

Boutique Retail / Office Units for Lease in the Heart of Port Salerno
+-.4 Acres Secure Fenced Storage Yard
4069 SE Salerno Road, Stuart, FL 34997

NAISouthcoast



Presented by
Reid Armor
Senior Director
772-631-4248
reid@naisouthcoast.com

"Position your business in one of Stuart's most vibrant waterfront commercial corridors!"

Offered At:
\$25/SF for Retail / Office Units
\$2/SF for Storage Yard

Boutique Retail / Office Units for Lease in the Heart of Port Salerno
+-.4 Acres Secure Fenced Storage Yard
4069 SE Salerno Road, Stuart, FL 34997

Property Details

- Address: 4069 SE Salerno Road, Stuart, FL 34997
- Available Spaces:
 - Unit 4129: $\pm 1,000$ SF Retail / Office Suite
 - Unit 4109: $\pm 1,300$ SF Retail / Office Suite
 - $\pm .4$ Acres Secure Fenced Storage Yard
- Lease Rates:
 - \$25 Per Square Foot Gross for Retail / Office Suites
 - \$2 Per Square Foot for Outdoor Storage Yard
- Building Size: $\pm 9,231$ SF Community Shopping Center
- Lot Size: ± 2 Acres
- Frontage: $\pm 376'$ on SE Salerno Road & $\pm 229'$ on SE Commerce Avenue
- Zoning: Port Salerno Redevelopment
- Future Land Use: CRA Center
- Utilities: City Water & Sewer
- Construction: Concrete Block
- Year Built: 1966
- Parking: On-Site Parking Available
- Location: Prominent corner location at the intersection of SE Salerno Road & SE Commerce Avenue in the heart of Port Salerno



Boutique Retail / Office Units for Lease in the Heart of Port Salerno
+-.4 Acres Secure Fenced Storage Yard
4069 SE Salerno Road, Stuart, FL 34997

Property Overview

Now available for lease, 4069 Salerno Road is positioned in the heart of Port Salerno's rapidly evolving commercial district. The property enjoys exceptional visibility along SE Salerno Road with strong frontage, convenient access, and excellent exposure to both local and visitor traffic traveling through one of Martin County's most active waterfront communities.

The center is centrally located near the intersection of Salerno Road and Dixie Highway, widely recognized as the gateway into the Manatee Pocket and Port Salerno Marina District. Surrounding businesses, restaurants, marinas, retail shops, and entertainment venues create a vibrant commercial environment that benefits from consistent daily traffic and strong local demographics.

The suites are ideal for boutique retail, professional office, marine-related businesses, service providers, wellness concepts, creative users, or other neighborhood-serving tenants seeking an affordable presence in one of Stuart's most unique and recognizable sub markets.

The property also benefits from its location within the Port Salerno CRA district, an area that has experienced significant public and private investment in recent years including street scape enhancements, pedestrian-friendly improvements, landscaping, and infrastructure upgrades designed to support long-term business growth and redevelopment.



Boutique Retail / Office Units for Lease in the Heart of Port Salerno
+-.4 Acres Secure Fenced Storage Yard
4069 SE Salerno Road, Stuart, FL 34997



Unit 4129: ±1,000 SF Retail / Office Suite
4069 SE Salerno Road, Stuart, FL 34997



Unit 4129: ±1,000 SF Retail / Office Suite
4069 SE Salerno Road, Stuart, FL 34997



Unit 4129: ±1,000 SF Retail / Office Suite
4069 SE Salerno Road, Stuart, FL 34997



Unit 4129: ±1,000 SF Retail / Office Suite
4069 SE Salerno Road, Stuart, FL 34997



Unit 4129: ±1,000 SF Retail / Office Suite
4069 SE Salerno Road, Stuart, FL 34997



Unit 4109: ±1,300 SF Retail / Office Suite
4069 SE Salerno Road, Stuart, FL 34997



Unit 4109: ±1,300 SF Retail / Office Suite
4069 SE Salerno Road, Stuart, FL 34997



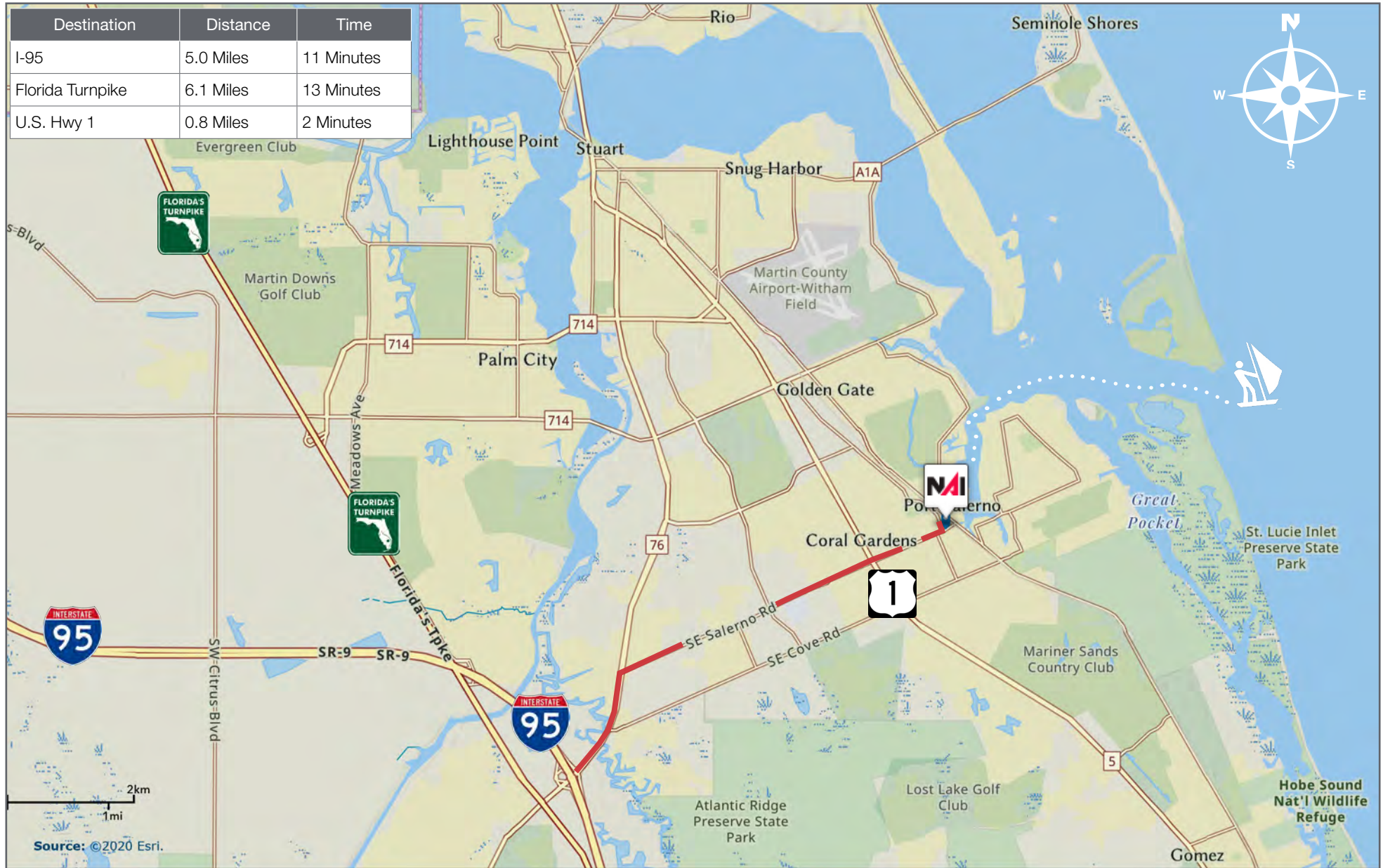
±.4 Acres Secure Fenced Storage Yard
4069 SE Salerno Road, Stuart, FL 34997



±.4 Acres Secure Fenced Storage Yard
4069 SE Salerno Road, Stuart, FL 34997



Boutique Retail / Office Units for Lease in the Heart of Port Salerno
+-.4 Acres Secure Fenced Storage Yard
4069 SE Salerno Road, Stuart, FL 34997



Boutique Retail / Office Units for Lease in the Heart of Port Salerno
+-.4 Acres Secure Fenced Storage Yard
4069 SE Salerno Road, Stuart, FL 34997

Trade Area Overview

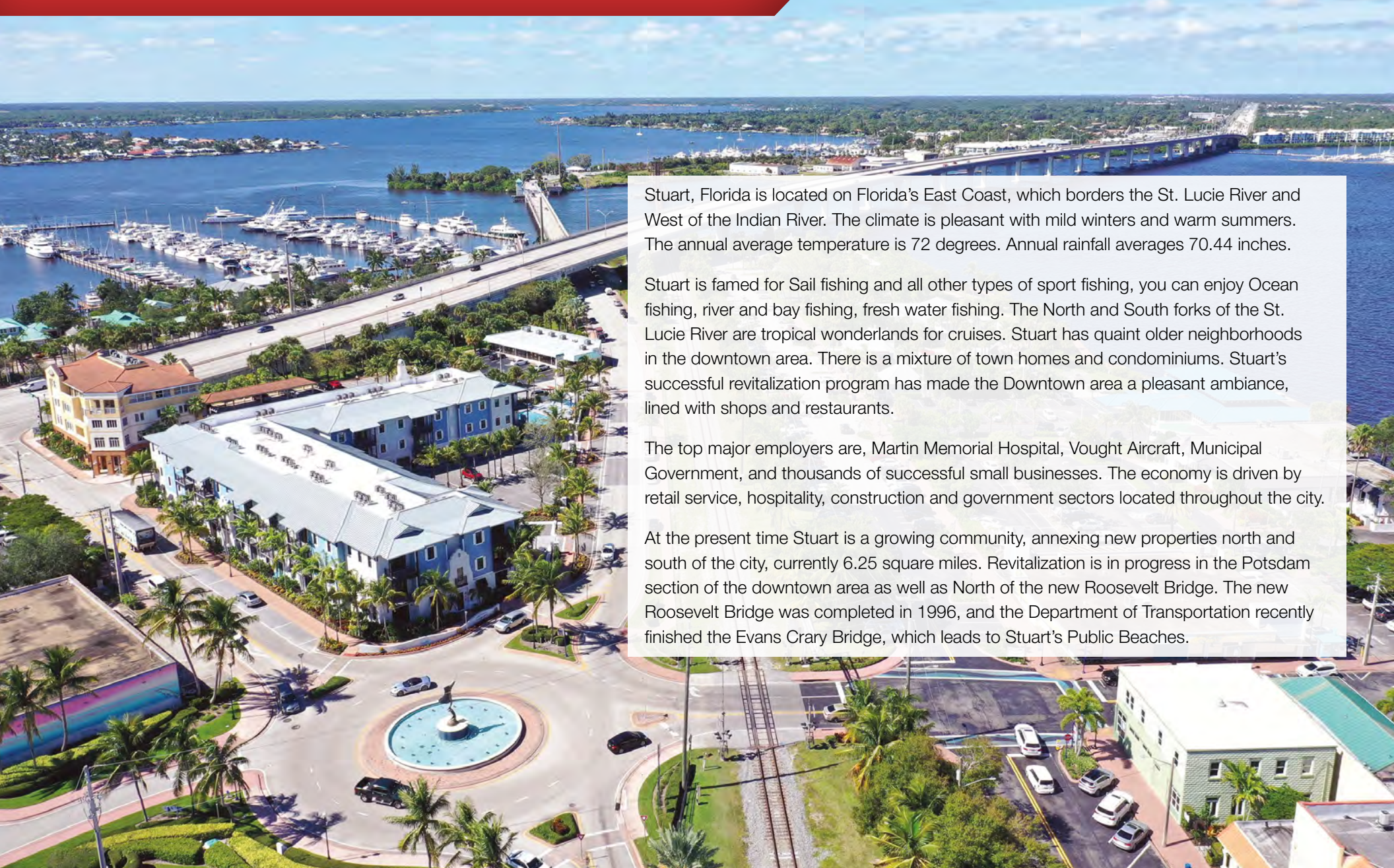
Port Salerno is a historic waterfront fishing village located in southern Martin County, Florida and centered around the highly desirable Manatee Pocket Marina District. The area has become one of the Treasure Coast's most vibrant mixed-use waterfront destinations, known for its restaurants, marinas, boutiques, breweries, live entertainment, art galleries, and boating lifestyle.

The property is strategically positioned near the intersection of SE Salerno Road and Dixie Highway with convenient access to US Highway 1, Interstate 95, and the Florida Turnpike. This central location allows tenants to efficiently serve Stuart, Palm City, Jensen Beach, Hobe Sound, and the surrounding Treasure Coast markets.

Nearby attractions including Sandsprit Park, the Manatee Pocket waterfront, local marinas, and the Atlantic Ocean continue to drive tourism, marine activity, and residential growth throughout the area. The surrounding population also benefits from strong household incomes and an established residential base, making Port Salerno an attractive location for both local-serving and destination-oriented businesses.

City Overview

Stuart, Florida



Stuart, Florida is located on Florida's East Coast, which borders the St. Lucie River and West of the Indian River. The climate is pleasant with mild winters and warm summers. The annual average temperature is 72 degrees. Annual rainfall averages 70.44 inches.

Stuart is famed for Sail fishing and all other types of sport fishing, you can enjoy Ocean fishing, river and bay fishing, fresh water fishing. The North and South forks of the St. Lucie River are tropical wonderlands for cruises. Stuart has quaint older neighborhoods in the downtown area. There is a mixture of town homes and condominiums. Stuart's successful revitalization program has made the Downtown area a pleasant ambience, lined with shops and restaurants.

The top major employers are, Martin Memorial Hospital, Vought Aircraft, Municipal Government, and thousands of successful small businesses. The economy is driven by retail service, hospitality, construction and government sectors located throughout the city.

At the present time Stuart is a growing community, annexing new properties north and south of the city, currently 6.25 square miles. Revitalization is in progress in the Potsdam section of the downtown area as well as North of the new Roosevelt Bridge. The new Roosevelt Bridge was completed in 1996, and the Department of Transportation recently finished the Evans Crary Bridge, which leads to Stuart's Public Beaches.

County Overview

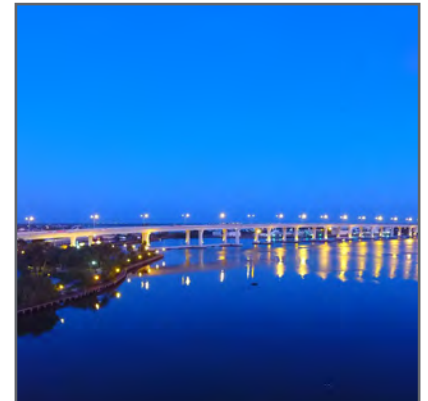
Martin County, Florida

Martin County is one of 67 counties in Florida and was established by an Act of the Florida Legislature in 1925. It was named for John W. Martin, Governor of Florida from 1925 to 1929. By the authority of the Constitution of the State of Florida, the Martin County Board of County Commissioners shares the functions of government with Martin County's Constitutional Officers.

The Board of County Commissioners has responsibility for the provision of general government services (fire/rescue, library services, building inspections), oversees the development of infrastructure (roads, utilities, parks), and determines regulations regarding zoning and land use provisions. The Board is also responsible for determining the millage rate (tax on real property) to fund all functions of County government with the exception of the Tax Collector and most court-related functions. Martin County's five Commissioners are each elected to serve a four-year term. These terms are staggered and each member is elected at-large but represents a geographic district within the county. The Chairperson of the Commission is elected annually by the other Board members and presides over all Board meetings.

The county has a population of around 160,000 and has experienced growth of over 15% since 2000. Several top employers that are headquartered in Martin County include Cleveland Clinic Martin Health Systems, Paradigm Precision, Triumph Aerostructures, and Seacoast Bank. The Martin County School District is consistently ranked among the highest performing school districts in the state.

The Martin County Parks and Recreation Department manages a very diverse parks system with more than 1,700 acres of public land, consisting of 77 active and passive parks that include community and regional parks, beaches and causeways, a public golf course, a waterpark and competitive aquatic center, a 55-acre campground, two beachside cafes, skate parks, athletic fields, historic buildings, community centers and much more.



About NAI Southcoast



Southcoast brings industry leading resources to its brokerage services and property management services. Speed, agility, and keen insight are hallmarks of our services. The result is connecting properties with our exclusive list of investors. NAI Southcoast services rely upon the skills and insights of our experienced team of brokerage, marketing and data resource management professionals. Our process begins with an internal launch meeting that unifies client's objectives with marketing and sales strategies. This launch begins a process that involves the following phases:

- Comprehensive Property Profile - competitive review and capital market summary
- Marketing Promotional Strategy Development - advertising, direct mail, email, html flyers, web listings, and a public relations tactical outline
- Sales Planning & Execution - database profile analysis, identification of network connections, and direct contact with an exclusive list of buyers
- Client Communication - communication of progress through regularly scheduled activity reports and updates
- Maximum Price - the result is the capitalization of market dynamics to achieve a competitive bid environment in order to maximum sale price

NAI Southcoast's key point of differentiation in our services is the volume of strong relationships we have established with institutional, local, regional and national private equity firms, life companies, and owner/investors. We created and maintain a database of property and investor profiles that encompasses portfolio details and acquisition criteria of these nationwide firms.

The information gathered and analyzed by the NAI Southcoast's team allows us to utilize the speed and the efficiency of technology to promptly connect our investors and institutional partners with properties that correspond to their acquisition requirements. Our clients have access to more opportunities and can make faster and better decisions armed with targeted information.

LISTING AGENT



Reid Armor

Senior Director

772-631-4248

reid@naisouthcoast.com

Boutique Retail / Office Units for Lease in the Heart of Port Salerno
+-.4 Acres Secure Fenced Storage Yard
4069 SE Salerno Road, Stuart, FL 34997



Offered At:

\$25/SF for Retail / Office Units

\$2/SF for Storage Yard