

EXECUTIVE OFFICE SPACE

500 SE Osceola Street, 1st Floor, Stuart, FL 34994



FOR LEASE | \$30.00/SF NNN

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

Office

500 SE Osceola St. Stuart, FL

772.286.5744

www.commercialrealestatellc.com

Brian Schwan

772.286.5744 Office

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PROPERTY OVERVIEW

- Place your business in a highly accessible and professional setting along SE Osceola Street, just minutes from Downtown Stuart and directly across from Cleveland Clinic Martin North Hospital.
- The 1st floor office suite features a layout that includes 13 private offices, with 11 offices ranging from approximately 56-84 SF and two larger offices measuring 124-126 SF. Most offices feature windows, providing natural light throughout the suite.
- The space also includes a reception area with desk, copy/print station, storage, and two restrooms.
- A spacious common area presents the opportunity to build out a conference room, adding further functionality for professional users.
- Ideal for medical-related professionals, therapists, attorneys, consultants, or other executive users seeking a well-located, turnkey office environment.



| | |
|-----------------------------|---|
| LEASE RATE | \$30.00/SF NNN |
| 1ST FLOOR SIZE | 4,046 SF |
| BUILDING TYPE | Office |
| NO. OF OFFICE SUITES | 13 |
| ACCESS | Elevator / Stairs |
| FRONTAGE | 100' |
| TRAFFIC COUNT | 3,700 AADT (Osceola St) 13,100 AADT (Ocean Blvd) |
| YEAR BUILT | 1984 |
| YEAR RENOVATED | 2025 |
| ZONING | R-3: Residential-Multifamily/Office |
| LAND USE | Office-Residential |

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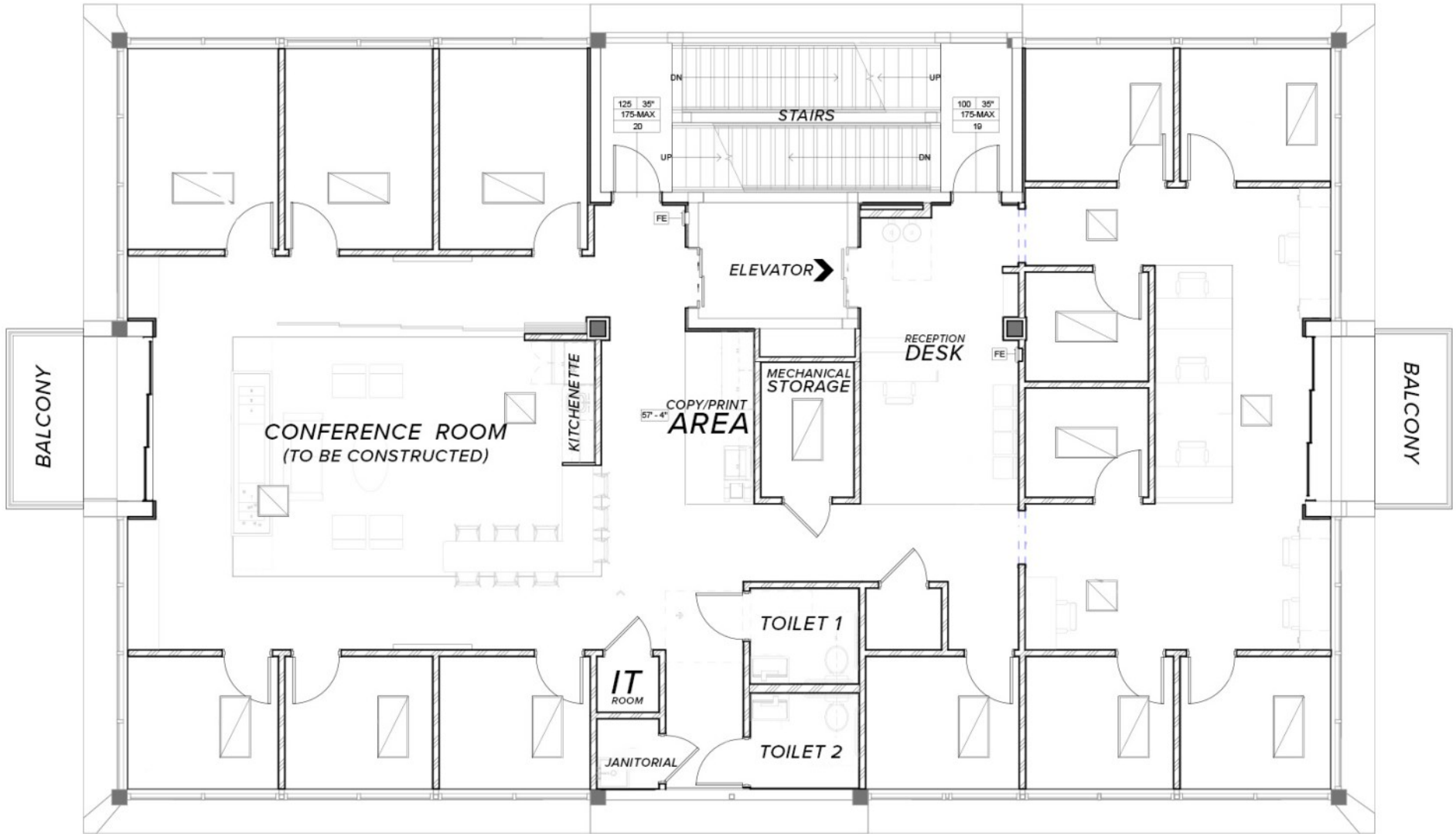
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FLOOR PLAN



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INTERIOR PHOTOS



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DEMOGRAPHICS

| Population | 1 mile | 3 miles | 5 miles |
|----------------------------|---------------|----------------|----------------|
| 2020 Population | 4,646 | 46,778 | 98,627 |
| 2024 Population | 4,919 | 50,663 | 106,068 |
| 2029 Population Projection | 5,204 | 53,815 | 113,480 |

| Households | | | |
|---------------------------|-------|--------|--------|
| 2020 Households | 2,011 | 21,452 | 43,795 |
| 2024 Households | 2,108 | 23,114 | 47,060 |
| 2029 Household Projection | 2,230 | 24,569 | 50,410 |

| | | | |
|-------------------------|----------|----------|----------|
| Avg Household Income | \$75,982 | \$80,899 | \$93,662 |
| Median Household Income | \$49,038 | \$56,674 | \$66,653 |

| Worker Travel Time To Job | | | |
|----------------------------------|-------|--------|--------|
| <30 Minutes | 1,321 | 13,025 | 27,147 |
| 30-60 Minutes | 418 | 4,404 | 10,648 |
| 60+ Minutes | 126 | 1,571 | 3,308 |

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ZONING INFORMATION

| Land Uses | R-3 |
|---|-----|
| Family day care home in a residence | P |
| Multi-family dwelling units | P |
| Residential units combined with non-residential uses | P |
| Hotels/motels | P |
| Adult day care centers (< five acres) | P |
| Adult day care centers (> five acres) | P |
| Child care center (< five acres) | P |
| Child care center (> five acres) (refer to supplemental standards in section 2.06.04) | P |
| Schools—Private, parochial, or technical (< five acres) | P |
| Schools—Private, parochial, or technical (> five acres) | P |
| Massage therapy establishment | P |
| Office, low intensity medical | P |
| Office, medical | P |

| | |
|---|---|
| Office, business or professional | P |
| Office, low intensity medical | P |
| Office, veterinary | P |
| Outdoor storage (refer to standards in section 6.10.00) | P |
| Restaurants, convenience and general | P |
| Retail, intensive sales | P |
| Banks/financial institutions | P |
| Barbershop, beauty salons, specialty salons | P |
| Bars | P |
| Catering shops | P |
| Craft distillery | P |

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TRADE AREA MAP



SUBJECT PROPERTY

MARTIN COUNTY COURTHOUSE

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