

±1,088 SF Professional Office Space

969 SE Federal Hwy, Stuart, FL 34994

**NAI**Southcoast



*Presented By*

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FOR LEASE:

**\$22.00/SF Modified Gross**

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## Property Features

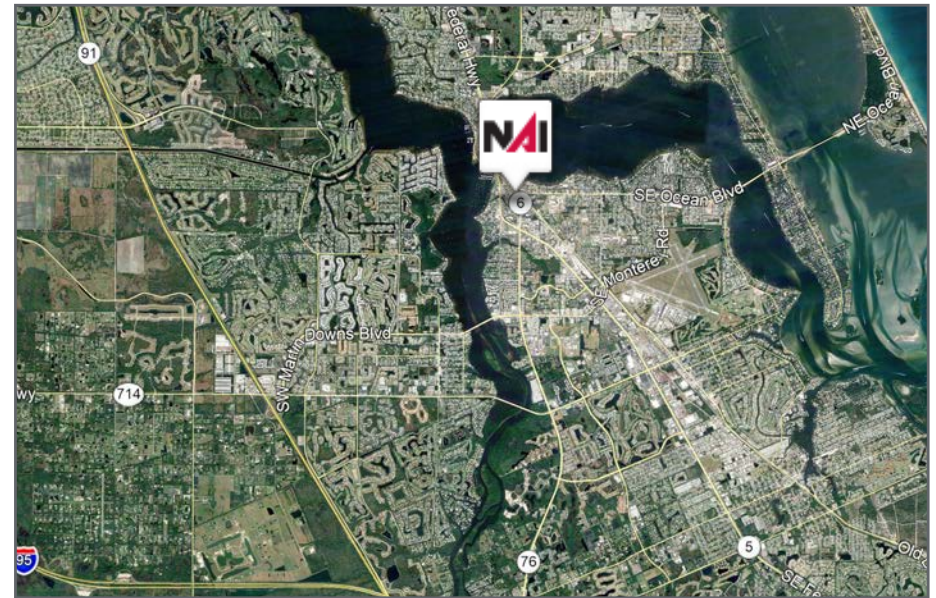
- 2nd Floor office space with balcony in newly renovated building
- Strong, professional mix of tenants
- Total Building Size: ±49,954 SF
- Available Space: ±1,088 SF
- Zoning: B-2, Business General (City of Stuart)
- Parking: 4/1,000 Parking (200 spaces on site)
- Traffic Count: AADT 37,000

## Property Overview

This property sits in the middle of the prime retail/office corridor on US Hwy 1 in Stuart, FL. Built-out offices that can be modified easily.

## Highlights

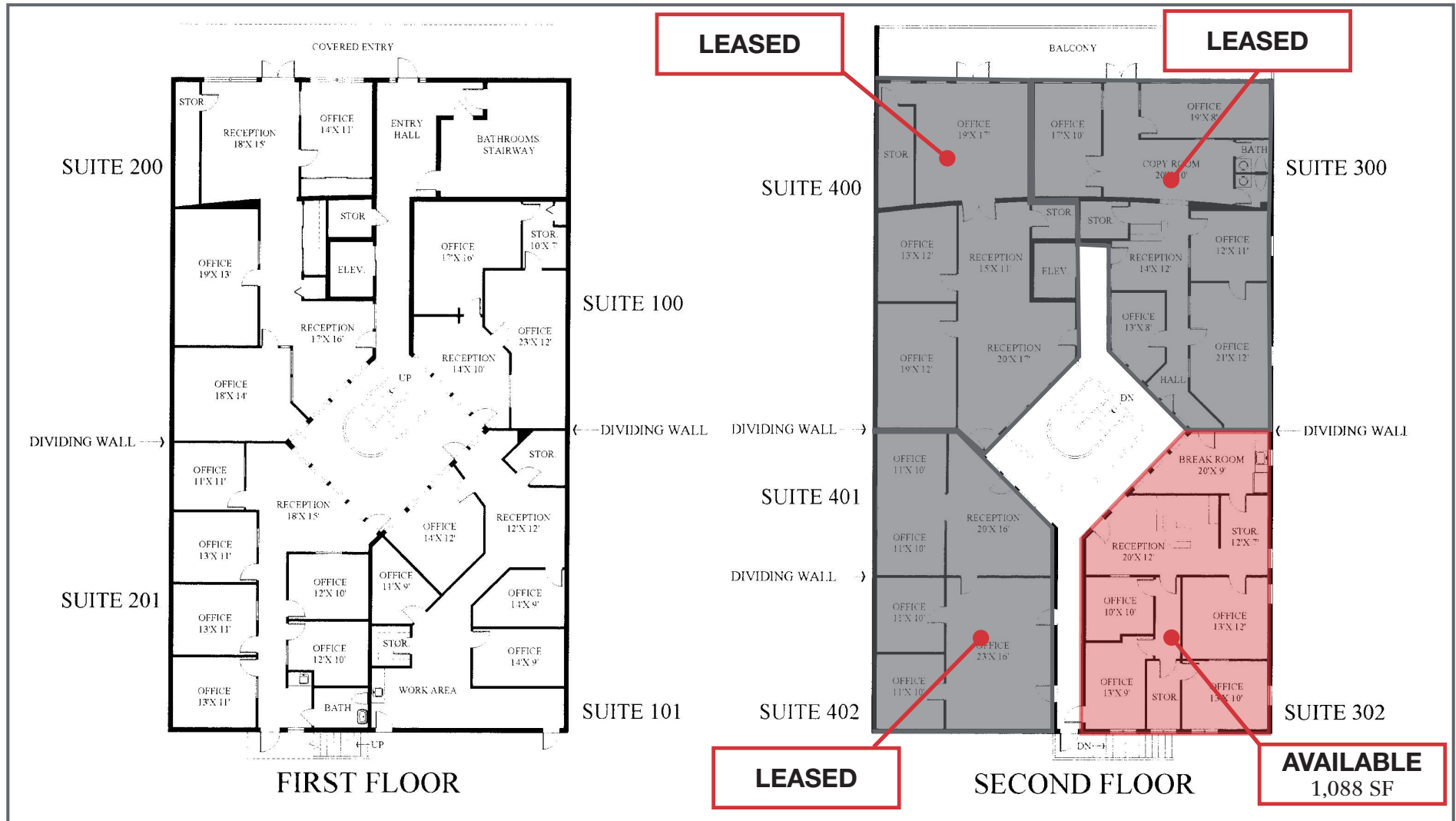
- Professional office with retail signage
- Excellent 2.86 Acre location on US-1 and SE Johnson Avenue.
- Lighted intersection with direct left turn from southbound lane of US-1.
- 37,000 traffic count.
- 200 parking spaces in center plus street parking on SE Johnson Avenue.



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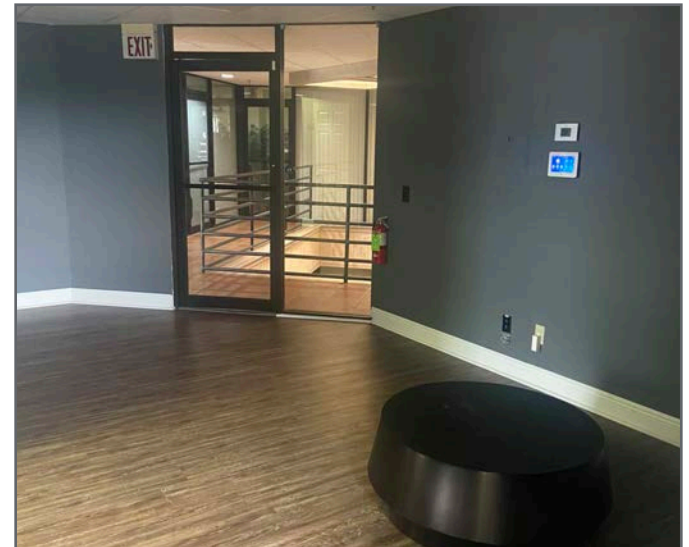
Site Plan



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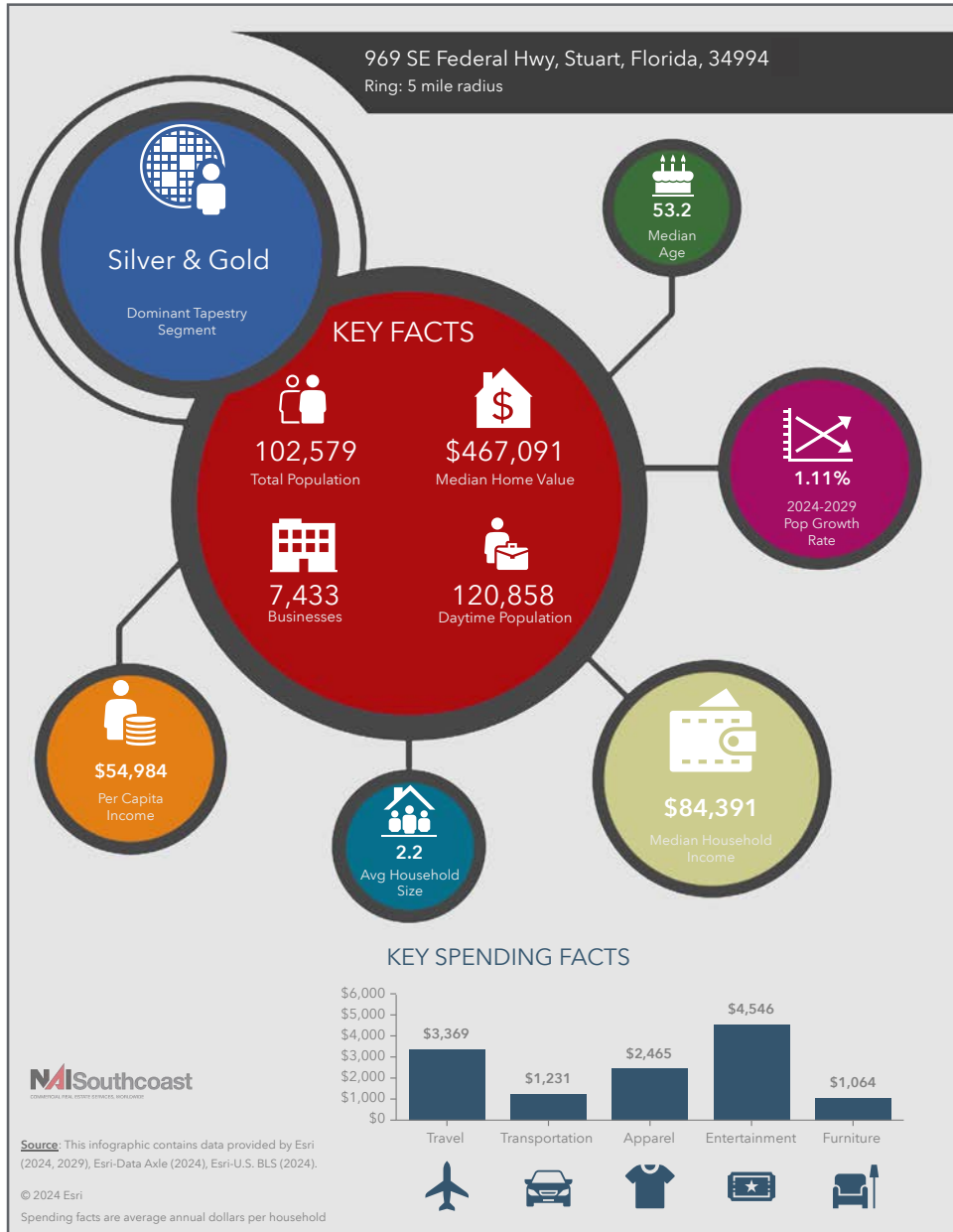
Property Images



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## 2024 Demographics



### Population

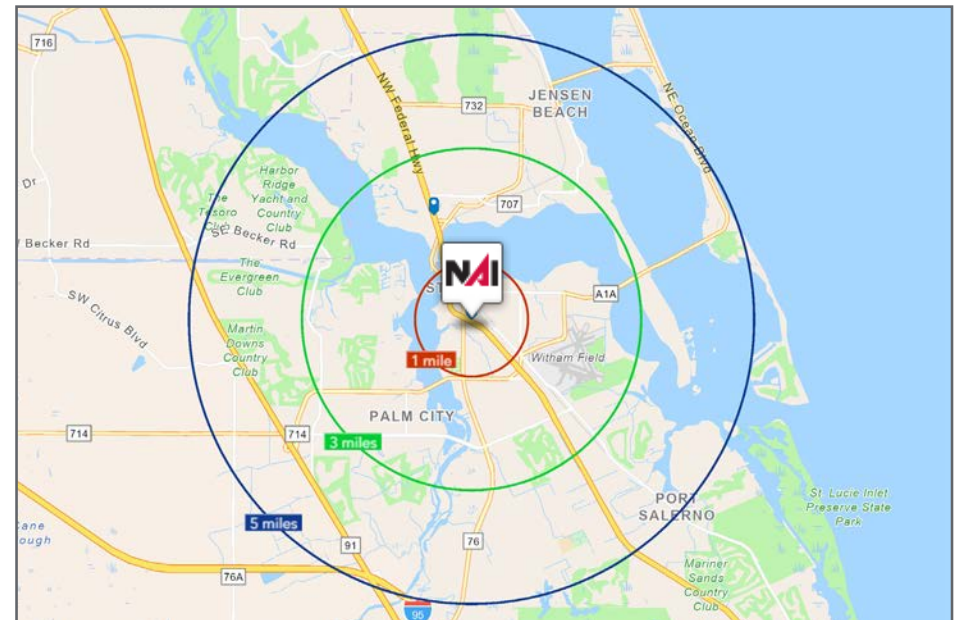
- 1 Mile: 7,203
- 3 Mile: 52,158
- 5 Mile: 102,579

### Average Household Income

- 1 Mile: \$88,604
- 3 Mile: \$110,382
- 5 Mile: \$123,983

### Median Age

- 1 Mile: 51.2
- 3 Mile: 53.2
- 5 Mile: 53.2





# 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

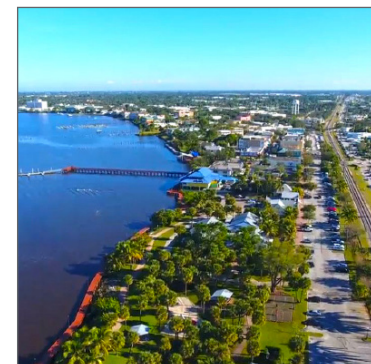
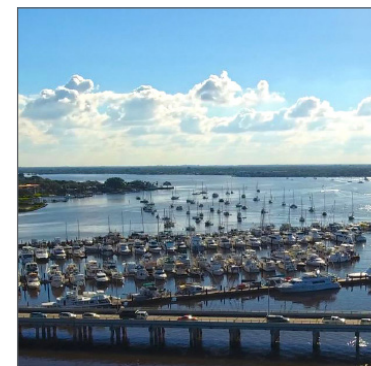
## Martin County, Florida

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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