

Mariner Village - Professional Offices



7000 SE Federal Highway

Stuart, FL 34997

\$15.00 - \$20.00/RSF NNN
(Ground Floor, Suite 100)

\$19.00/SF Gross
(Suite 210, Suite 215)

Property Features

Traffic Count: AADT ±31,000 Federal Highway

Lease Rate: \$15.00 - \$20.00/RSF NNN (Ground Floor, Suite 100);
\$19.00/SF Gross (Suite 210, Suite 215)

Lease Terms: Minimum 3 Year Lease

Property Location

On the NW corner of signalized intersection of US Hwy 1 and Mariner Sands Drive. This is a prime office space across from the Mariner Sands Country Club with high visibility signage and high traffic counts ideal for any professional office use.

For more information:

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100 SW Albany Avenue, 2nd Floor

Stuart, Florida 34994

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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 Spaces

Ground Floor:	\$15.00/SF NET plus amortized TI added to base rent
Suite 100:	2,950 SF (current space as is) \$15.00/RSF NNN
Suite 100:	Space built out to 7,100 SF by NAI Southcoast \$20.00/RSF NNN
Suite 210:	1,642 SF \$19.00/SF Gross
Suite 215:	1,125 SF \$19.00/SF Gross





SE FEDERAL HWY

AADT: 31,000





FIRST FLOOR





FIRST FLOOR







SE FEDERAL HWY

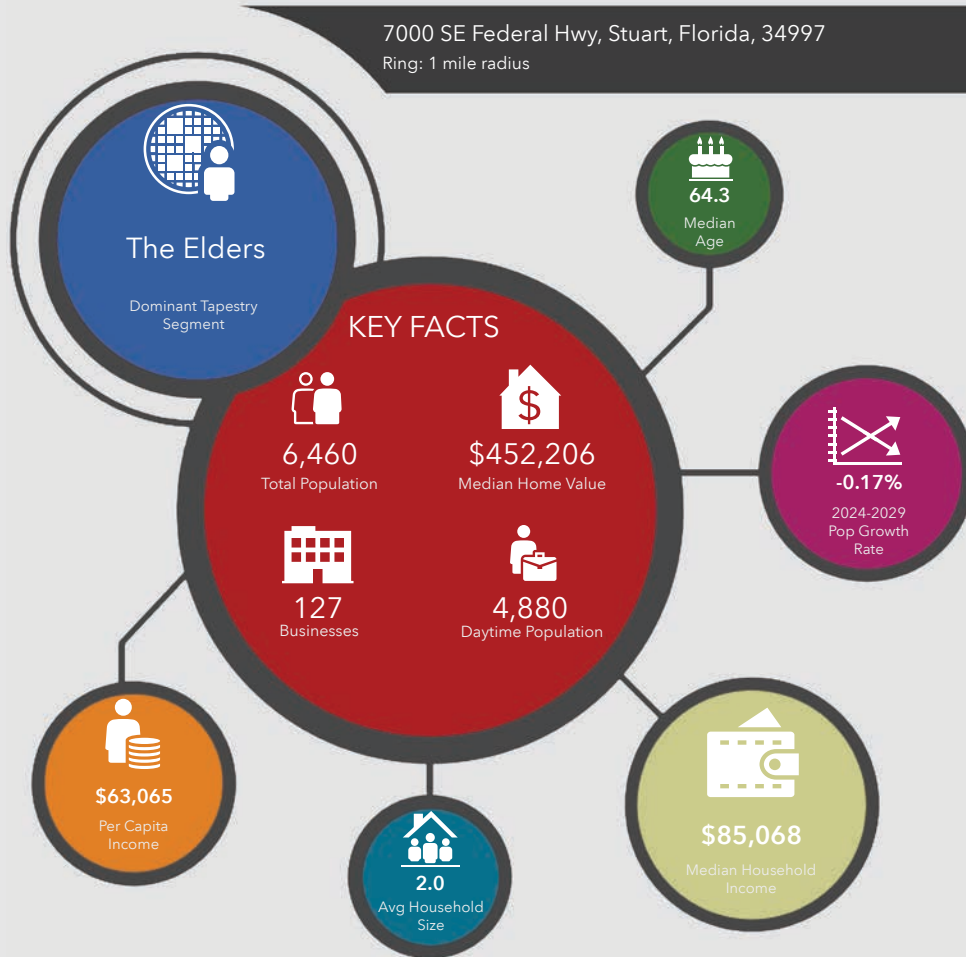
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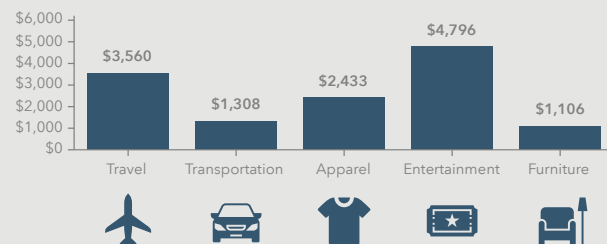
Entrance to
Mariner Sands
Country Club



7000 SE Federal Hwy, Stuart, Florida, 34997
Ring: 1 mile radius



KEY SPENDING FACTS



NAISouthcoast
COMMERCIAL REAL ESTATE AND FINANCIAL SERVICES

Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-U.S. BLS (2024).

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Spending facts are average annual dollars per household

Population

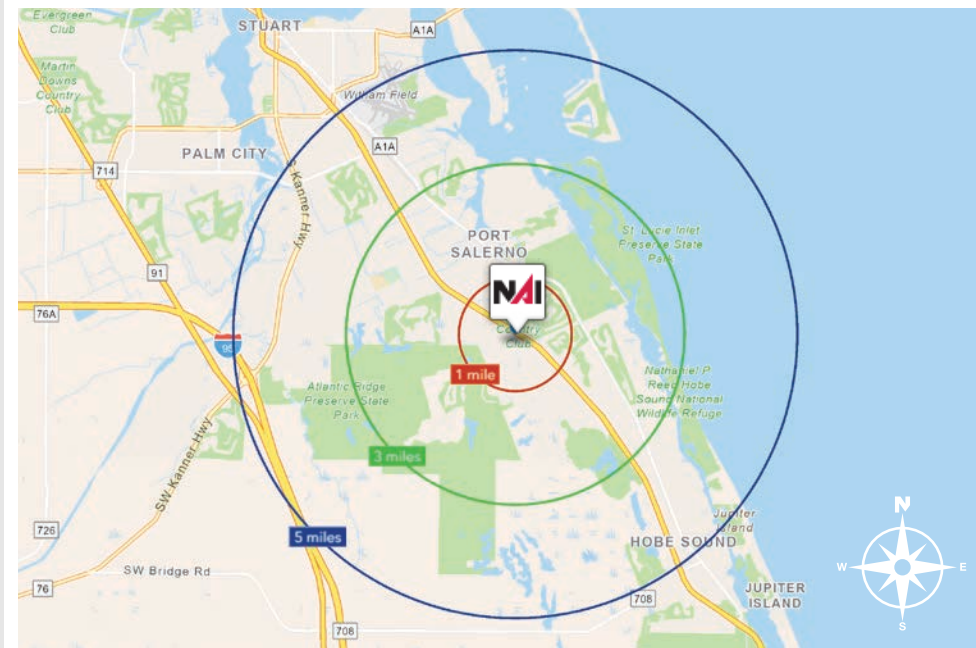
- 1 Mile: 6,460
- 3 Mile: 31,239
- 5 Mile: 61,805

Average Household Income

- 1 Mile: \$128,604
- 3 Mile: \$116,887
- 5 Mile: \$114,471

Median Age

- 1 Mile: 64.3
- 3 Mile: 60.0
- 5 Mile: 55.9





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.

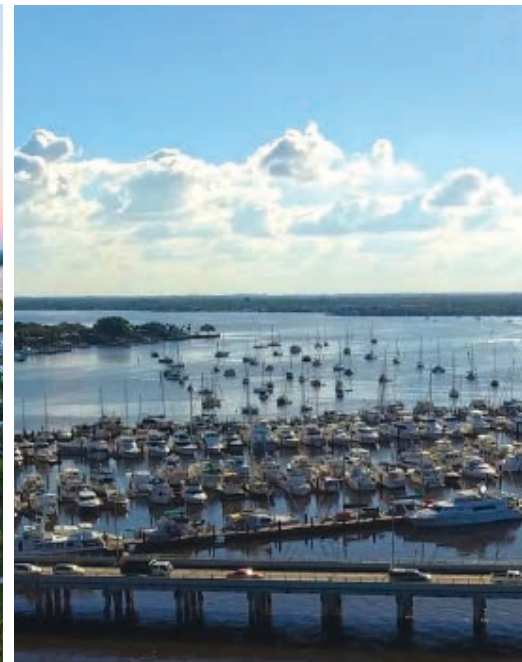
Martin County, Florida

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.



FOR LEASE



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Opportunity Details:

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- Available Sizes: Up to $\pm 7,100$ SF
- Lease Rates: \$15.00 - \$20.00/RSF NNN (Ground Floor, Suite 100);
\$19.00/SF Gross (Suite 210, Suite 215)
- Traffic Count: 31,000 AADT

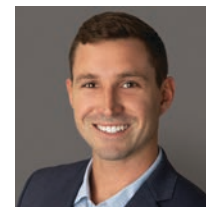


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