



7000 SE Federal Highway
Stuart, FL 34997

\$15.00 - \$20.00/RSF NNN
Minimum 3 year lease

Property Features:

Location:	On the NW corner of signalized intersection of US Hwy 1 and Mariner Sands Drive
Traffic Count:	AADT \pm 30,500 Federal Highway
Lease Rate:	\$15.00 - \$20.00/RSF NNN

FOR MORE INFORMATION:

Stuart Duffin, P. A., SIOR, CCIM

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100 SW Albany Avenue, 2nd Floor
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www.naisouthcoast.com

Mariner Village - Professional Office

7000 SE Federal Hwy, Stuart, FL 34997

Overview

Property Overview

Well-suited for any professional office use. Across from Mariner Sands, a country club with 390 estate homes and two golf courses. The surrounding areas to the North and South on US-1 have experienced rapid residential and commercial growth, making this an excellent site. Mediterranean-style building with arched entrances and barrel tile roof in south Stuart on U.S. Highway 1. Signage available on US Hwy 1 and ready to move in!

Available Space

Ground Floor	\$15.00/SF NET plus amortized TI added to base rent
Unit 100:	2,950 SF (current space as is) \$15.00/RSF NNN
Unit 100:	Space built out to 7,100 SF by NAI Southcoast \$20.00/RSF NNN
Unit 210:	1,642 SF \$15.00/RSF NNN



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First Floor



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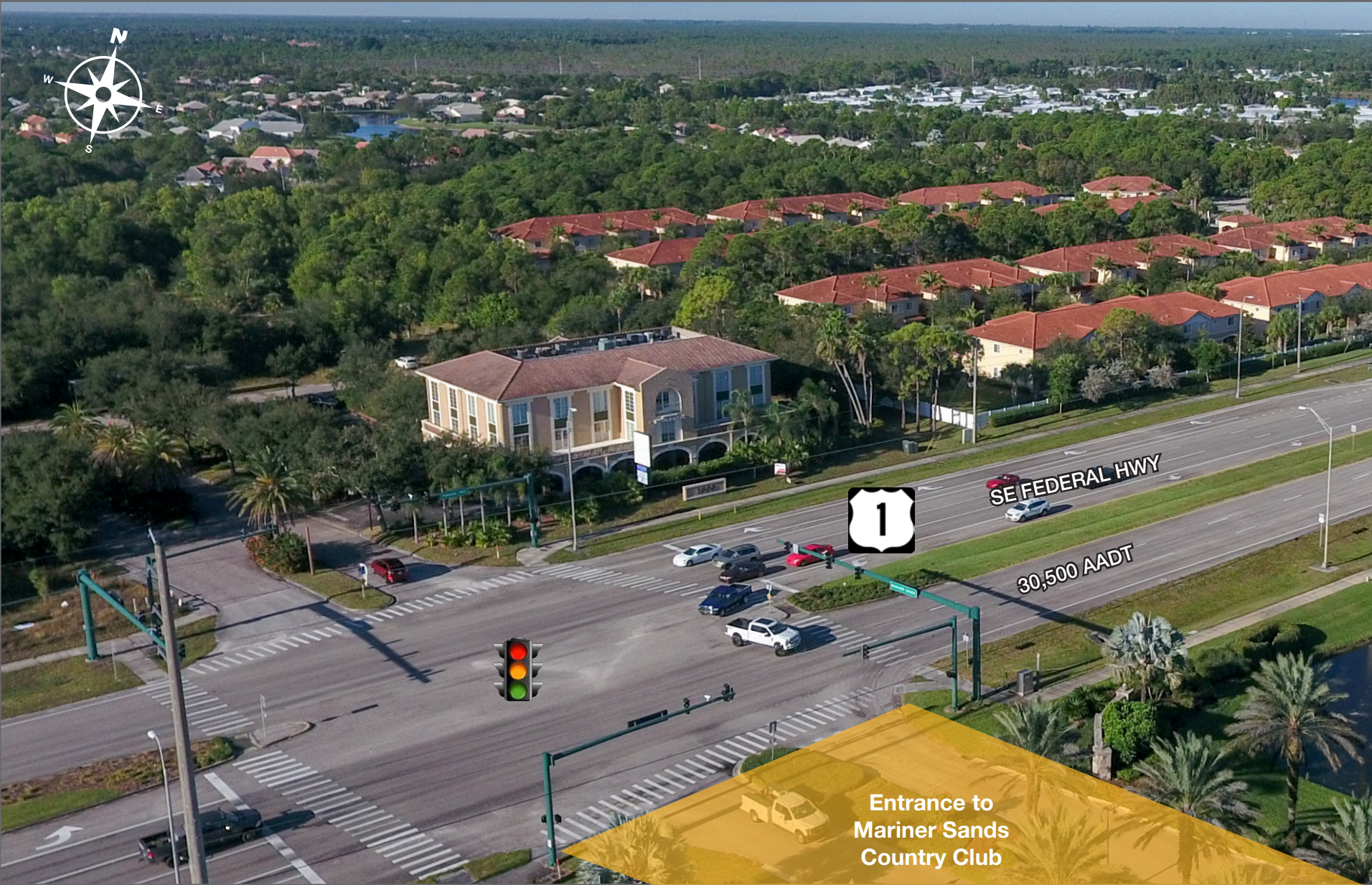
Suite 210



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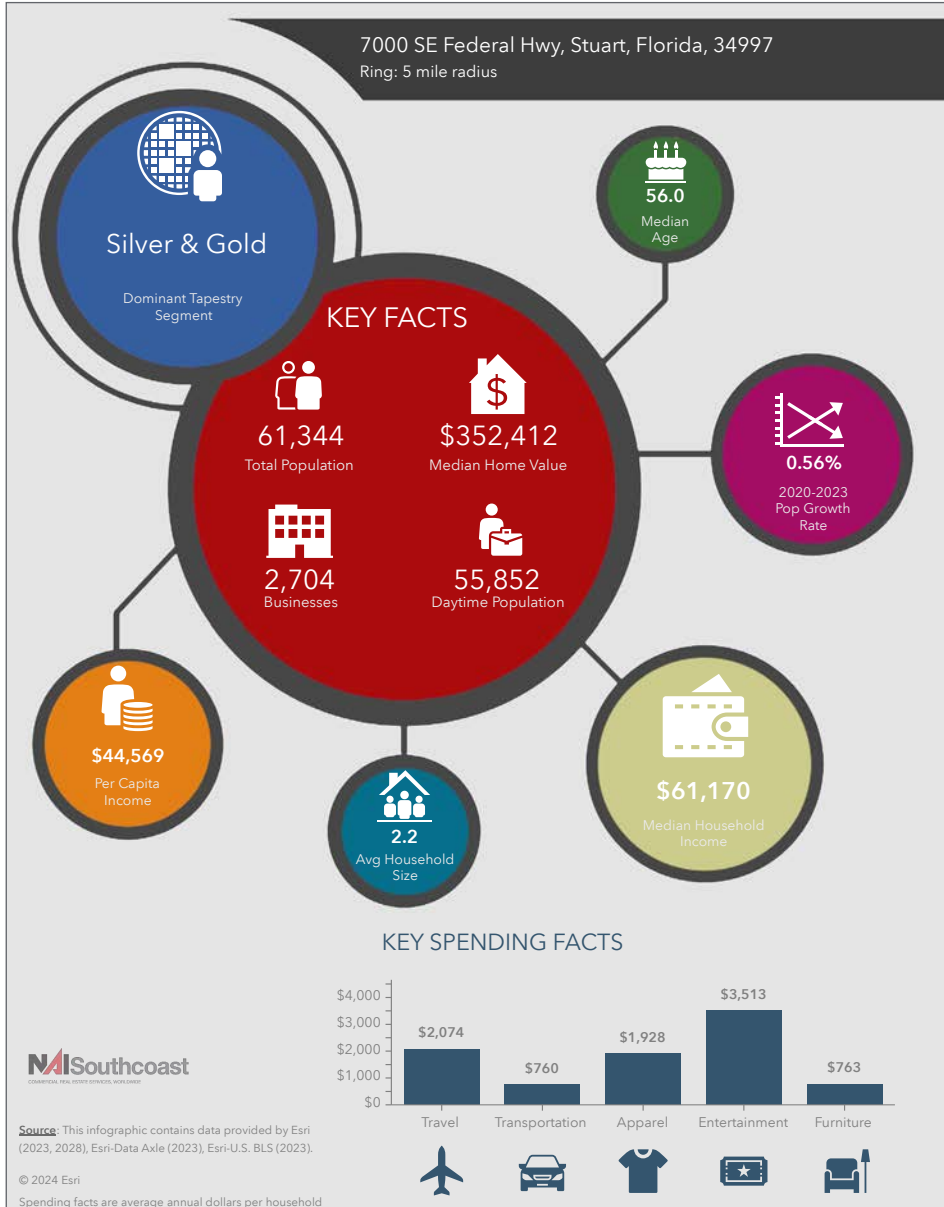
Overview



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2023 Demographics



Population

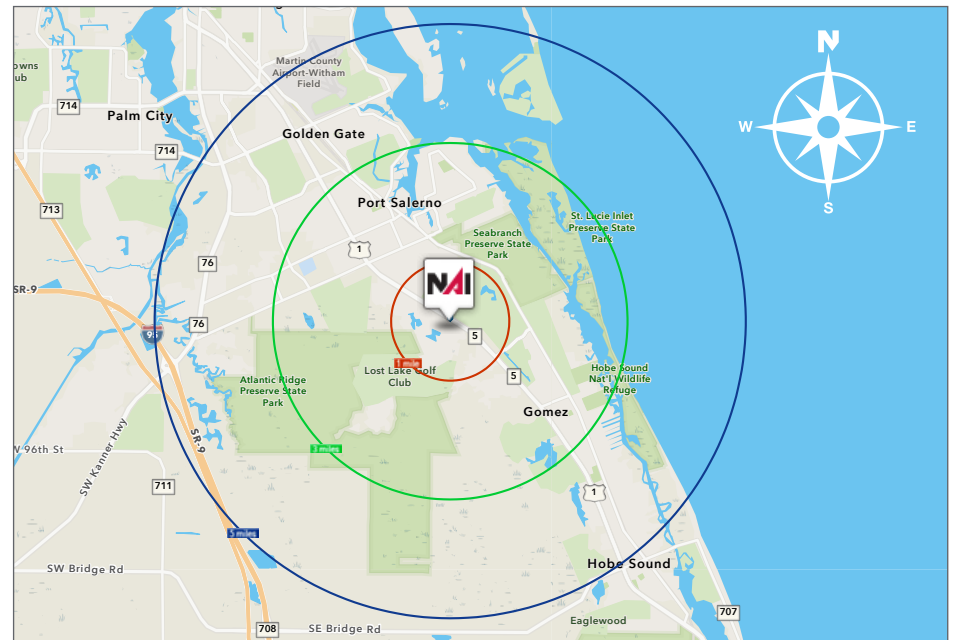
- 1 Mile: 6,363
- 3 Mile: 32,416
- 5 Mile: 61,344

Average Household Income

- 1 Mile: \$108,265
- 3 Mile: \$97,267
- 5 Mile: \$98,019

Median Age

- 1 Mile: 65.0
- 3 Mile: 60.5
- 5 Mile: 56.0



FOR LEASE

LISTING AGENTS



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MARINER VILLAGE

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