

# PRIME RETAIL SPACE IN GRANADA PLAZA

2323 NW Federal Hwy. Stuart, FL 34994



FOR LEASE | \$2,600/mo.

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street

Stuart FL, 34994

[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matt Crady**

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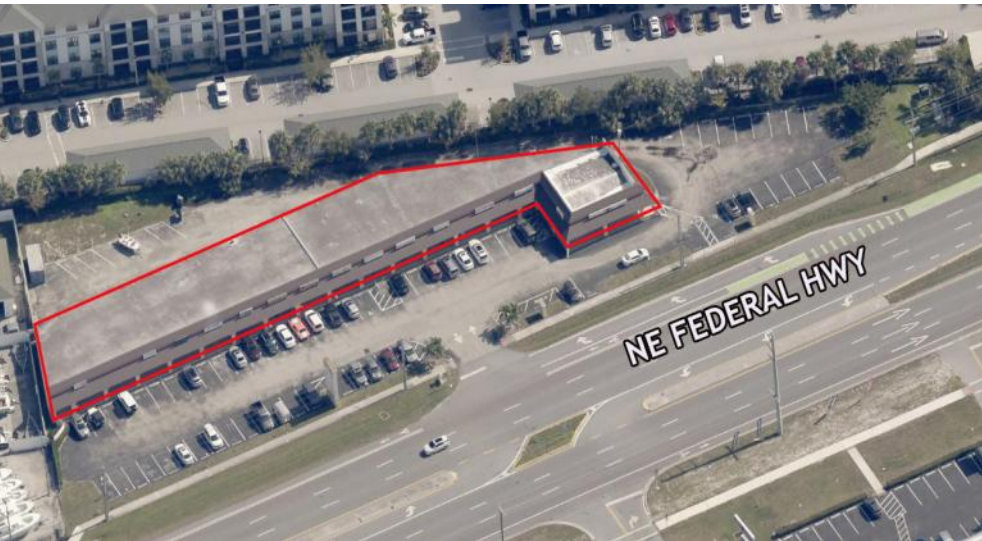
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# PROPERTY OVERVIEW

Prime 1,000 SF retail space available in Granada Plaza, ideally positioned on the east side of US-1 in a high-traffic, high-visibility corridor. This well-located storefront is surrounded by established national retailers and benefits from close proximity to the Treasure Coast Square, driving strong daily consumer traffic to the area.

The space offers excellent exposure with prominent pylon sign advertising opportunities, enhancing brand visibility to passing motorists and shoppers alike. Located directly in front of a newly developed apartment community, the property also benefits from a growing residential customer base within immediate walking distance.



|                          |                          |
|--------------------------|--------------------------|
| <b>PRICE</b>             | \$2,600/monthly          |
| <b>BUILDING SIZE</b>     | 1,000 SF                 |
| <b>BUILDING TYPE</b>     | Mixed Use Condo          |
| <b>FRONTAGE</b>          | 20' on NW Federal Hwy    |
| <b>TRAFFIC COUNT</b>     | 50,500 AADT              |
| <b>YEAR BUILT</b>        | 1981                     |
| <b>CONSTRUCTION TYPE</b> | Masonry                  |
| <b>PARKING SPACE</b>     | Ample                    |
| <b>ZONING</b>            | B-1                      |
| <b>LAND USE</b>          | Retail                   |
| <b>PARCEL ID</b>         | 29-37-41-005-000-00050-9 |

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# DEMOGRAPHICS

| 2025 Population Estimate |         | 2025 Average Household Income |           | Average Age |      |
|--------------------------|---------|-------------------------------|-----------|-------------|------|
| 1 Mile                   | 5,864   | 1 Mile                        | \$105,155 | 1 Mile      | 47.4 |
| 3 Mile                   | 39,169  | 3 Mile                        | \$102,795 | 3 Mile      | 48.2 |
| 5 Mile                   | 120,005 | 5 Mile                        | \$97,868  | 5 Mile      | 48.5 |

| 2030 Population Projection |         | 2025 Median Household Income |          | Median Age |      |
|----------------------------|---------|------------------------------|----------|------------|------|
| 1 Mile                     | 6,221   | 1 Mile                       | \$71,634 | 1 Mile     | 50.9 |
| 3 Mile                     | 42,189  | 3 Mile                       | \$71,993 | 3 Mile     | 52.3 |
| 5 Mile                     | 132,190 | 5 Mile                       | \$71,974 | 5 Mile     | 52.5 |

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# ZONING INFORMATION

## **Sec. 3.417. B-1 Business District.**

3.417.A. Uses permitted. In this district, a building or structure or land shall be used for only the following purposes, subject to any additional limitations pursuant to section 3.402:

1. Any use permitted in a HB-1 Limited Business District.
2. Churches or schools may be constructed on property presently owned and held for such purposes, if such construction is commenced within five years from the date of September 14, 1965.
3. Offices, banks, theatres (not drive-ins), beauty parlors, bars and nightclubs, photograph studios, dry cleaning and laundry pickup stations, barbershops, florists, automobile salesrooms, used car lots, parking lots and storage garages, telephone exchanges, restaurants and lunchrooms, police and fire stations, motels and hotels, golf driving ranges and putt-putt golf.
4. Mechanical garages and gasoline and other motor fuel stations, so long as such work is confined within a building, and vehicles awaiting repair shall be screened from view on the street and abutting property.
5. Signs appertaining to the above uses.
6. Refuse and storage areas, which shall be screened from view.

3.417.B. Required lot area and width. Lots or building sites shall have an area of not less than 7,500 square feet, with a minimum width of 60 feet measured along the front property line. Structures in this district shall be limited to 35 feet. Motels and hotels shall comply with the minimum requirements of the HR-2 Multiple-Family Residential District.

3.417.C. Minimum yards required.

1. Front: 20 feet.
2. Rear: 20 feet.
3. Side: None, except where a B-1 District lies adjacent to a residential district or is separated only by a road, no building shall be built within 20 feet of a common property line, and a landscaped buffer strip shall be provided between the two uses with an evergreen hedge, uniformly colored masonry wall or board fence six feet high. Such screen shall be located on the sides and rear of the property:
  - a. No structure shall be built within 50 feet of the center line of any public platted right-of-way not a designated through-traffic highway.
  - b. No structure shall be built with 65 feet of the center line of a designated through-traffic highway.

(Ord. No. 608, pt. 1, 3-19-2002)

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# TRADE AREA MAP



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