

STUART NORTH



2,270 SF Available Adjacent to Brand New Blaze Fast Fired Pizza
1,384 SF Available next to Boca Tanning Club, 1600 SF next to First Watch
Located on The NEC Of SE Federal Hwy & SE Monterey Rd
in Stuart, Florida

- Excellent ingress and egress to enter with a signalized intersection at SE Federal Highway and SE Monterey Road and full cross access with neighboring Power Center.
- 42,787 sf Property with national tenants such as:



- Direct access to SE Dixie Hwy / A1A and easy access to the Florida Turnpike.
- Area retailers include: Petco, HomeGoods, Office Depot, TJ Maxx, Home Depot, Publix, Winn Dixie, Lowe's, Walmart Supercenter and many more



Fraga Properties
 Acquisition | Development
 Brokerage | Management | Leasing

Please contact: Connie Hull
 Connie@FragaProperties.com

(305) 441-6633 Ext 11
www.FragaProperties.com

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

STUART NORTH



No	Tenant	SF
1	Pei Wei Asian Kitchen	2,870
2	T-Mobile	2,000
3	Wig Hair & More	1,000
4	Jimmy John's	1,200
5	First Watch Restaurant	3,500
6	Pure Nails and Spa	1,400
7	AVAILABLE	1,600
8	Kazu Japanese	1,200
9	Boca Tanning Club	2,733
10	AVAILABLE	1,384
11-12	WellMed	9,600
13	AVAILABLE	2,270
14	Blaze Fast Fire'd Pizza	2,500
15	Chipotle Mexican Grill	2,400
16	Five Guys Burgers & Fries	2,400
17	Cold Stone Creamery	1,200
18	First Citizens Bank & Trust	3,800



Population
 3 mi: 48,180
 4 mi: 80,272
 5 mi: 103,624



Daytime Population
 3 mi: 42,440
 4 mi: 50,753
 5 mi: 60,173



Households
 3 mi: 21,267
 4 mi: 35,121
 5 mi: 46,129



Avg. HH Income
 3 mi: 79,014
 4 mi: 84,178
 5 mi: 85,783



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



Fraga Properties
 Acquisition | Development
 Brokerage | Management | Leasing

Please contact: Connie Hull
 Connie@FragaProperties.com

(305) 441-6633 Ext 11
www.FragaProperties.com