

# Prime Retail/Office Space - Downtown Stuart

735 Colorado Avenue, Stuart, FL 34994

# NAI Southcoast



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FOR LEASE:

# \$16.00-\$22.00/SF NNN

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## Property Details

Address: 735 Colorado Ave, Stuart, FL 34994

Available Spaces: Unit 735: 3,917 SF - \$16.00/SF NNN  
Unit 723: 1,877 SF - \$20.00/SF NNN  
Unit 719: 600 SF - \$22.00/SF NNN

Zoning: B-2

Parking: Oversized Parking Lot

## Property Overview

Highly visible property located on Colorado Avenue in the gateway to Downtown Stuart. This busy plaza is centrally located between affluent communities and shopping, dining, and entertainment in Downtown Stuart. Easy access to US-1 and proximity to other national and local brand businesses makes it simple for your customers to stop by while running errands to Rocky's Hardware, Publix, Wawa, or the local USPS office.

## Property Highlights

- Well located and close to restaurants, banks, and other downtown amenities
- Renovated in 2022
- Excellent store front signage
- Amazing views overlooking Frazier Creek
- Light and bright spaces with ample windows



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735 Colorado Avenue, Stuart, FL 34994

Unit 723 #103 & 104

1,877 SF

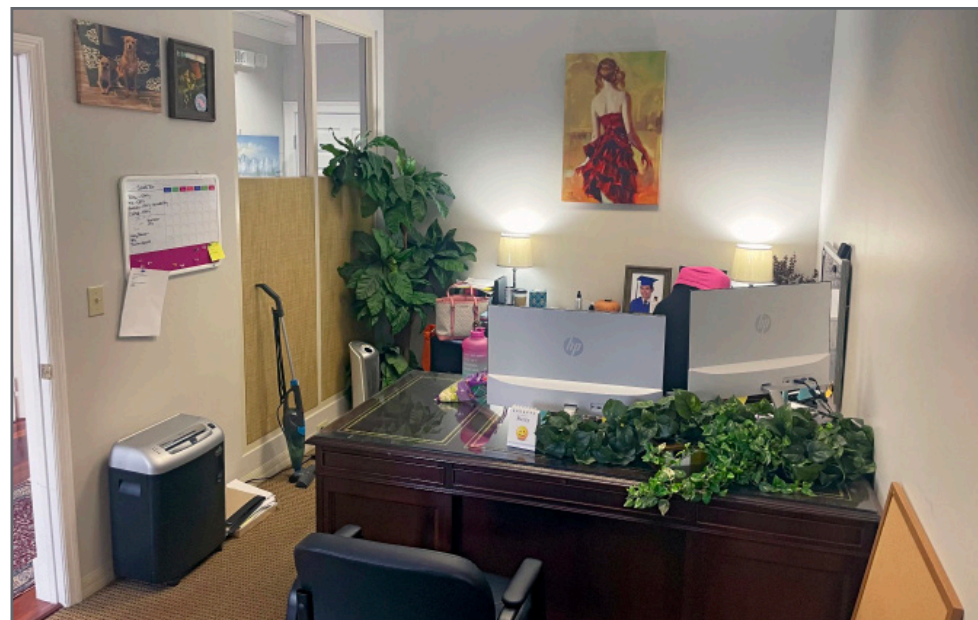


# Prime Retail/Office Space - Downtown Stuart

735 Colorado Avenue, Stuart, FL 34994

Unit 719 #101

600 SF



# Prime Retail/Office Space - Downtown Stuart

735 Colorado Avenue, Stuart, FL 34994

Unit 735 #111 & 117

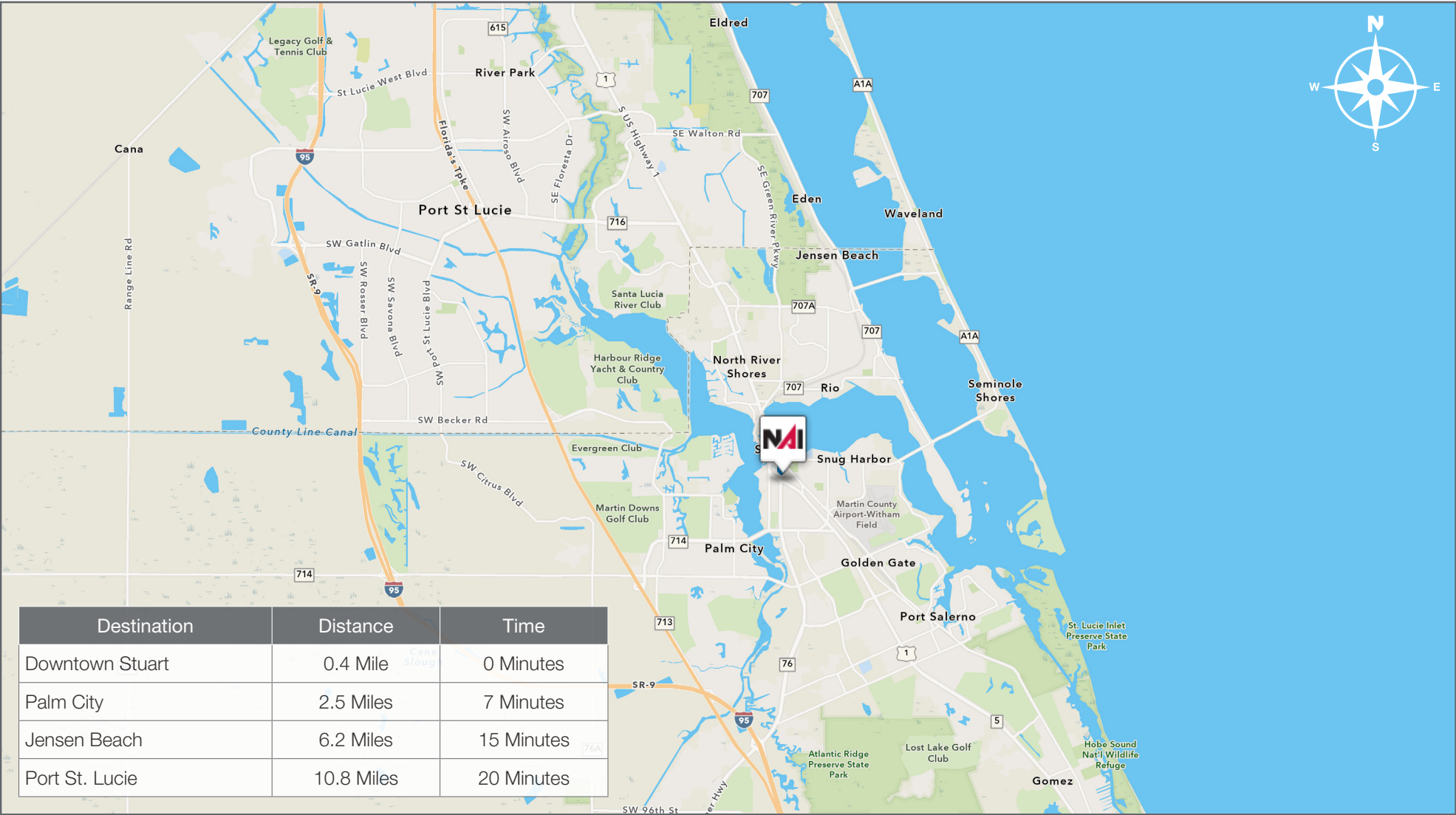
3,917 SF



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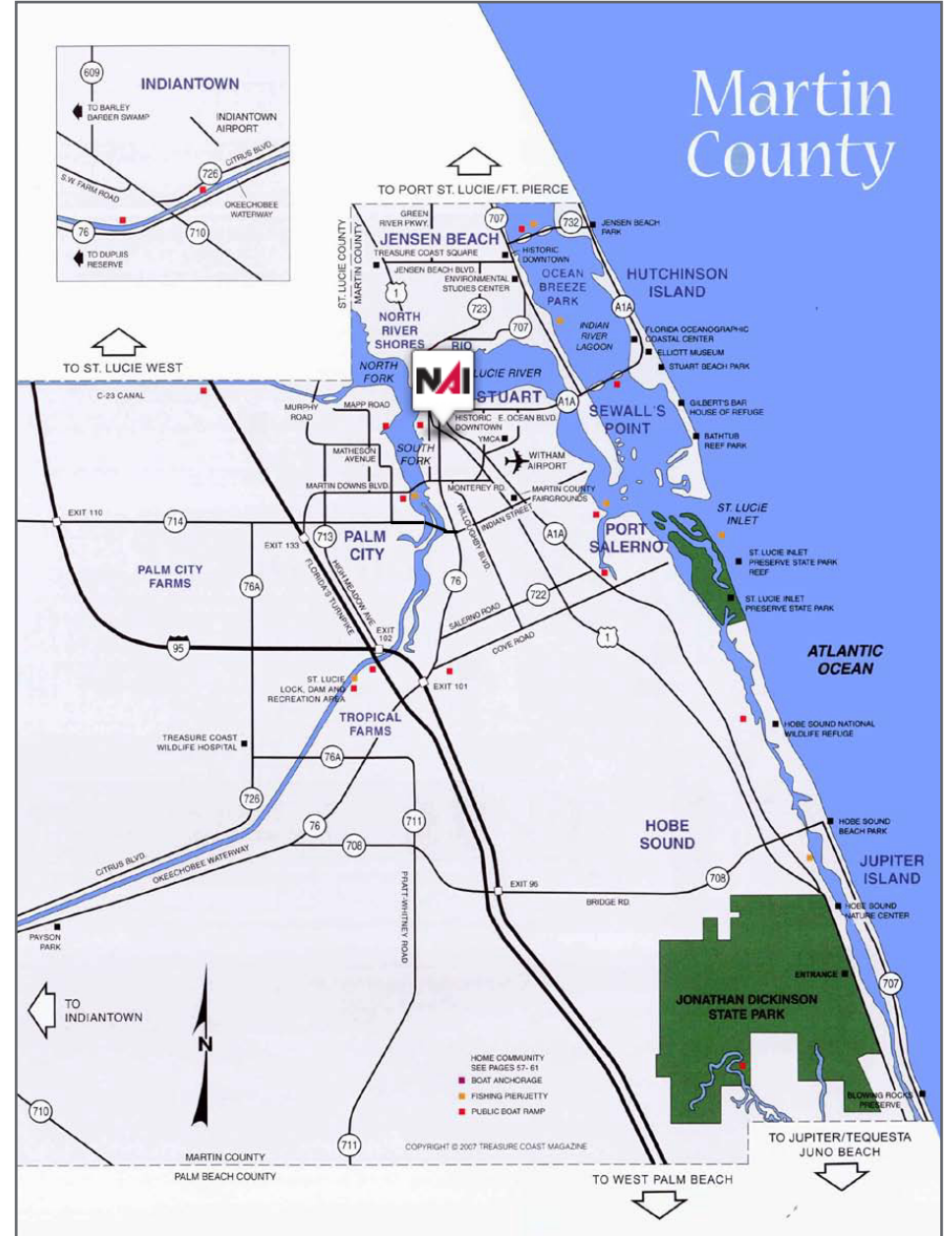
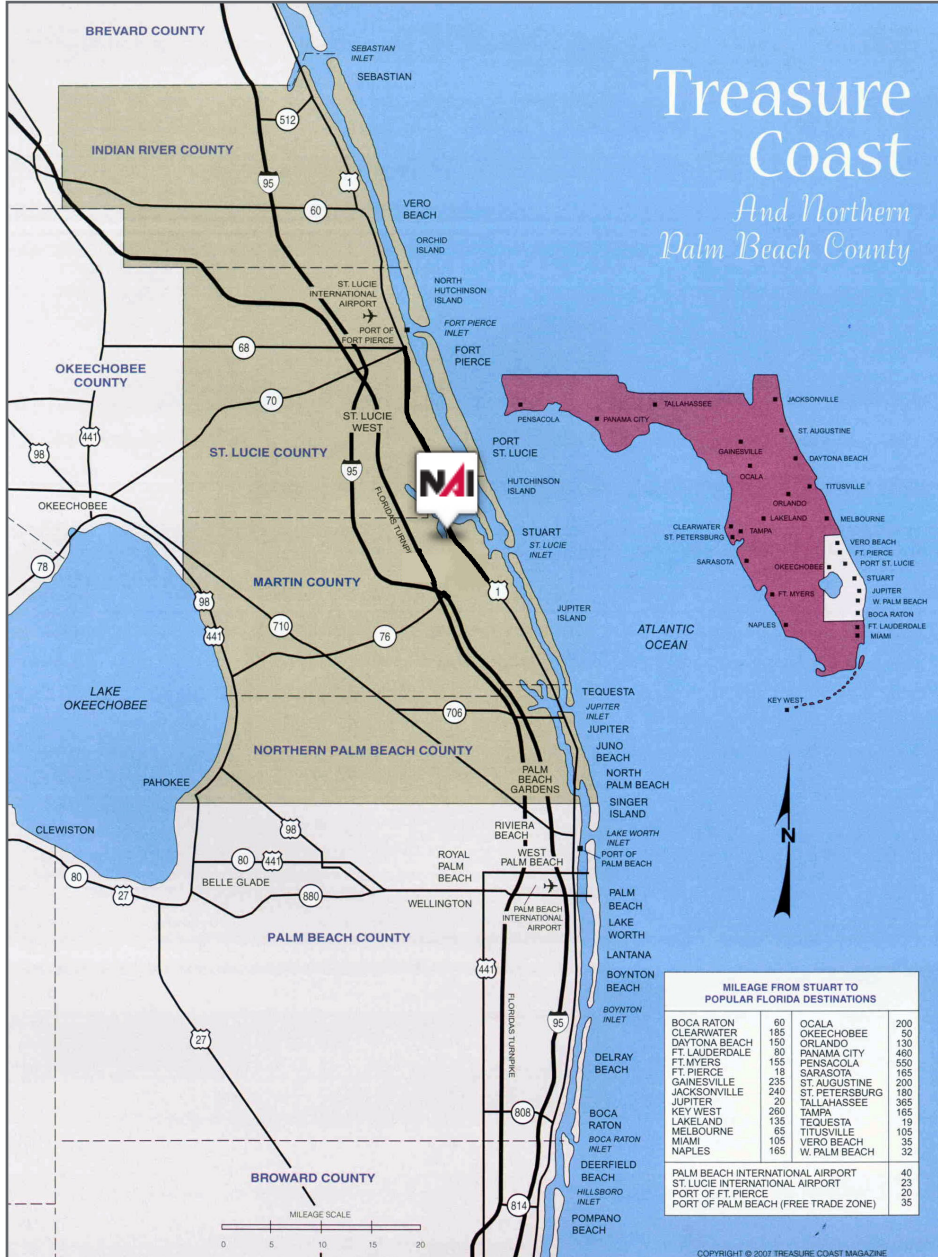
## Location Map



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Area Maps



# City Overview

## City of 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 60 inches.

Stuart is famed for its exceptional sailfishing and all other types of sport fishing. You can enjoy ocean fishing, river and bay fishing, and 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, including a mixture of townhomes and condominiums. Stuart's successful revitalization program has given the Downtown area a pleasant ambiance, with shops and restaurants lining the streets.

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 continues in the Potsdam section of the downtown area as well as North of the Roosevelt Bridge. Completed in 1996, the Roosevelt Bridge, is a prominent feature in the area, allowing for easy connectivity and accessibility to Stuart's Public Beaches.



# County Overview

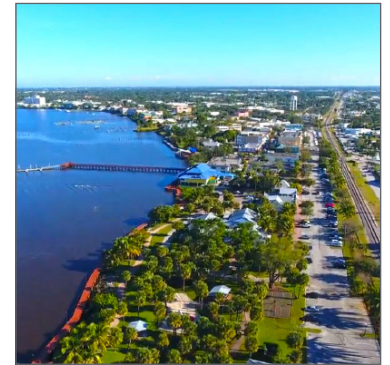
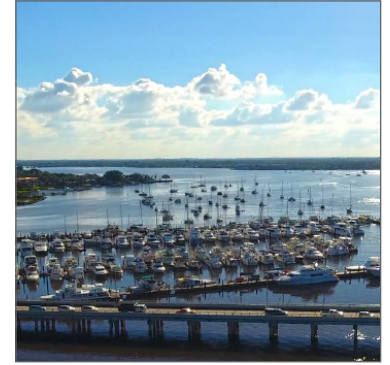
## Martin County, Florida

The cities that make up Martin County include 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, quaint downtowns with shops, gourmet dining, 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.

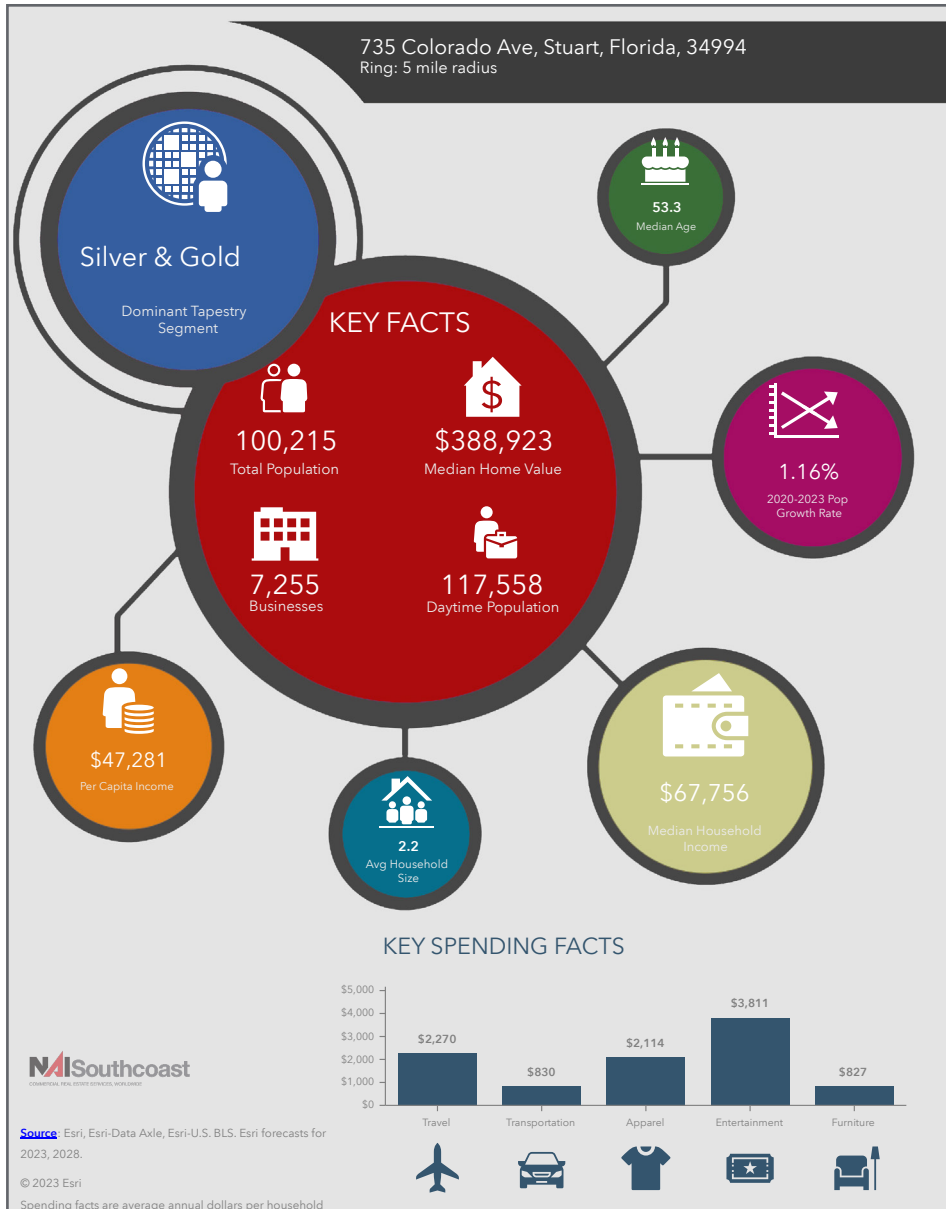
Mark your calendars for a plethora of events to look forward to in Martin County, Florida. The Stuart Air Show, Stuart Boat Show, ArtsFest, and the Martin County Fair are just some of the many events taking place throughout the year. The Treasure Coast Children's Museum, located at Indian Riverside Park, is a great place for kids and families, offering a water play area, fishing, and a riverfront view. Often, there are events in the park including concerts, orchid shows, and more. Indian Riverside Park also features the Maritime and Yachting Museum. Hutchinson Island is home to the Elliott Museum which celebrates the genius of innovation, creativity and the historical events of Martin County. Named after the prolific inventor Sterling Elliott, the museum hosts permanent exhibits showcasing Model A Trucks, early transportation, the history of Stuart and its surrounding regions, and baseball memorabilia. For the scientifically minded and curious kids, the Florida Oceanographic Coastal Center offers fun opportunities to learn about our local ecosystem.



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## 2023 Demographics



### Population

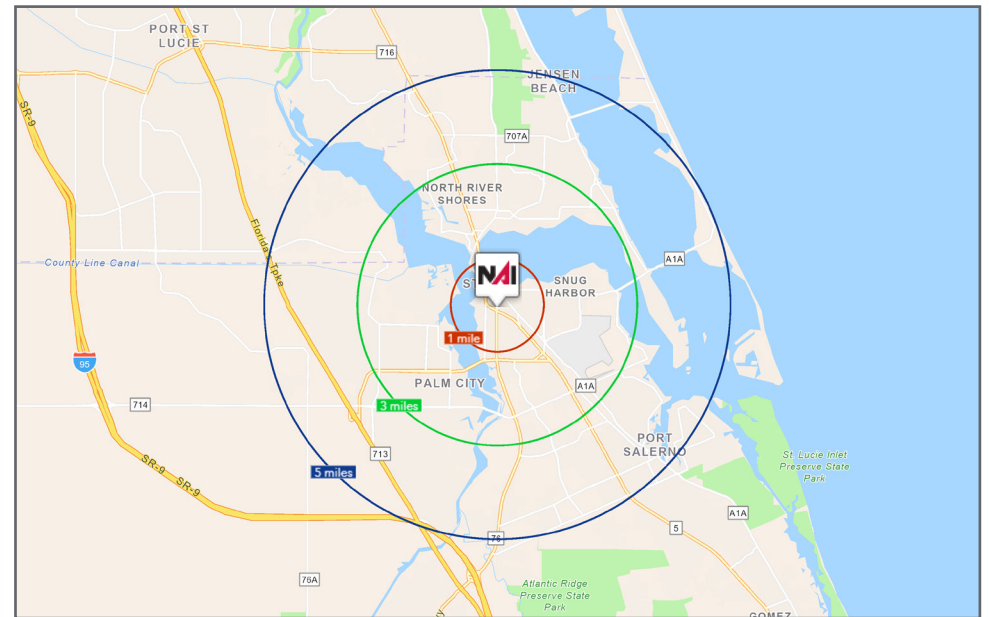
- 1 Mile: 5,799
- 3 Mile: 52,092
- 5 Mile: 100,215

### Average Household Income

- 1 Mile: \$77,354
- 3 Mile: \$98,404
- 5 Mile: \$106,938

### Median Age

- 1 Mile: 52.4
- 3 Mile: 52.8
- 5 Mile: 53.3



*Presented By*



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