

STUART NORTH



**4,500 SF RARE END CAP SPACE AVAILABLE
LOCATED ON THE NEC OF SE FEDERAL HWY AND SE MONTEREY RD
IN STUART, FLORIDA**

- 42,787 sf Property with national tenants such as WellMed, Pei Wei, Five Guys Burgers, Chipotle, First Watch Restaurant, Scottrade, Jimmy John's, Cold Stone Creamery and First Citizens Bank.
- Excellent ingress and egress to center with a signalized intersection at SE Federal Highway and SE Monterey Road
- Direct access to SE Dixie Hwy / A1A and less than a five-minute drive to the Florida Turnpike.
- Area retailers include Petco, HomeGoods, Office Depot, TJ

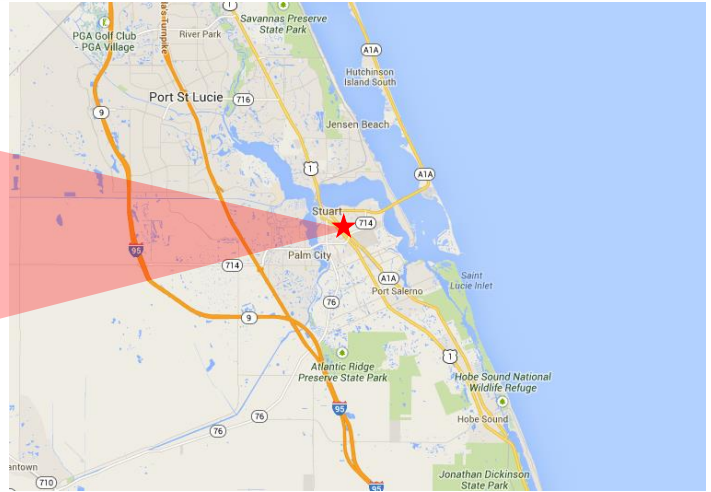


Ray Blanco
(305) 441-6633 Ext 13

↔ Ray@FragaProperties.com
↔ www.FragaProperties.com

This information is subject to errors, omission, and withdrawal from market, modification of terms and conditions or change of price without prior notice

STUART NORTH



Population
 1 mile: 6,296
 3 mile: 46,525
 5 mile: 100,762



Households
 1 mile: 2,381
 3 mile: 20,758
 5 mile: 45,132



Daytime Population
 1 mile: 4,100
 3 mile: 41,205
 5 mile: 55,542



Avg HH Income
 1 mile: \$48,360
 3 mile: \$80,249
 5 mile: \$83,329



Traffic Count:
 77,000 VPD on US-1 &
 SE Monterey Rd combined



No	Tenant	SF
1	Pei Wei	2,870
2	Sprint PCS	2,000
3	Wig Hair & More	1,000
4	Jimmy John's	1,200
5	First Watch Restaurant	3,500
6	Pure Nail Salon	1,400
7	Scottrade	1,600
8	Kazu Japanese	1,200
9	Boca Tanning Club	2,733
10	Quick Weight Loss Center	1,384
11	Fred Astaire	3,485
12	WellMed	6,115
13	Available	4,500
14	Chipotle Mexican Grill	2,400
15	Five Guys Burgers & Fries	2,400
16	Cold Stone Creamery	1,200
17	First Citizens Bank & Trust	3,800



Ray Blanco
 (305) 441-6633 Ext 13

↔ Ray@FragaProperties.com
 ↔ www.FragaProperties.com

This information is subject to errors, omission, and withdrawal from market, modification of terms and conditions or change of price without prior notice