



FOR LEASE

■ 1020 SE Federal Highway

1020 SE Federal Highway

Stuart, FL 34994

PROPERTY OVERVIEW

Join Premier Neurology, NeuroStrive and Cali Coffee on SE Federal Highway with traffic counts above 40,000. Brand new construction building with end cap space available. Zoning allows restaurant, retail, office and medical.

OFFERING SUMMARY

Building Size:	12,434 SF
Available Size:	1,632 SF
Zoning:	B-2
Utilities:	At Site



JAIME CHAMBERLIN
VICE PRESIDENT, BROKER
Mobile 772.486.3330
jaime@slccommercial.com

772.220.4096 | slccommercial.com

LEASE RATE

Negotiable



SLC Commercial
Realty & Development



The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

Additional Photos

PINEAPPLE PLAZA

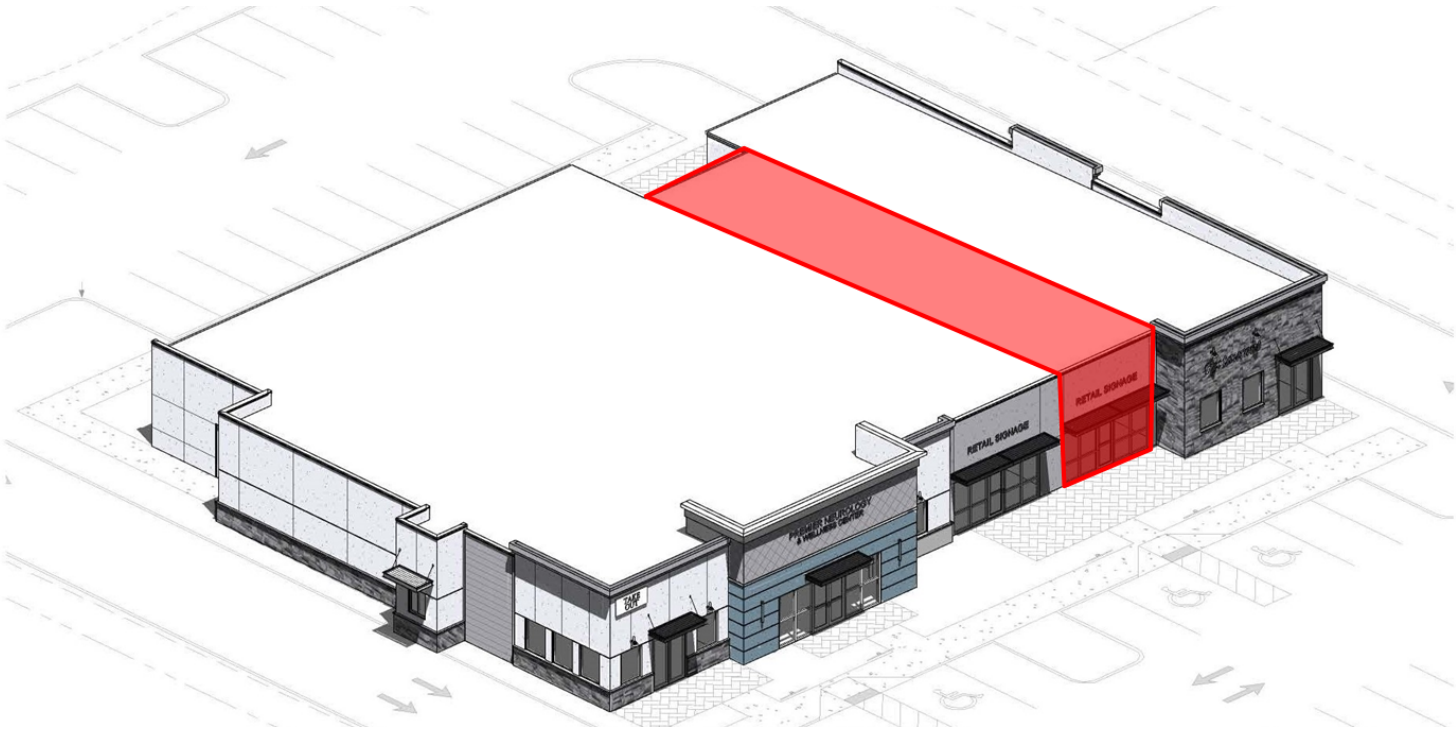
FOR LEASE



Lease Spaces

PINEAPPLE PLAZA

FOR LEASE



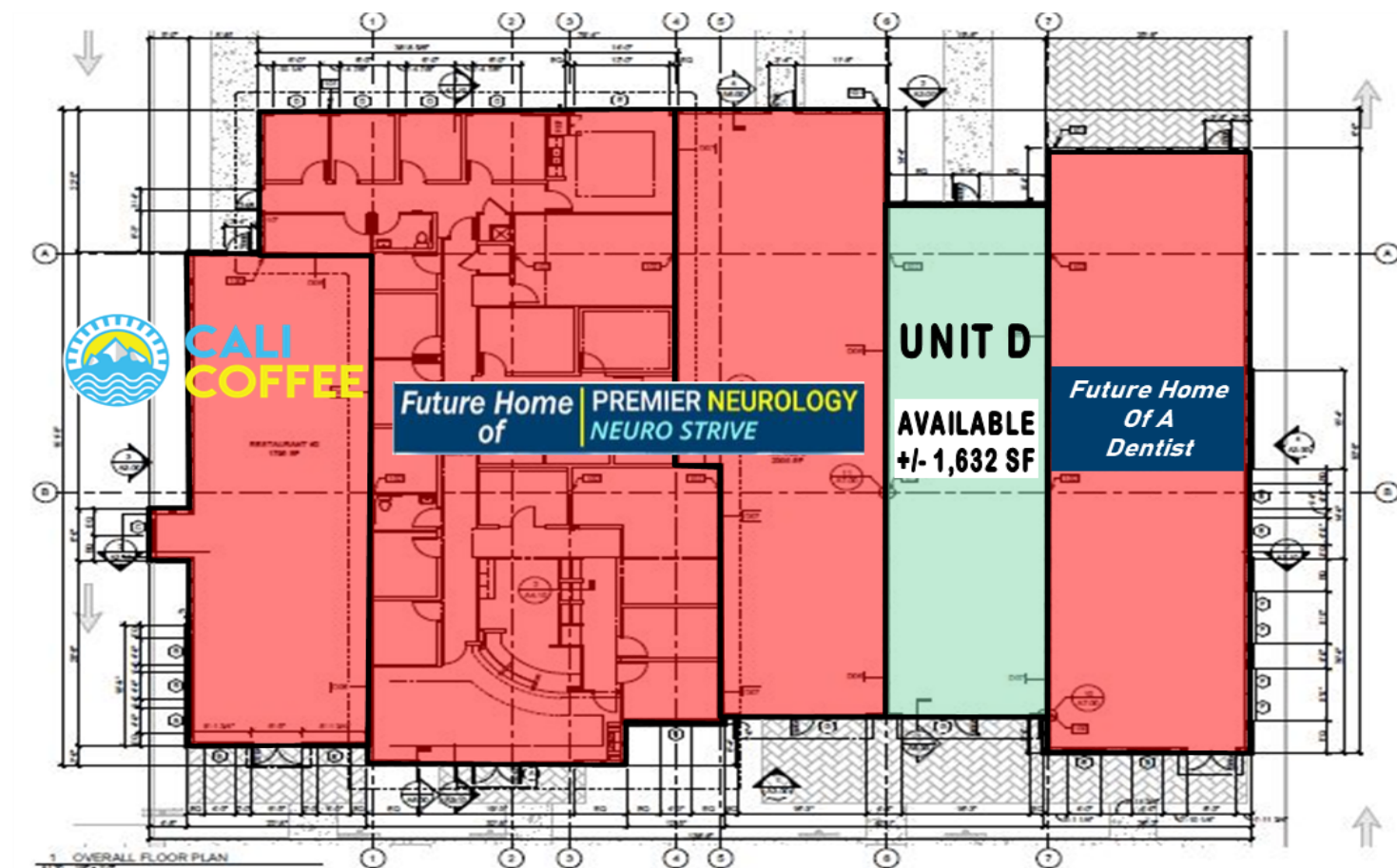
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit D	Available	1,632 SF	NNN	Negotiable	Fantastic location in a brand new building. This unit can be combined with Unit E for +/- 3,969 square feet of retail, restaurant or professional office.

Additional Photos

PINEAPPLE PLAZA

FOR LEASE



PINEAPPLE PLAZA

[illegible]

The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

Location & AADT

PINEAPPLE PLAZA

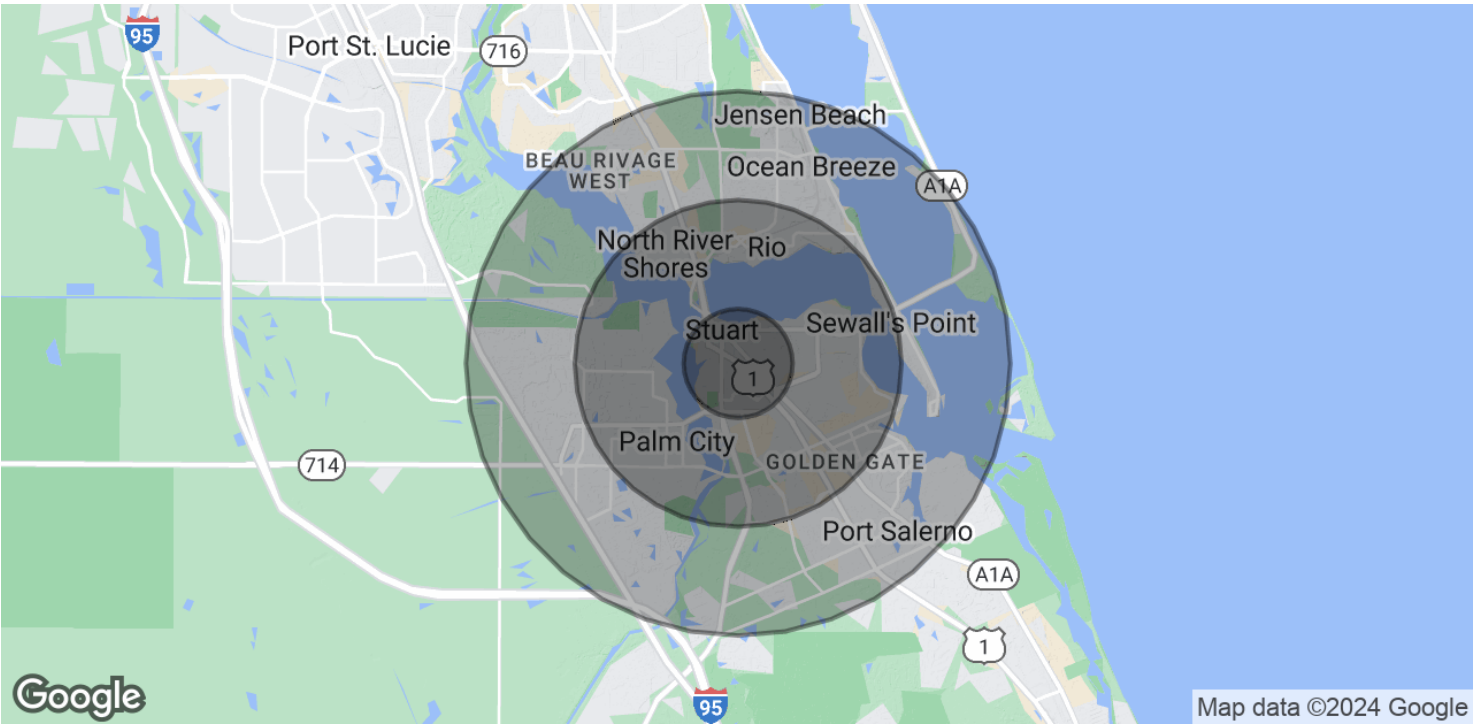
FOR LEASE



Demographics Map & Report

PINEAPPLE PLAZA

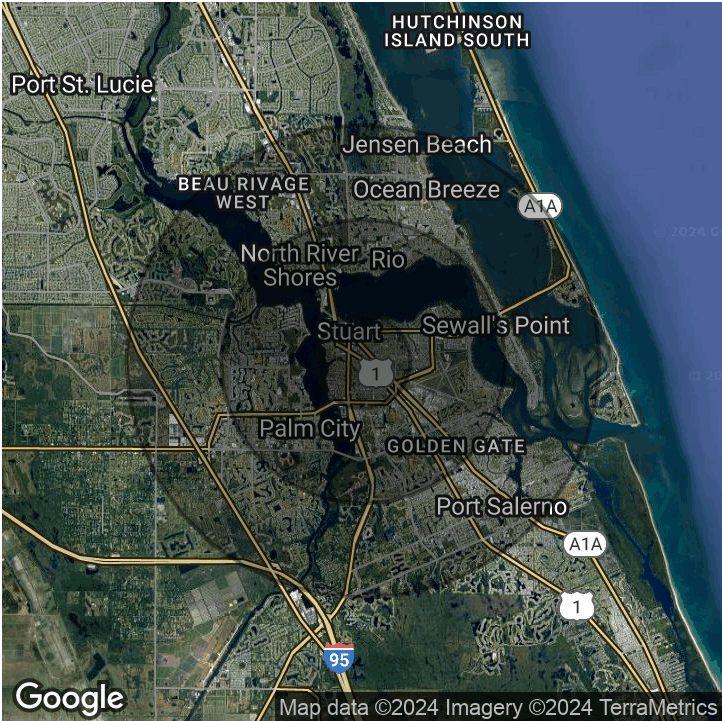
FOR LEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,839	47,040	98,678
Average Age	50.2	50.5	50.0
Average Age (Male)	45.0	48.1	47.7
Average Age (Female)	51.2	51.6	51.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,219	25,345	50,529
# of Persons per HH	1.8	1.9	2.0
Average HH Income	\$53,209	\$73,967	\$80,725
Average House Value	\$206,381	\$278,374	\$315,568

* Demographic data derived from 2020 ACS - US Census



Retailer Map

PINEAPPLE PLAZA

FOR LEASE



The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

Disclaimer

PINEAPPLE PLAZA

FOR LEASE

This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

This information is subject to errors, omissions, changes, prior sale or withdrawal without notice by the Company representing the property and does not constitute a recommendation, endorsement or advice as to the value for the purchase of any property. Each prospective lessee or purchaser is to rely upon his/her own investigation, evaluation and judgment as to the advisability of leasing or purchasing the property.

Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.

