



36,000 AADT
SE FEDERAL HWY
Wallace

CARNIVALE ST

SE INDIAN ST

23,000 AADT

B & C BUILDING

H BUILDING

M BUILDING

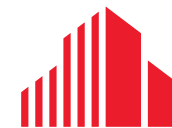
Q BUILDING

A BUILDING

FOR LEASE \$14.50/SF GROSS

FLEX COMMERCIAL SPACE

B&A COMMERCE CENTER
2885 US HIGHWAY 1, STUART, FL 34994



**CUSHMAN &
WAKEFIELD**

FLEX COMMERCIAL SPACE

B&A COMMERCE CENTER | 2885 US HIGHWAY 1, STUART, FL 34994

Property Overview

Located near the corner of SE Indian Street and SE Federal Highway, this retail opportunity offers traffic counts of 36,000 AADT on SE Federal Highway and 23,000 AADT on SE Indian Street, the site offers outstanding visibility and access. The B&A Flea Market is an established weekend destination that attracts thousands of visitors—the property benefits from consistent nearby activity and strong exposure.

Surrounded by Advance Auto Parts, AAMCO, several dealerships, collector shops, and industrial warehouses, the property is well positioned for a variety of retail, or light industrial uses looking for a convenient and high-traffic location.

Property Features

Address: 2885 US Highway 1, Stuart, FL 34994

Lease Price: \$14.50/SF Gross

Available Space:

- A 1 - 5,600 SF + Loft
- A 3 - 2,160 SF
- C 1 - 1,625 SF
- H 1 - 1,600 SF
- H 2 - 1,600 SF
- (H1 & H2 Combined - 3,200 SF)**
- H18 - 1,600 SF
- M1 - 1,250 SF
- M3 - 1,250 SF

Building Type: Storage Warehouse

Jurisdiction: City of Stuart



AERIAL VIEWS



FLEX COMMERCIAL SPACE

B&A COMMERCE CENTER | 2885 US HIGHWAY 1, STUART, FL 34994



H-18 UNIT
1,600 SF
Clear Height: 14'
(14'x14' Office)
Grade High Door:
12'x12' (1)

H-2 UNIT
1,600 SF
Clear Height: 14'
(14'x14' Office)
Grade High Door:
12'x12' (1)

H-1 UNIT
1,600 SF
Clear Height: 14'
(14'x14' Office)
Grade High Door:
12'x12' (1)

M-1 UNIT
1,250 SF

M-3 UNIT
1,250 SF

C-1 UNIT
1,625 SF
Clear Height: 11'
(12'x10' Office)
Grade Level Doors:
11'x10' (3)

A-1 UNIT
5,600 SF + Loft
Clear Height: 17'
(12'x10' Office)
Dock High Door:
12'x12' (2)

A-3 UNIT
2,160 SF
Clear Height: 17'
(12'x10' Office)
Dock High Door:
12'x12' (1)



Wallace



MYLES' ELECTRIC
MOTORS & PUMPS

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FLEX COMMERCIAL SPACE

B&A COMMERCE CENTER | 2885 US HIGHWAY 1, STUART, FL 34994

Unit A 1 & Unit A-3

UNIT: A-1

Size: 5,600 SF + Loft

Clear Height: 17'
(12'x10' Office)

Dock High Door:
12'x12' (2)



UNIT: A-3

Size: 2,160 SF

Clear Height: 17'
(12'x10' Office)

Dock High Door:
12'x12' (1)



FLEX COMMERCIAL SPACE

B&A COMMERCE CENTER | 2885 US HIGHWAY 1, STUART, FL 34994

Unit C-1

UNIT: C-1

Size: 1,625 SF

Clear Height: 11'

(12'x10' Office)

Grade Level

Doors:

11'x10' (3)



FLEX COMMERCIAL SPACE

B&A COMMERCE CENTER | 2885 US HIGHWAY 1, STUART, FL 34994

Unit H-1, Unit H-2 & Unit H-18

UNIT: H-1

Size: 1,600 SF

Clear Height: 14'
(14'x14' Office)

Grade High Door:
12'x12' (1)

UNIT: H-2

Size: 1,600 SF

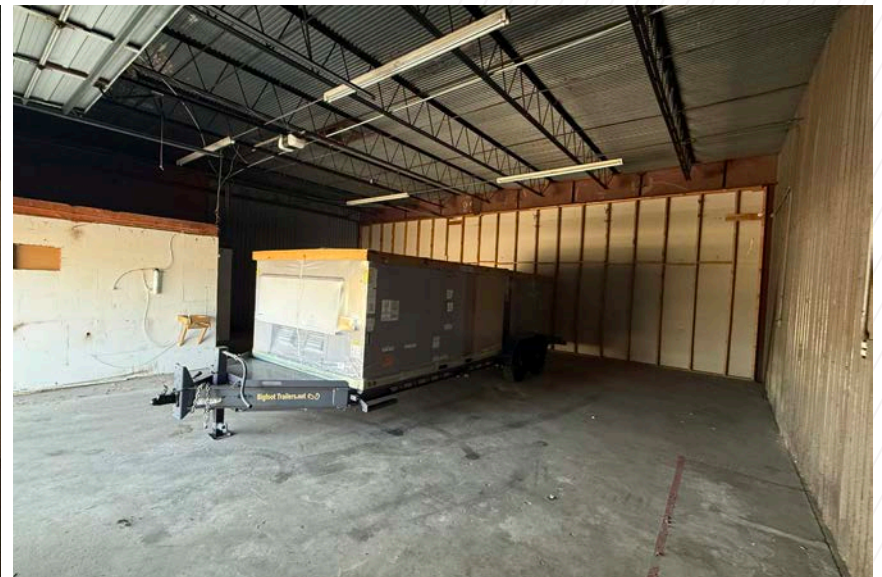
Clear Height: 14'
(14'x14' Office)

Grade High Door:
12'x12' (1)

UNIT: H-18

Size: 1,600 SF

Clear Height: 14'



FLEX COMMERCIAL SPACE

B&A COMMERCE CENTER | 2885 US HIGHWAY 1, STUART, FL 34994

Unit M-1 and Unit M-3

UNIT: M-1

Size: 1,250 SF

Clear Height: 14'

(9.5'x40.5'
Office)

**Grade Level
Door:**
12'x10.5' (1)

UNIT: M-3

Size: 1,250 SF

Clear Height: 14'

(9.5'x40.5'
Office)

**Grade Level
Door:**
12'x10.5' (1)

*Photos are representative of M-1 and M-3



LOOKING EAST



WITHAM FIELD AIRPORT

MARTIN COUNTY SCHOOL DISTRICT

B&A FLEA MARKET

SE DIXIE HWY

MARTIN COUNTY PARKS & RECREATION

OFFSHORE TACKLE & REPAIR

MYLES' ELECTRIC MOTORS & PUMPS

KIA Wallace



SE FEDERAL HWY

36,000 AADT

SE INDIAN ST 23,000 AADT

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 60 inches.

Stuart is famed for its exceptional sailfishing and all other types of sport fishing. You can enjoy ocean fishing, river and bay fishing, and 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, including a mixture of townhomes and condominiums. Stuart's successful revitalization program has given the Downtown area a pleasant ambiance, with shops and restaurants lining the streets.

The top major employers are Cleveland Clinic 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 continues in the Potsdam section of the downtown area as well as North of the Roosevelt Bridge. Completed in 1996, the Roosevelt Bridge is a prominent feature in the area, allowing for easy connectivity and accessibility to Stuart's Public Beaches.

CITY OVERVIEW



MARTIN COUNTY, FLORIDA

The cities that make up Martin County include Jensen Beach/Rio, Stuart/Sewall's Point, Hutchinson Island, Hobe Sound, Jupiter/ Tequesta, Palm City, Port Salerno and Indiantown. Martin County is a wonderful place to visit and live, with beaches, golf, fishing and boating. The County boasts arts, quaint downtowns with shops, gourmet dining, galleries, museums, historic places, festivals and more.

Martin County is for...

The golf enthusiast... Martin County is home to over 35 world-class golf courses all within a 15-mile radius. The sun worshiper... The County offers its visitors and residents alike some of the finest beaches on the east coast. The discriminating arts shopper...More than 20 galleries participate in a monthly First Thursday gallery night. Many of these galleries are in the historic downtowns of Stuart, Jensen Beach, Port Salerno and Hobe Sound. The music lover...The historic Lyric Theatre offers a wide array of first-class talent nearly 300 days a year...This acoustically amazing theatre features concerts for all music lovers, from classical to rock and roll, and theatrical performances by local and national talent.

Mark your calendars for a plethora of events to look forward to in Martin County, Florida. The Stuart Air Show, Stuart Boat Show, ArtsFest, and the Martin County Fair are just some of the many events taking place throughout the year. The Treasure Coast Children's Museum, located at Indian Riverside Park, is a great place for kids and families, offering a water play area, fishing, and a riverfront view. Often, there are events in the park including concerts, orchid shows, and more. Indian Riverside Park also features the Maritime and Yachting Museum. Hutchinson Island is home to the Elliott Museum which celebrates the genius of innovation, creativity and the historical events of Martin County. Named after the prolific inventor Sterling Elliott, the museum hosts permanent exhibits showcasing Model A Trucks, early transportation, the history of Stuart and its surrounding regions, and baseball memorabilia. For the scientifically minded and curious kids, the Florida Oceanographic Coastal Center offers fun opportunities to learn about our local ecosystem.

REGIONAL OVERVIEW





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