



3208 SE FEDERAL HWY, STUART, FL

WEDGEWOOD COMMONS

1,650 - 2,743 SF AVAILABLE | FOR LEASE



PROJECT DETAILS

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PROPERTY HIGHLIGHTS

- **Prime Intersection:** Prominently positioned at the signalized southwest corner of US-1 & Indian Street in Stuart, offering strong visibility and convenient access from multiple directions.
- **Retail Environment:** A recently redeveloped neighborhood center encompassing approximately 165,000 square feet of retail space, anchored by a high-volume Publix and complemented by nationally recognized tenants including Michaels, Bealls Outlet/Home Centric, Dollar Tree, Harbor Freight Tools, and others.
- **Traffic Exposure:** The intersection benefits from approximately 79,000 vehicles per day, driving consistent consumer exposure and daily traffic.
- **Access & Circulation:** Excellent ingress and egress from both US-1 and Indian Street, supporting smooth traffic flow and ease of access for customers and tenants.
- **Join:**



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	7,338	54,108	104,433
DAYTIME POPULATION	8,111	42,235	57,163
AVERAGE HH INCOME	\$89,958	\$102,219	\$117,074



MARKET AERIAL

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