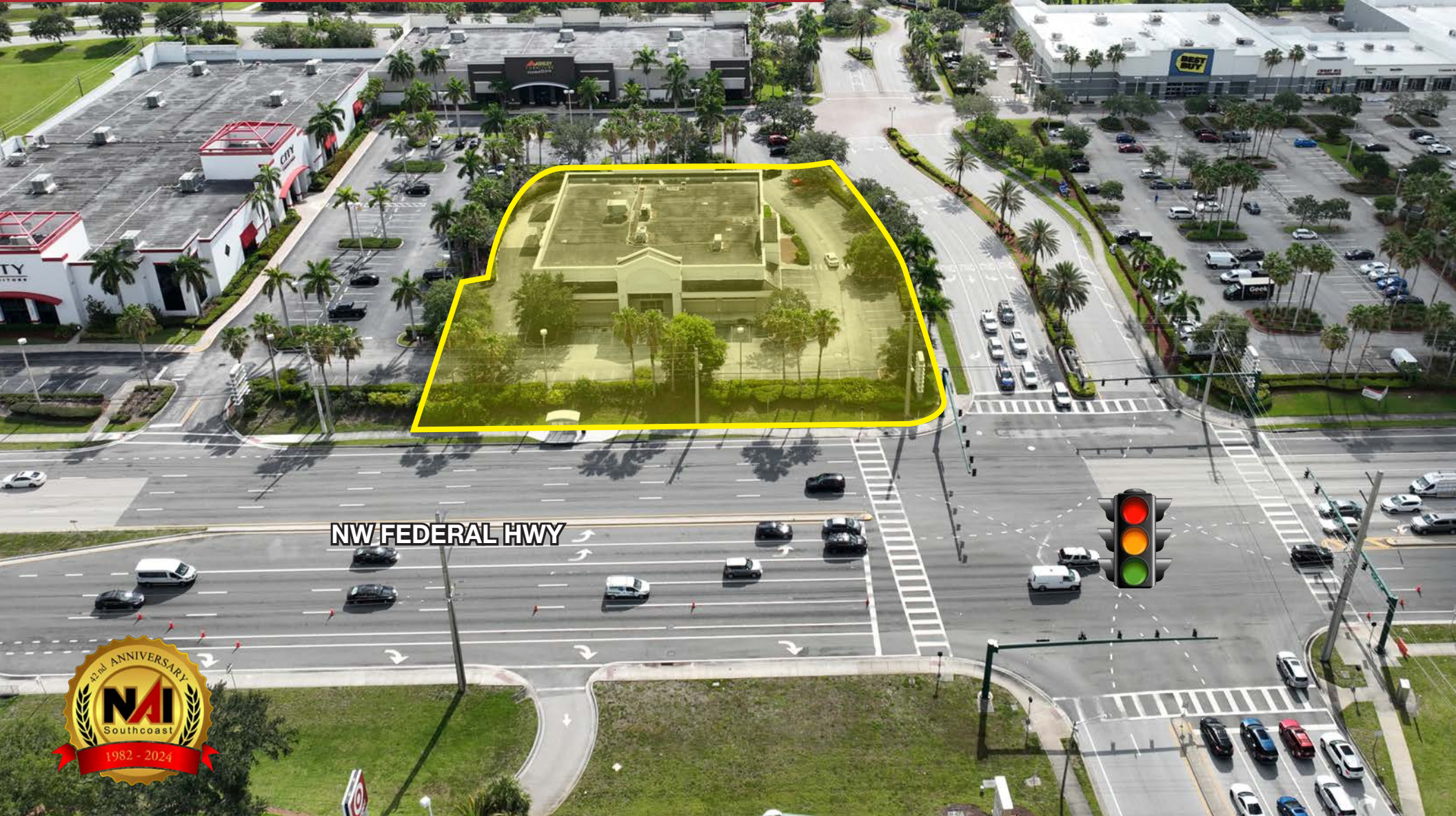


Freestanding Retail Building

2651 NW Federal Highway, Stuart, FL 34994

NAI Southcoast



NW FEDERAL HWY



Presented by

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FOR LEASE:

\$29.00/SF NNN

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Property Overview & Highlights

- Amazing location on US 1 in the best retail market on the Treasure Coast
- Freestanding former 14,500 SF Retail Pharmacy
- Traffic counts of 63,000 VPD
- Incredible entry opportunity into a very established market
- Strong demographics (>\$100,000 income in 3 miles radius)
- Situated amongst all other credible, national retailers
- Ample parking for tenants who have frequent customers



Property Features

Lease Price:	\$29.00/SF NNN
Building Size:	±14,557 SF
Ceiling Height:	20 Feet
Land Area:	1.44 Acres
Year Built:	2003
Zoning:	PUD



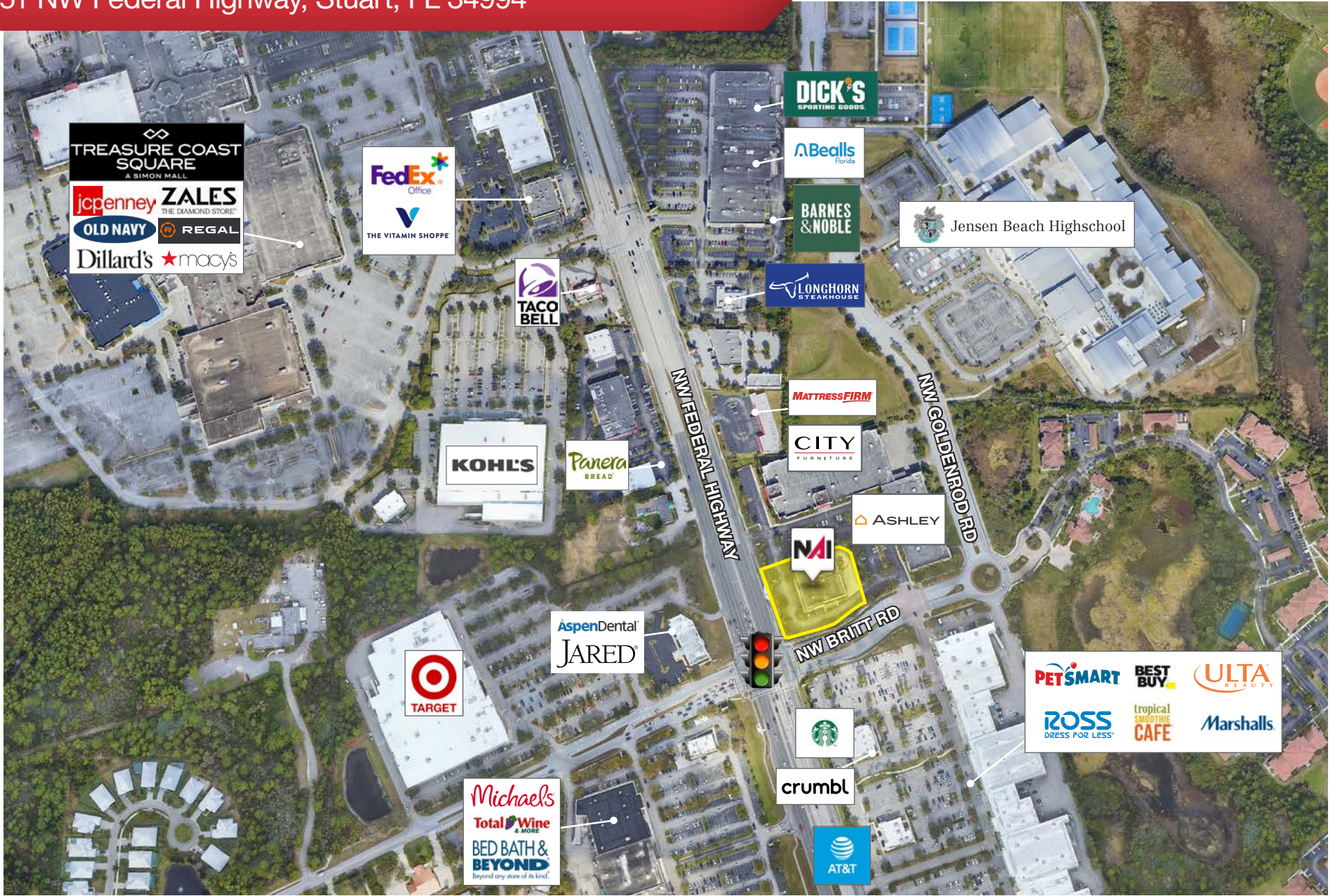
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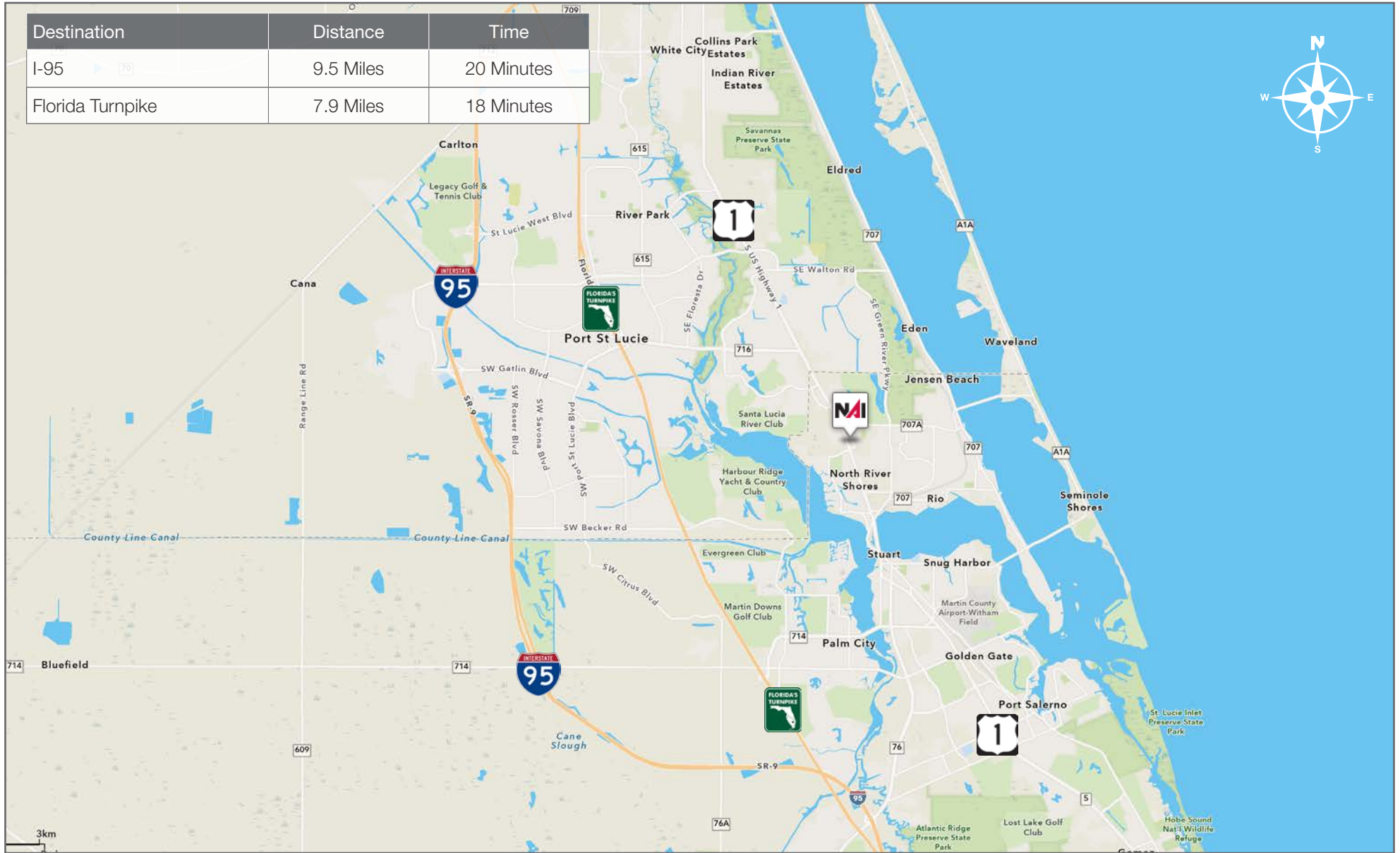
Restricted Uses

(b) General Use Restrictions: No part of the Parcels may be used, assigned or sublet for the following uses: nude or semi-nude dancing; bar, tavern or cocktail lounge, except as part of a restaurant operation; “adult” or “x-rated” book or movie store (except that this provision shall not prohibit the sale or rental of “adult” or “x-rated” video tapes as part of the business of a video store offering a substantial selection of other types of video tapes as a majority of its selection); for the display or sale of pornographic materials; adult movie theater; so-called “head shops” selling or displaying drug paraphernalia; massage parlor; industrial purposes; warehouse; entertainment or recreation facilities; training or educational facilities; renting, leasing or selling or displaying for the purpose of renting, leasing or selling; of any boat, or trailer; flea market; or on-site dry cleaning plant. Additionally, from and after the effective date of the Best Buy’s lease encumbering a portion of Tract B and until the expiration or termination of that Lease, no part of a Parcel may be used, assigned or sublet for the primary business of selling, renting, servicing, warehousing, or installing in motor vehicles the following product categories: electronic equipment or appliances (including without limitation, televisions, stereos, and video recorders); major household appliances (including without limitation, refrigerators, freezers, stoves, microwave ovens, dishwashers, washers and dryers); personal computer and peripherals, computer software; care radios, stereos, tape decks or phones; entertainment software, including compact discs, music videos and prerecorded tapes, telephones, telecopy, facsimile and photocopy machines; photographic cameras or equipment; and for substitutes for or items which are a technological evolution of the foregoing items; or any other related items carried in a majority of Best Buy stores. The Eckerd Outparcel shall not be used, assigned or sublet for any use which violates an exclusive use or use restriction granted to Ross Dress for Success, Linen and Things, Petsmart, or any other tenant of the Shopping Center or Tract B, provided that this restriction shall not adversely affect the then-current and permitted (under the Eckerd Lease) business operations conducted by the owner or tenant of the Eckerd Outparcel. “Entertainment or recreational facility,” as used in this Declaration, shall include, without limitation, a theater, bowling alley, skating rink, dance hall, billiard or pool ball, game parlor, or video arcade (containing more than four (4) electronic games), but shall not include a Chuck E. Cheese, Gymboree, or other entertainment use catering to children below the age of 16. “Training or educational facility” by definition shall include, without limitation, a beauty school, barber college, reading room, place of instruction, or any operation catering primarily to students or trainees as opposed to customers. “Pornographic materials” shall be any books, magazines, newspapers or video tapes which would be obscene under prevailing laws. The foregoing use restrictions may be modified, waived or terminated by a written instrument signed by the owners of both Parcels (with the joinder of Eckerd is such modification, waiver or termination is effective during the term of the Eckerd Lease) and recorded in the Public Records of Martin County, Florida.

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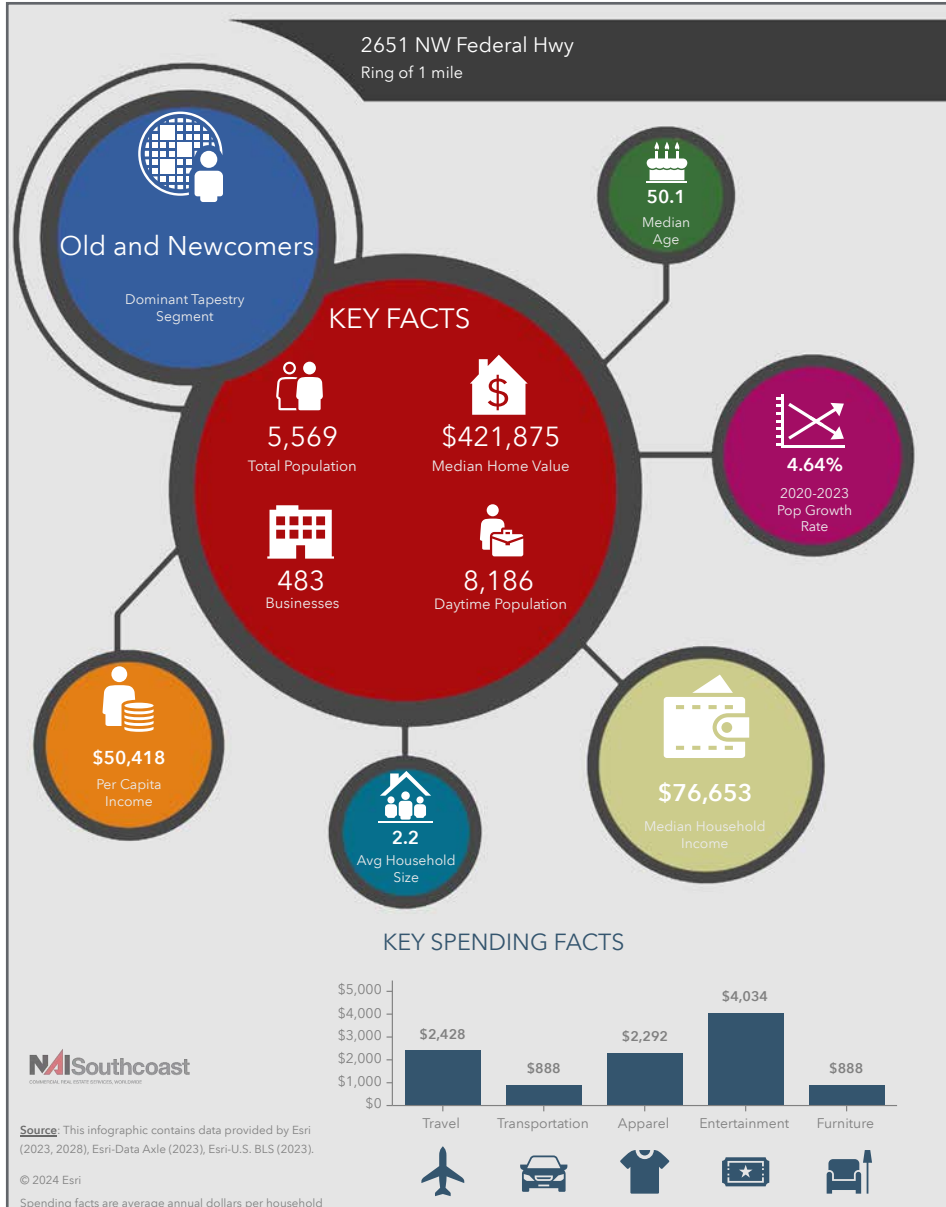
Drive Time Map



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2023 Demographics



Population

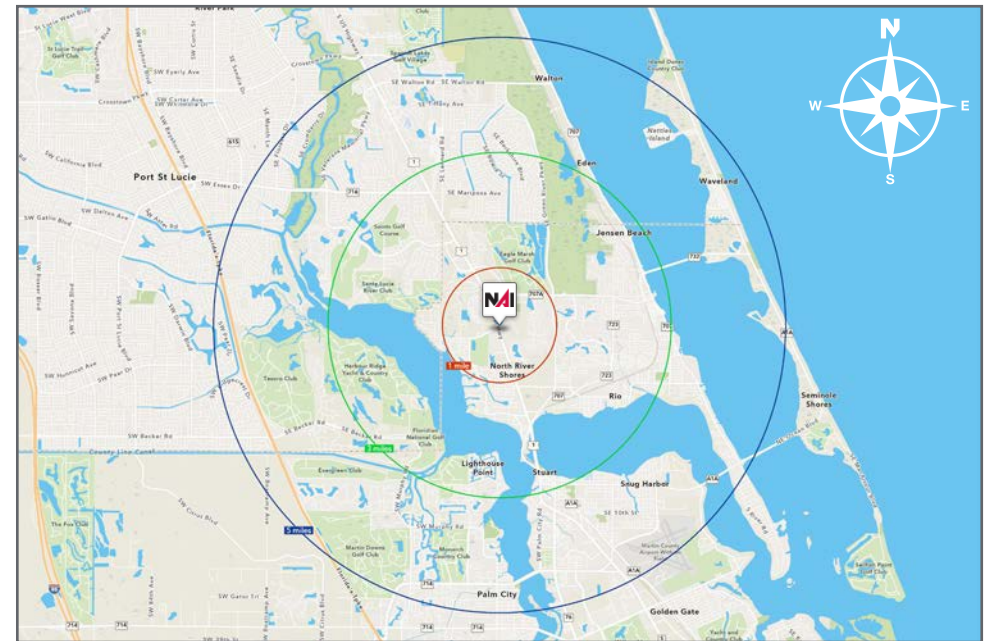
- 1 Mile: 5,569
- 3 Mile: 37,869
- 5 Mile: 104,710

Average Household Income

- 1 Mile: \$113,609
- 3 Mile: \$104,931
- 5 Mile: \$97,428

Median Age

- 1 Mile: 50.1
- 3 Mile: 54.2
- 5 Mile: 55.0



LISTING AGENTS



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