



FOR LEASE

■ 2837 Northwest Federal Highway

Stuart, FL 34994

PROPERTY OVERVIEW

Positioned in a high-traffic hub, this premier plaza offers unmatched visibility and accessibility for your business. Join well-known tenants like Mattress Firm, Sage Dental, Parlor Ice Cream, and Mr. Smoke, bringing diverse customers to the area daily. Located directly across from the Treasure Coast Mall and just off US1, the plaza is surrounded by major retailers and dining options such as Best Buy, McDonald's, DICK'S Sporting Goods, and Target. With continuous foot and vehicle traffic, this plaza is ideal for businesses looking to maximize exposure and attract a steady flow of customers.

OFFERING SUMMARY

Zoning: GC - Martin County
Available SF: 1,345 SF



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LEASE RATE \$22.00/sf + \$9.75/sf (2024 CAM)



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Unit 2843 - 1,345sf

2837 NORTHWEST FEDERAL HIGHWAY

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Unit 2843

\$22.00 SF/yr

\$9.75/sf - 2024 CAM

1,345 SF

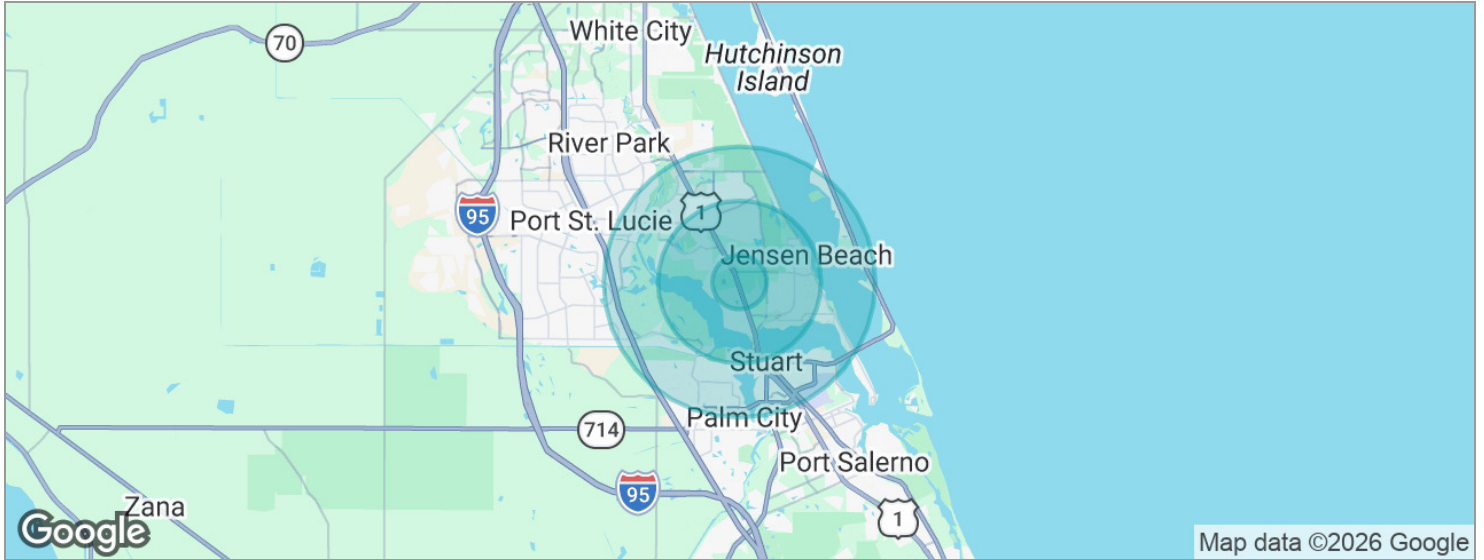
Negotiable



Demographics Map

2837 NORTHWEST FEDERAL HIGHWAY

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,915	38,677	106,496
Median age	48	50	50
Median age (Male)	47	49	49
Median age (Female)	49	51	51
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,244	17,458	47,244
# of persons per HH	2.2	2.2	2.3
Average HH income	\$116,349	\$100,136	\$97,971
Average house value	\$511,492	\$436,736	\$425,659

* Demographic data derived from 2020 ACS - US Census

Disclaimer

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

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