



HIGH PROFILE RETAIL SPACE IN STUART, FLORIDA

1525 NW FEDERAL HWY
STUART, FL 34994

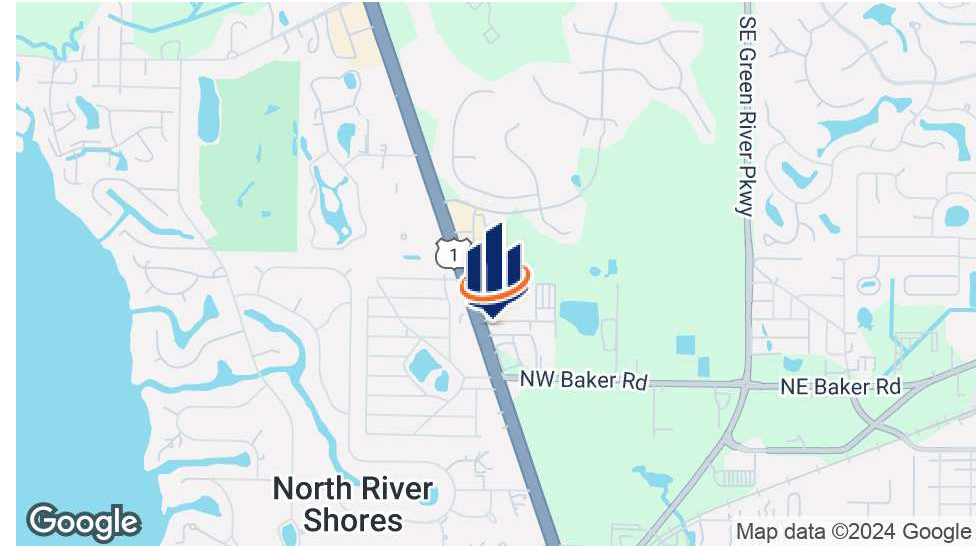
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Property Summary



OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	14,983 SF
Available SF:	14,983 SF
Lot Size:	1.029 Acres
Year Built:	1976
Zoning:	B2
Market:	Port St Lucie/Fort Pierce
Submarket:	Port St Lucie
Traffic Count:	51,500 ± Cars/Day
APN:	29-37-41-000-000-00041-6

PROPERTY OVERVIEW

This is a commercial space at 1525 NW Federal Hwy in Stuart, FL. This property offers modern design, spacious floor plans, and great amenities, providing a perfect setting for businesses to succeed. Tenants will appreciate convenient access and frontage on U.S Highway 1. The property's prime location ensures visibility and accessibility for clients and employees alike. With its well maintained facilities and versatile spaces, this property presents an outstanding opportunity for businesses seeking a distinguished and strategically positioned commercial space.

PROPERTY HIGHLIGHTS

- 51,500 ± Cars/Day
- Spacious and versatile floor plans
- Convenient access to major roadways
- High visibility from U.S Hwy 1

Property Details

LOCATION INFORMATION

Building Name	High Profile Retail Space in Stuart, Florida
Street Address	1525 NW Federal Hwy
City, State, Zip	Stuart, FL 34994
County	Martin
Market	Port St Lucie/Fort Pierce
Sub-market	Port St Lucie

BUILDING INFORMATION

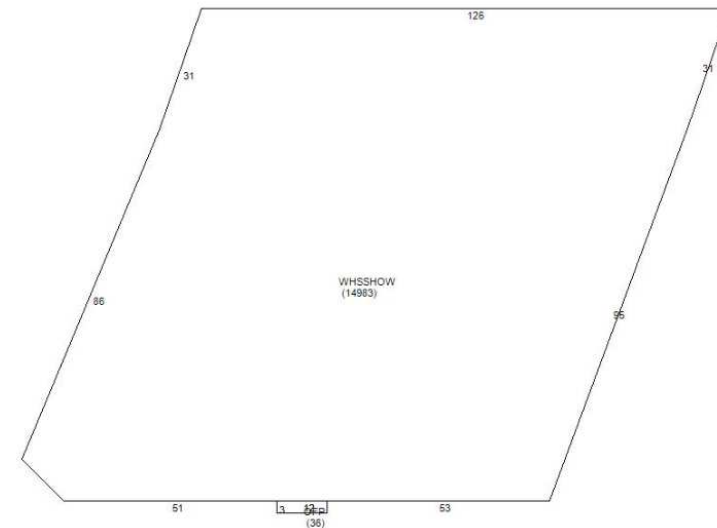
Building Size	14,983 SF
Building Class	B
Ceiling Height	12 FT
Number of Floors	1
Year Built	1976
Roof	Com Built-up
Free Standing	Yes
Number of Buildings	1
Walls	Class C - Fire Resistant
Exterior Walls	Block with Stucco

PARKING & TRANSPORTATION

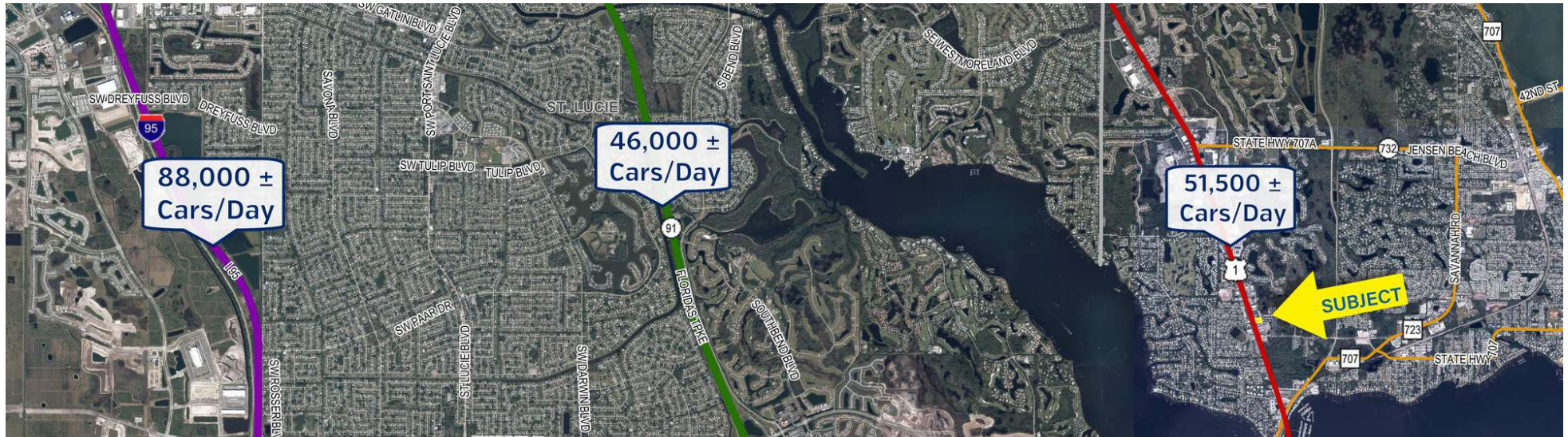
Parking Ratio	1.16
Number of Parking Spaces	15

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Free Standing Building
Zoning	B2
Lot Size	1.029 Acres
APN #	29-37-41-000-000-00041-6
Lot Frontage	146 FT
Lot Depth	200 FT
Corner Property	Yes
Traffic Count	51500
Traffic Count Street	NW Federal Hwy
Traffic Count Frontage	146



Location Description



LOCATION DESCRIPTION

Located at 1525 NW Federal Hwy in Stuart, FL 34994, this property offers excellent visibility and easy access. It's situated right on the busy US-1, which sees approximately 51,500 ± cars per day. The location makes it simple to reach major highways like I-95 and Florida's Turnpike, allowing for excellent transportation routes. Additionally, the property is surrounded by a variety of popular retailers, restaurants, and services, creating a lively and convenient setting for any business. With high traffic and a vibrant local scene, this property is ideal for businesses looking for a well-connected, prime location.

Neighborhood Map



Market Area Map





51,500 ±
Cars/Day

NW Federal Hwy 1



Key West
Diner





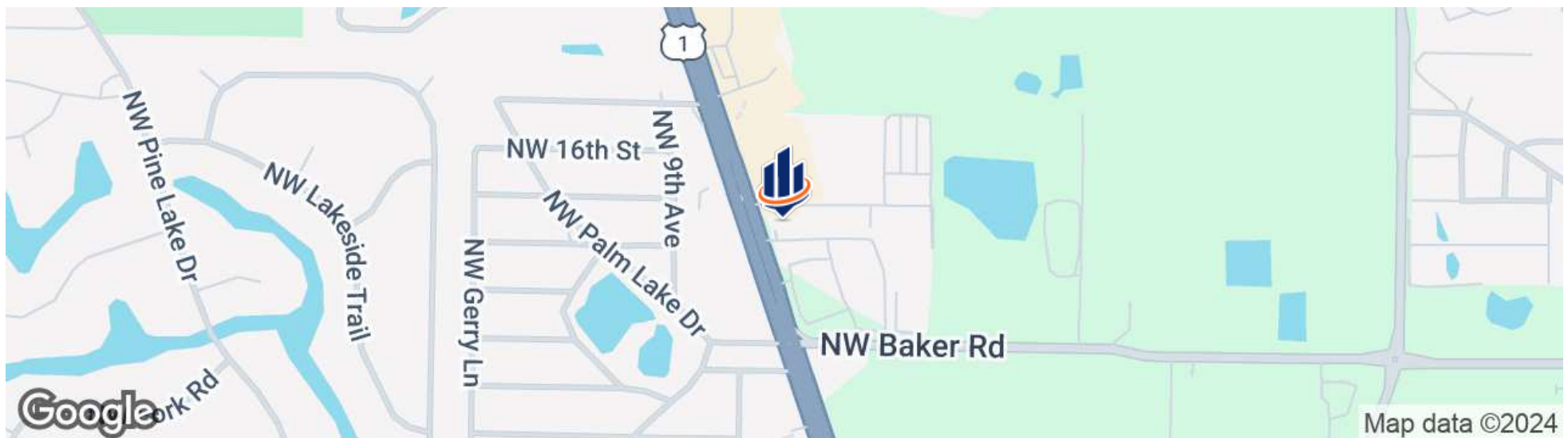
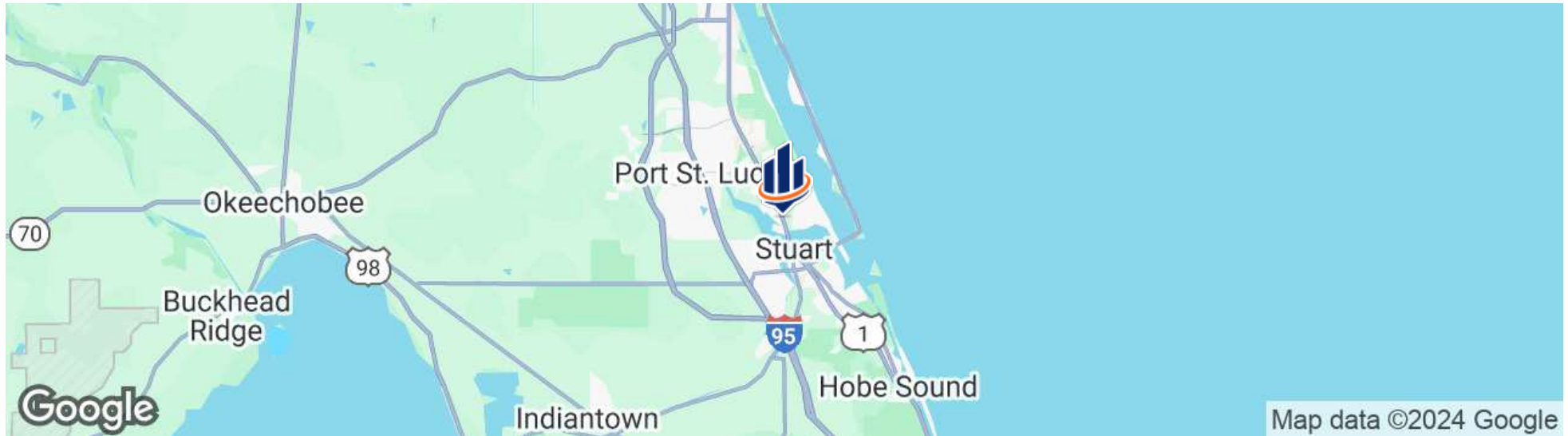
51,500 ±
Cars/Day



NW Federal Hwy 



Regional & Location Map



Benchmark Demographics



	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	15 Mins	Zip Code	Stuart	Stuart Zips	Martin County	Port St. Lucie MSA	FL	US
Population	6,739	17,093	38,849	6,353	43,780	108,530	18,085	18,743	74,963	163,386	532,807	22,779,514	338,440,954
Households	3,107	7,855	17,769	3,109	19,677	47,870	8,293	8,701	34,040	71,325	215,302	9,084,882	130,716,571
Families	1,833	4,718	10,308	1,697	11,168	28,038	4,118	4,352	19,785	43,661	141,113	5,826,884	83,629,781
Average Household Size	2.16	2.17	2.15	2.03	2.17	2.22	2.01	2.02	2.14	2.22	2.44	2.45	2.53
Owner Occupied Housing Units	2,091	5,690	13,196	2,254	13,811	34,538	4,930	5,018	25,493	55,963	166,741	6,029,935	84,133,084
Renter Occupied Housing Units	1,016	2,165	4,573	855	5,866	13,332	3,363	3,683	8,547	15,362	48,561	3,054,947	46,583,487
Median Age	51.2	52.8	55.3	54.6	53.0	51.7	52.0	52.0	55.2	54.1	48.9	43.5	39.3
Housing Unit/Household Ratio	1.19	1.20	1.20	1.21	1.22	1.23	1.22	1.26	1.25	1.22	1.20	1.19	1.12
Adjusted Population	7,142	18,268	41,654	6,849	47,733	119,470	19,724	21,127	83,874	178,238	570,006	24,122,879	
Income													
Median Household Income	\$81,006	\$90,192	\$83,565	\$77,880	\$73,649	\$73,370	\$68,621	\$73,070	\$77,317	\$84,814	\$75,039	\$74,715	\$79,068
Average Household Income	\$122,813	\$132,603	\$122,040	\$122,322	\$103,732	\$101,217	\$94,111	\$101,657	\$113,350	\$127,122	\$101,855	\$105,305	\$113,185
Per Capita Income	\$56,470	\$60,973	\$56,052	\$59,879	\$46,970	\$44,753	\$43,303	\$47,314	\$51,526	\$55,547	\$41,185	\$42,078	\$43,829
Trends: 2024 - 2029 Annual Growth Rate													
Population	1.00%	1.53%	0.91%	1.57%	1.10%	0.72%	1.07%	0.27%	0.51%	0.35%	1.46%	0.93%	0.38%
Households	1.27%	1.67%	1.01%	1.70%	1.21%	0.79%	1.31%	0.38%	0.72%	0.53%	1.41%	1.15%	0.64%
Families	1.18%	1.64%	0.99%	1.76%	1.12%	0.70%	1.36%	0.30%	0.69%	0.47%	1.39%	1.12%	0.56%
Owner HHs	1.66%	1.28%	1.08%	1.36%	1.20%	1.20%	1.28%	1.05%	0.86%	0.68%	1.88%	1.66%	0.97%
Median Household Income	1.98%	2.96%	3.73%	2.90%	3.10%	3.07%	3.08%	3.11%	3.41%	3.67%	3.07%	3.25%	2.95%

- Over 108,000 people with a median age of 51.7 within a 15-minute drive from the property.
- Median household income of over \$90,000 within a 2-mile radius from the property.

Benchmark Demographics



1 Mile 2 Miles 3 Miles 5 Mins 10 Mins 15 Mins Zip Code Stuart Stuart Zips Martin County Port St Lucie MSA FL US

Households by Income

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	15 Mins	Zip Code	Stuart	Stuart Zips	Martin County	Port St Lucie MSA	FL	US
<\$15,000	4.70%	5.40%	6.20%	6.80%	7.60%	7.70%	9.10%	8.50%	7.00%	6.10%	8.60%	8.40%	8.60%
\$15,000 - \$24,999	5.50%	5.60%	5.60%	6.90%	7.40%	6.90%	6.70%	5.70%	5.10%	5.00%	6.20%	6.60%	6.30%
\$25,000 - \$34,999	3.80%	5.10%	8.90%	4.80%	7.10%	7.20%	7.40%	6.10%	5.50%	5.20%	8.10%	7.40%	6.70%
\$35,000 - \$49,999	9.80%	8.20%	17.50%	10.10%	10.10%	10.60%	10.90%	10.70%	10.00%	9.10%	10.40%	11.00%	10.10%
\$50,000 - \$74,999	22.40%	18.40%	12.20%	19.70%	18.60%	18.40%	19.60%	20.20%	20.70%	18.60%	16.80%	16.90%	15.70%
\$75,000 - \$99,999	13.10%	11.10%	18.90%	11.70%	14.00%	14.30%	16.80%	16.00%	13.60%	12.90%	14.00%	13.60%	12.80%
\$100,000 - \$149,999	14.30%	17.70%	9.40%	16.20%	17.90%	18.60%	16.50%	17.40%	18.10%	18.30%	18.70%	17.20%	17.60%
\$150,000 - \$199,999	10.80%	11.00%	14.40%	7.60%	7.60%	7.30%	4.90%	6.40%	8.50%	9.60%	8.60%	8.60%	9.50%
\$200,000+	15.70%	17.60%	0.00%	16.20%	9.90%	8.90%	8.10%	9.10%	11.50%	15.20%	8.70%	10.40%	12.60%

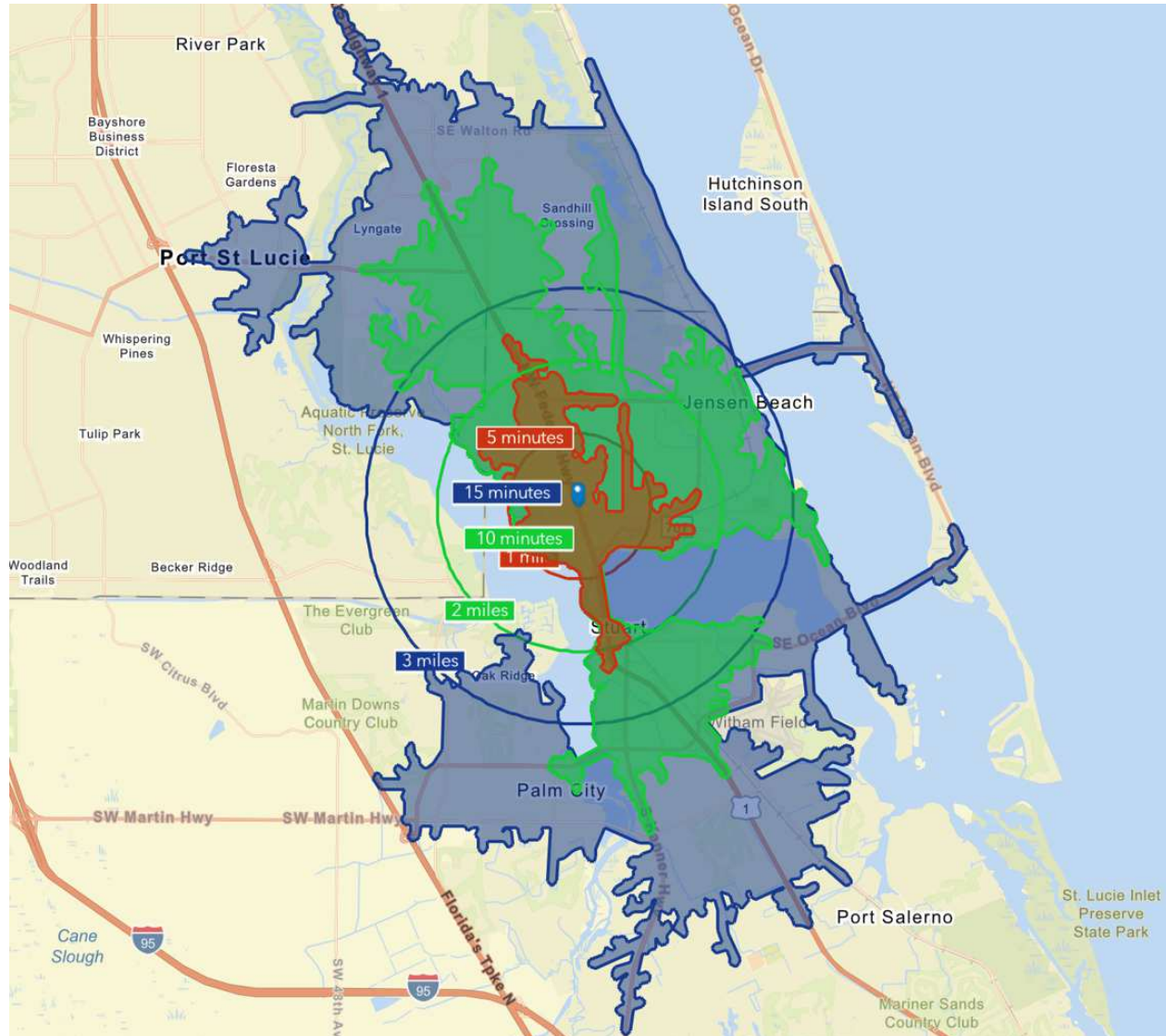
Population by Age

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	15 Mins	Zip Code	Stuart	Stuart Zips	Martin County	Port St Lucie MSA	FL	US
0 - 4	3.10%	3.40%	3.50%	3.10%	3.90%	4.10%	4.00%	4.00%	3.70%	3.70%	4.40%	4.70%	5.50%
5 - 9	3.90%	4.10%	3.90%	3.80%	4.10%	4.30%	4.00%	4.00%	4.00%	4.20%	4.80%	5.10%	5.80%
10 - 14	4.90%	4.50%	4.20%	4.00%	4.40%	4.60%	4.20%	4.50%	4.30%	4.70%	5.30%	5.40%	6.00%
15 - 19	6.60%	5.50%	4.70%	5.10%	4.80%	4.90%	4.70%	4.70%	4.50%	4.80%	5.40%	5.80%	6.40%
20 - 24	4.80%	4.70%	4.40%	4.40%	4.70%	4.80%	4.90%	4.90%	4.60%	4.60%	5.10%	6.10%	6.80%
25 - 34	8.10%	8.40%	8.20%	8.30%	9.40%	10.00%	11.10%	10.50%	9.00%	8.60%	10.10%	12.30%	13.50%
35 - 44	10.60%	10.20%	9.60%	9.80%	10.00%	10.50%	10.10%	10.10%	9.70%	9.90%	10.90%	12.50%	13.30%
45 - 54	13.90%	12.30%	11.10%	12.00%	11.10%	10.70%	10.30%	10.80%	10.00%	10.60%	11.20%	12.10%	12.10%
55 - 64	15.60%	16.40%	16.80%	16.60%	15.70%	14.90%	14.20%	13.80%	14.50%	15.10%	14.30%	13.30%	12.30%
65 - 74	16.20%	16.70%	17.70%	18.20%	16.50%	16.00%	16.00%	15.60%	17.50%	16.80%	15.10%	12.30%	10.40%
75 - 84	9.20%	10.20%	11.80%	10.80%	11.20%	11.10%	11.30%	11.80%	13.30%	12.50%	10.10%	7.70%	5.70%
85+	3.20%	3.70%	4.10%	3.80%	4.00%	4.20%	5.00%	5.20%	5.00%	4.50%	3.30%	2.70%	2.00%

Race and Ethnicity

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	15 Mins	Zip Code	Stuart	Stuart Zips	Martin County	Port St Lucie MSA	FL	US
White Alone	84.10%	85.40%	82.20%	86.20%	75.90%	72.90%	71.20%	70.40%	75.70%	77.70%	62.30%	56.50%	60.30%
Black Alone	2.60%	2.60%	5.00%	2.30%	8.00%	8.30%	11.10%	11.20%	5.50%	4.80%	16.10%	15.00%	12.50%
American Indian Alone	0.10%	0.20%	0.30%	0.20%	0.30%	0.50%	0.40%	0.50%	0.70%	0.70%	0.50%	0.50%	1.10%
Asian Alone	2.10%	1.90%	1.70%	1.50%	1.80%	1.90%	1.50%	1.60%	1.40%	1.50%	1.80%	3.20%	6.40%
Pacific Islander Alone	0.00%	0.00%	0.00%	0.00%	0.00%	0.10%	0.00%	0.00%	0.00%	0.00%	0.10%	0.10%	0.20%
Some Other Race Alone	2.50%	2.20%	2.50%	2.10%	4.00%	5.80%	5.50%	5.80%	6.90%	6.10%	6.90%	7.60%	8.80%
Two or More Races	8.60%	7.70%	8.30%	7.80%	9.90%	10.70%	10.30%	10.60%	9.90%	9.10%	12.20%	17.20%	10.70%
Hispanic Origin (Any Race)	10.00%	8.90%	10.20%	8.90%	14.20%	17.50%	17.80%	18.40%	18.80%	16.80%	20.60%	27.60%	19.60%

Drive Time Map



Additional Photos





GARY RALSTON, CCIM, SIOR, CRE, CPM, CRRP, FRICS

Managing Director/ Senior Advisor

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PROFESSIONAL BACKGROUND

Gary M. Ralston, CCIM, SIOR, SRS, CPM, CRE, CLS, CDP, CRX, CRRP, FRICS is a Partner and Senior Advisor of SVN Saunders Ralston Dantzler Real Estate in Lakeland, FL – the premier commercial services provider in Central Florida.

Gary is a recognized subject matter expert on retail and commercial properties, a successful real estate developer, investor, and group investment sponsor.

From the early 1990s through 2004, Gary was the president and member of the board of directors at Commercial Net Lease Realty, Inc. [NYSE:NNN] - the industry leader in single-tenant, net-leased, corporate real estate. During that time, he guided the company's growth from less than \$15 million in real estate assets to over \$1.5 billion.

Gary holds many designations including the Certified Commercial Investment Member [CCIM], Society of Industrial and Office Realtors [SIOR], Specialist in Real Estate Securities [SRS], Certified Property Manager [CPM], Counselor of Real Estate [CRE], Certified Leasing Specialist [CLS], Certified Development, Design, and Construction Professional [CDP], Certified Retail Property Executive [CRX], Certified Retail Real Estate Professional [CRRP] and Fellow of the Royal Institute of Chartered Surveyors [FRICS]. He is also a Florida licensed real estate broker and certified building contractor.

Gary is a senior instructor for the CCIM Institute and a member of the board of directors of CCIM Technology. He is also a member of the Urban Land Institute [ULI], the International Council of Shopping Centers [ICSC], and the Commercial Real Estate Development Association [NAIOP].

Gary holds a Master's in Real Estate and Construction Management from the University of Denver. He is also an adjunct faculty member at Florida Southern College and the University of Florida. Gary was inducted as a Hoyt Fellow [<http://hoytgroup.org/hoyt-fellows/>] in 2001. Gary is a member of the Business Panel of the Federal Reserve Bank of Atlanta.



DAVID LAPHAM

Associate Advisor

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PROFESSIONAL BACKGROUND

David Lapham is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

With a focus on Florida's sod industry, David brings a fresh and innovative approach to the profession. Originally from Michigan, David relocated to Florida in 2008 and began an impactful journey in land management and technology.

At the age of 17, David enlisted in the Army, an experience that has profoundly shaped his work ethic and leadership style. The military instilled in him a strong sense of discipline and adaptability, traits he later applied to his academic and professional pursuits.

David's educational journey led him to Southeastern University, where he earned a degree in Communications. This education, combined with his military experience, has been instrumental in developing his exceptional communication skills, which are essential for relationship-building within the real estate industry.

However, David truly shines at the intersection of technology and agriculture. With a background in software engineering, he has been able to effectively apply technological solutions within the sod industry. Through these advancements, David streamlined operations and brought a new level of efficiency and insight into sod management practices.

David's contributions within the sod industry are not just enhancing current practices but are also paving the way for future advancements. As an advisor at SVN, David will continue making waves within Florida's land and commercial real estate industry.



TRACE LINDER

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PROFESSIONAL BACKGROUND

Trace Linder is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Trace is a licensed real estate sales associate based in Tampa, FL. As a fourth-generation Floridian raised in the Lakeland area, Trace has strong ties to the heart of Florida's cattle and citrus country. He is an avid outdoorsman with a passion for wildlife, conservation, and most importantly the land.

Trace earned his Bachelor of Science degree from the University of Florida's Agricultural Operations Management program before embarking on a twelve-year career in construction equipment sales for one of the leading Caterpillar machinery dealerships in the United States. His sales and management experience later led him to become the North American General Manager for an international construction equipment manufacturer. Throughout his career in sales and customer relations, Trace has always prioritized the needs of his clients.

In addition to his professional accomplishments, Trace is a Caterpillar Six Sigma Black Belt and an active member of several organizations dedicated to wildlife conservation, including Ducks Unlimited, The National Wild Turkey Federation, and Captains for Clean Water. He is also the Chairman of Conservation Florida's Central Florida Advisory Board.

Trace Specializes in:

- Recreational & Hunting Land
- Ranch & Agricultural Land
- Commercial & Industrial



SID BHATT, CCIM, SIOR

Senior Advisor

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PROFESSIONAL BACKGROUND

Sid Bhatt, CCIM, SIOR is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate operating out of Tampa, Florida.

An expert in his field, Sid primarily focuses on managing investment sales, leasing, and property management in the Tampa Bay area. He specializes in critical industrial real estate assets with a focus on 3rd party logistics, cold storage, life science, and sale leasebacks. With over 15 years of commercial real estate experience, Sid has achieved a career sales volume close to \$100 million, fostering client relationships with Lightstone, EB5 United, L&M Development, Switzenbaum & Associates, Crossharbor Capital, CanAM, Big River Steel, Strand Capital, Dollar General & CleanAF Operations, Inc.

In 2008, Sid began his commercial brokerage career in the Carolinas with Coldwell Banker and later with NNNet Advisors, Marcus & Millichap, and eventually the SVN Commercial Advisory Group. Now, Sid has seamlessly transitioned his expertise and deep market insights by joining SVN | Saunders Ralston Dantzler Real Estate.

Since the start, Sid has proven to be an effective deal manager who has strategically penetrated key markets in single & multi-tenant assets through his relationships with developers, private client capital, and overseas investors. He has a strong history of working in investment banking with private placement transactions for accredited investors in structured real estate bonds.

Prior to becoming a commercial broker, Sid worked for over 20 years in sales and marketing management with Hewlett Packard/Agilent Technologies. He was instrumental in implementing several corporate real estate projects, namely the Centers of Excellence in CA, DE, and across the US and Canada. Sid also holds an MBA from Fordham University, NY, and a Certificate of Professional Development from the University of Pennsylvania – The Wharton School.

Sid was awarded the coveted CCIM [Certified Commercial Investment Member] designation in 2010 and the SIOR [Society of Industrial & Office Realtors] in 2022. He is involved in the following charities : DNS Relief Fund, Samaritan's Purse and Gideons International.

Sid Bhatt specializes in:

- Industrial
- Retail
- Office



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Most Influential
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Largest Commercial
Real Estate Brokers
in Tampa Bay



Ranked 210 on Inc.
5000 Regional List

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



For more information visit www.SVNsaunders.com

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