

Truist Bank Building

2400 SE Federal Highway, Stuart, FL 34994

NAI Southcoast



Presented By

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FOR LEASE:

\$24.50/SF Gross

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Property Details

Suite Size: Suite 200: 920 SF **LEASED**

Suite 250: 935 SF **LEASED**

Suite 210: 1,697 SF

Suite 240: 1,647 SF

Building Size: 34,926 SF

Pricing: \$24.50/SF Gross

Interior: Fully built out as professional office space

Occupancy: Immediate

Location: South Federal Highway & Monterey Rd

Monterey Triangle

Zoning: B-2 Business General, City of Stuart

Property Overview

Well established four story office building on a main intersection in Stuart.

The property includes a multi story parking garage with security guard monitoring.



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St. Lucie River



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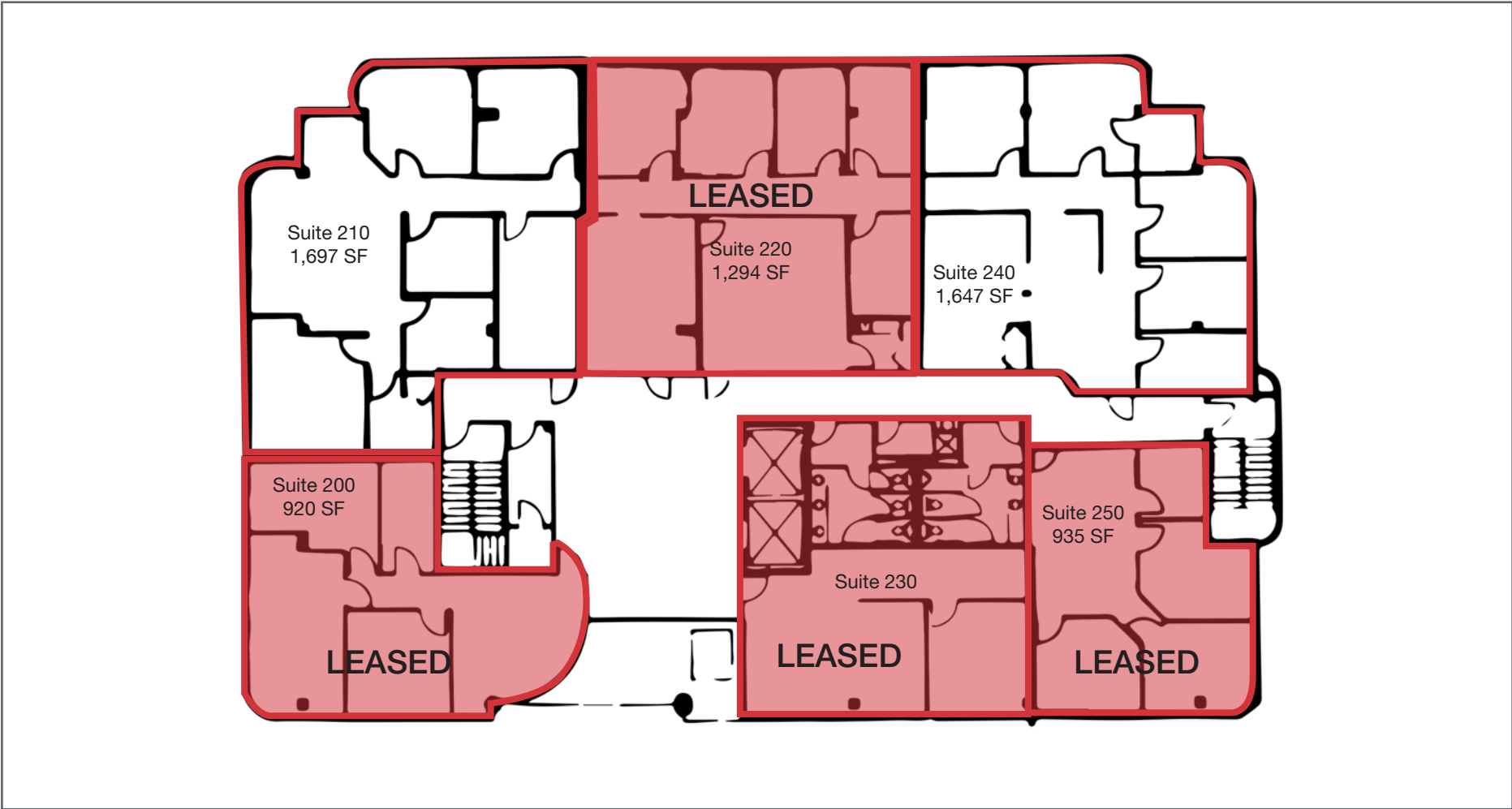
Property Photos



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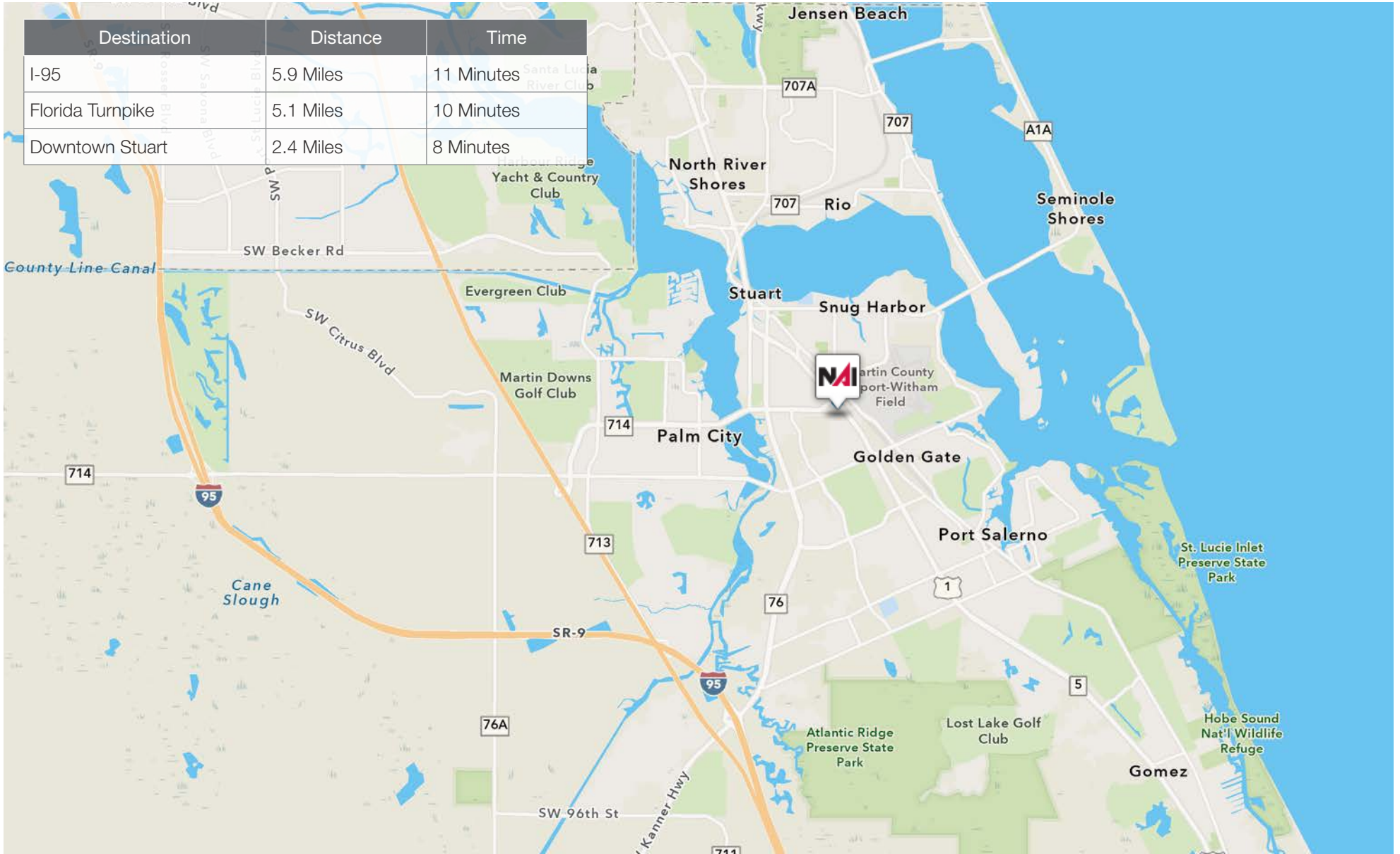
Floor Plan

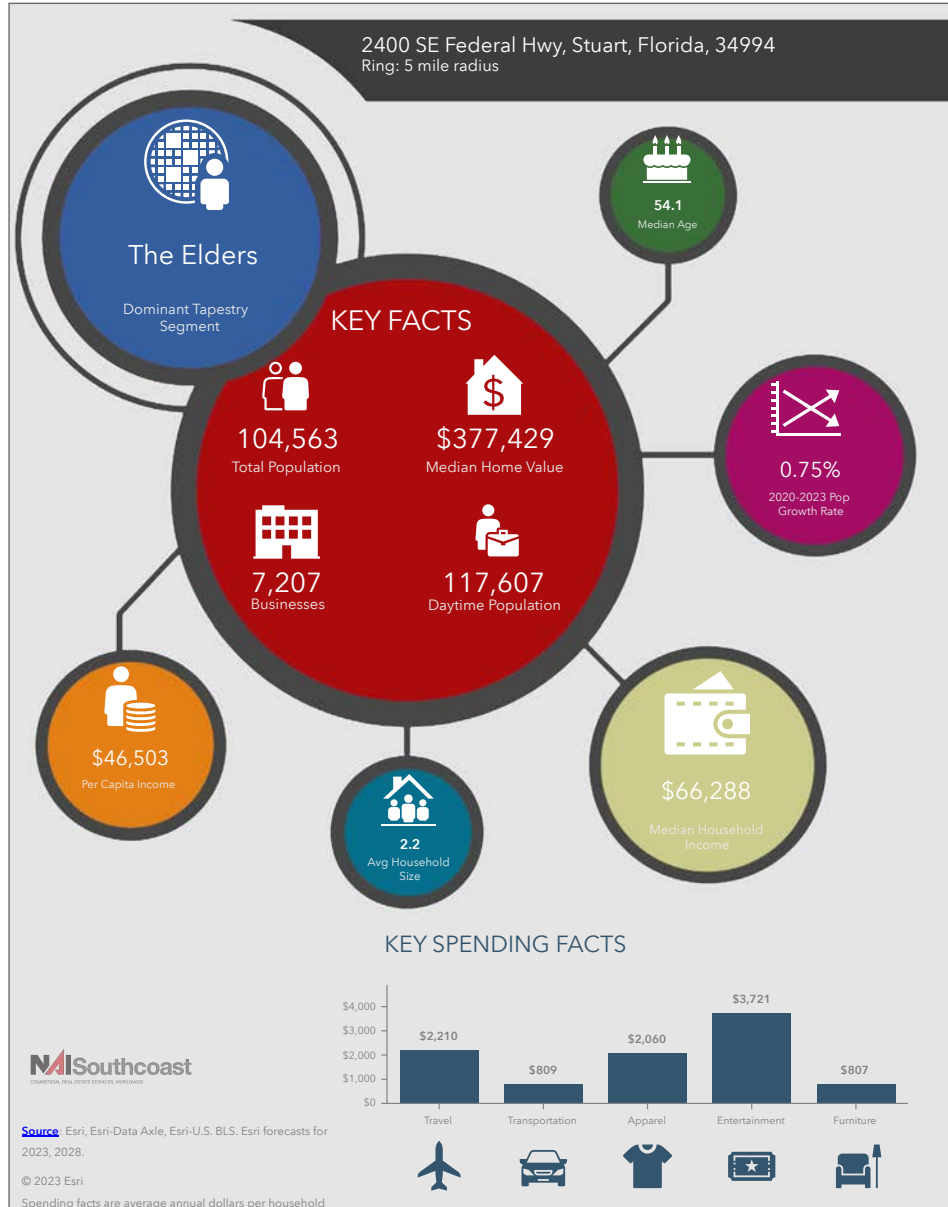


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Drive Time





Population

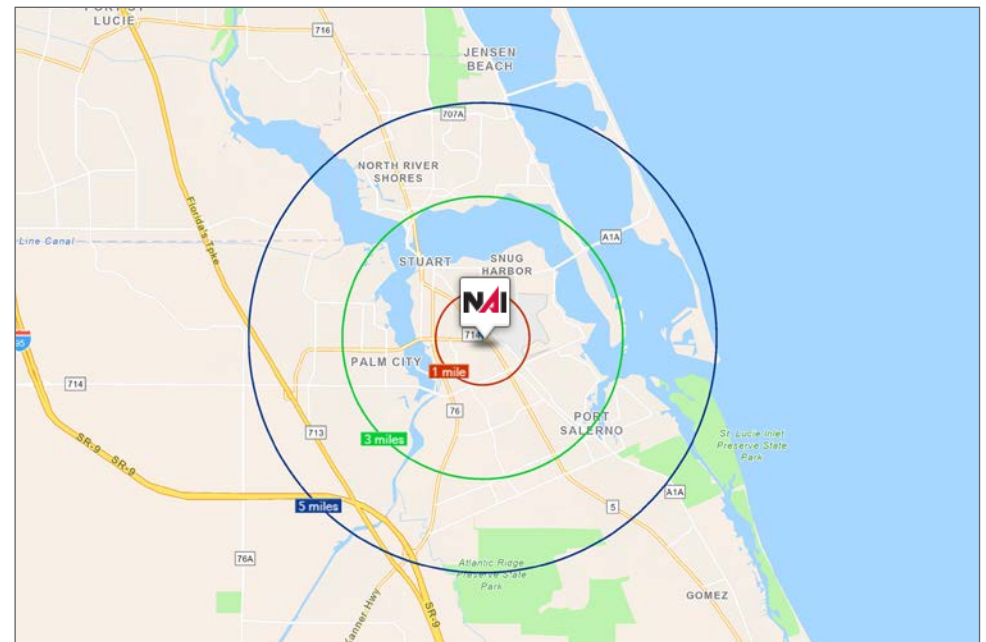
- 1 Mile: 6,673
- 3 Mile: 49,945
- 5 Mile: 104,563

Average Household Income

- 1 Mile: \$61,603
- 3 Mile: \$97,402
- 5 Mile: \$104,298

Median Age

- 1 Mile: 38.2
- 3 Mile: 51.1
- 5 Mile: 54.1



Regional Overview

Martin County

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 fist 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.

Mark your calendars for a plethora of events to look forward to in Martin County, Florida. The Stuart Air Show, Stuart Boat Show, ArtsFest, and the Martin County Fair are some of the many events taking place 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 exhibits including Model A 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!



LISTING AGENTS



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