

# SIGNALIZED CORNER

SUBJECT

SE MONTEREY RD  
31,500 AADT

SE WILLOUGHBY BLVD  
16,800 AADT

FOR LEASE \$23.00/SF MODIFIED GROSS

±2,000 SF SHOWROOM/OFFICE

490 SE MONTEREY RD  
STUART, FL 34994



# SHOWROOM/OFFICE SPACE

490 SE MONTEREY RD, STUART, FL 34994

## Property Details

Position your business in one of Stuart's most established commercial corridors with this ±2,000 SF showroom or office space at 490 SE Monterey Road. Offering excellent visibility, convenient access, and a flexible layout, the space is well suited for professional office, showroom, medical, or service-oriented users. Located just minutes from Downtown Stuart, US Highway 1, and major transportation routes, the property provides an outstanding opportunity to establish or expand your business in a highly accessible, central location surrounded by a strong mix of commercial and professional users.

## Building Information

Address:	490 SE Monterey Rd Stuart, FL 34994
Parcel ID:	16-38-41-000-000-00230-2
Lease Rate:	\$23.00/SF Modified Gross
Unit Size:	±2,000 SF
Configuration:	2 Large Retail Showrooms/Office Space 2 Bathrooms 1 Large Roll Up Door (possibility to add a second)
Year Built:	1974/1992
Construction:	Concrete Block with Stucco / Metal on Steel Frame
Site Size:	3.95 Acres
Zoning:	B-1 & A-1A
Land Use:	Store, Offices



## OVERVIEW



## GROUND VIEW

LOOKING SOUTH

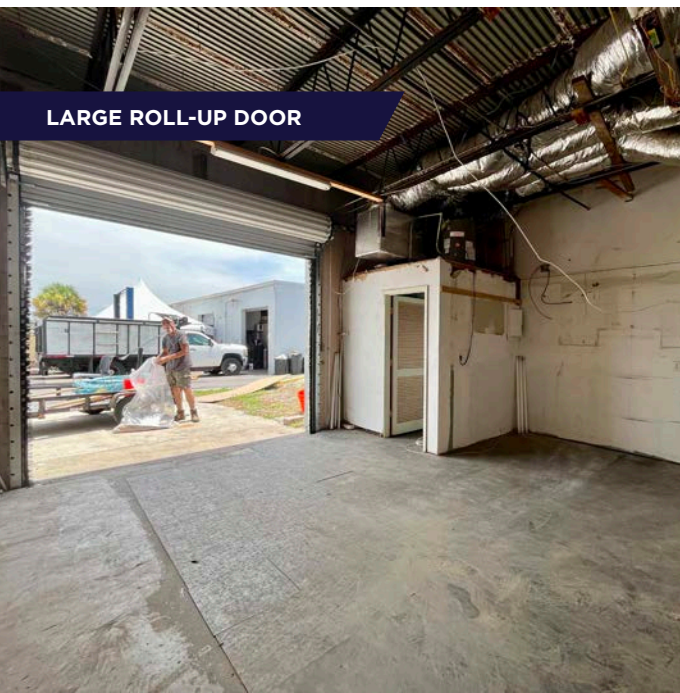
SUBJECT

SE WILLOUGHBY RD

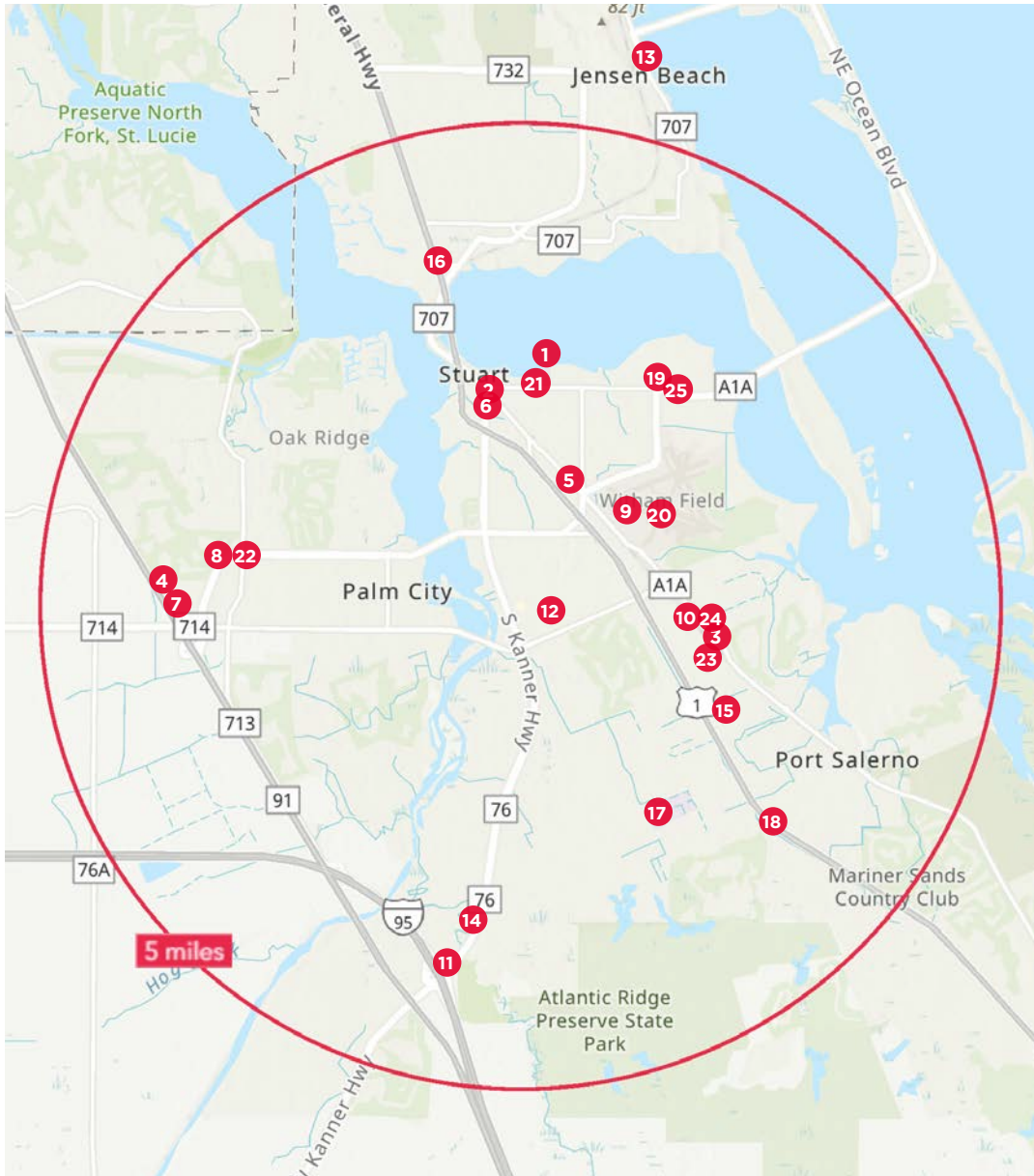
SE MONTEREY RD

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# MAJOR EMPLOYERS



## Major Employers

## Employees

1	Martin Mem Hlth Systems Inc - Martin Health	1,500
2	Chicago Title Insurance III LP-Chicago Title	1,007
3	Labor Ready Southeast III LP-Labor Ready	666
4	Embraer Serices Inc - Embraer	600
5	Martin County School District	520
6	Seacoast Banking Corp Florida - SEACOAST	519
7	Armellini Industries Inc	450
8	Fast Food Enterprises 2 LLP - Burger King	437
9	Daher Aerospace Inc	400
10	Turbocombustor Technology Inc - Paradigm Precision	350
11	Melton Management Inc	349
12	Smiths Interconnect Americas Inc - Smiths Interconnect	308
13	Airplanes LLC-Airplanes Inc	304
14	Positive Behavior Support	304
15	Liberator Medical Holdings Inc	297
16	Principal Residential Mortgage	286
17	Eden Park Management Inc-Martin Nrsing Rstrtive Care Ct	280
18	Publix Super Markets Inc - Publix Super Markets 1783	268
19	Mid-Florida Anesthesia Assoc Inc	260
20	Embraer Aircraft Holding Inc - Embraer	240
21	Stuart News	225
22	Publix Super Markets Inc - Publix	222
23	Nuco2 Supply LLC	221
24	Florida Homexpress-South Inc	219
25	Martin Memorial Med Ctr Inc-Martin Memorial Medical Ctr S	211

## KEY FACTS (5 MILES)



**107,420**

2025 Total Population



**\$119,261**

2025 Average Household Income



**48,130**

2025 Total Households



**52.8**

2025 Median Age



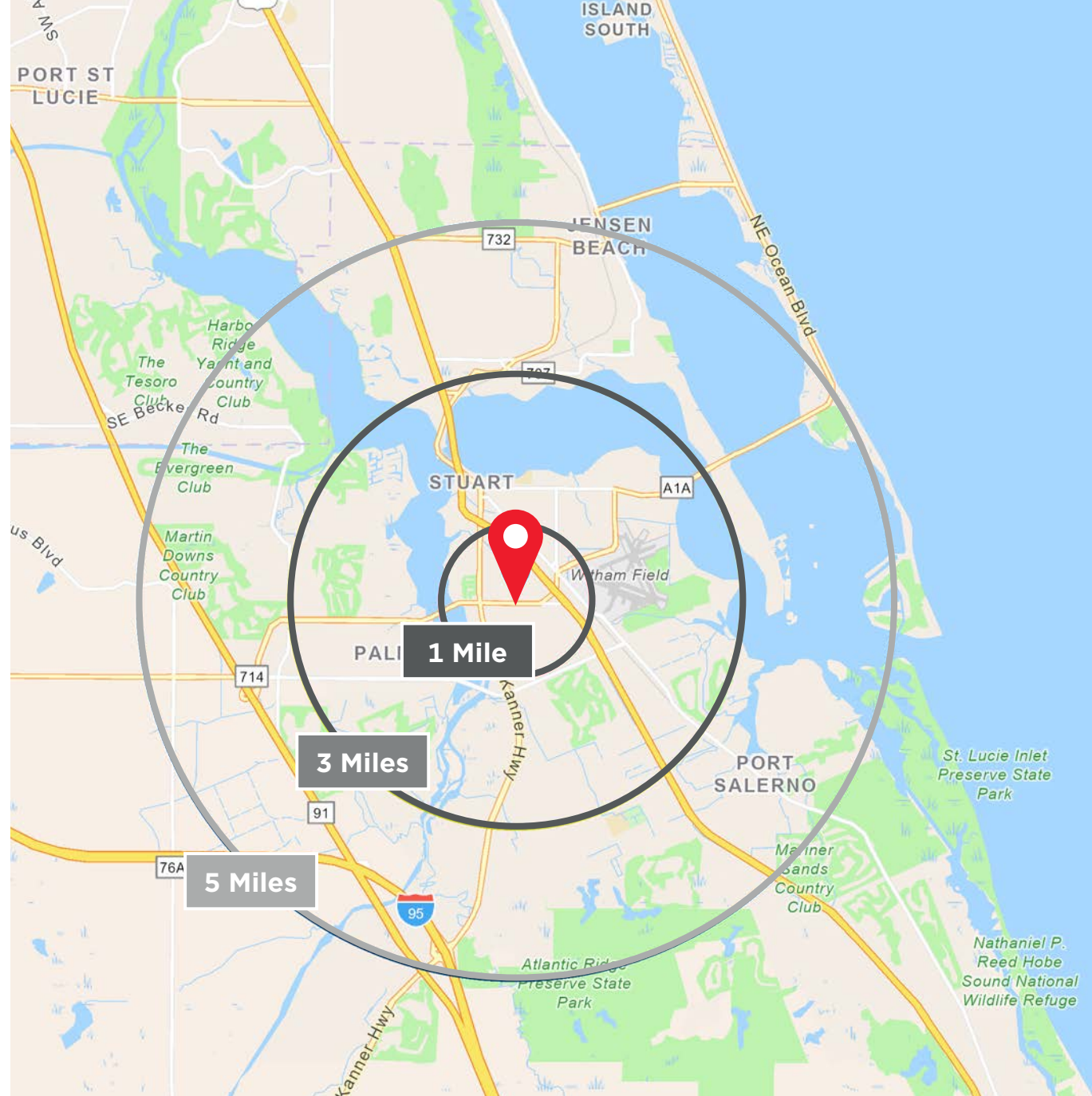
**2.18**

2025 Average Household Size



**\$568,654**

2025 Average Home Value



### Population

- 1 Mile: 9,444
- 3 Mile: 51,601
- 5 Mile: 107,420

### Average Household Income

- 1 Mile: \$69,788
- 3 Mile: \$107,370
- 5 Mile: \$119,261

### Median Age

- 1 Mile: 49.9
- 3 Mile: 52.0
- 5 Mile: 52.8

# 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.



# IN THE NEWS

## Stuart/Martin County Chamber of Commerce expects huge economic impacts with new Brightline station

MARTIN COUNTY, Fla. — Mar 5, 2024

Brightline officially announced on Monday that the city of Stuart will be the latest train station location in Martin County.

County leaders say the economic impacts will be the most notable.

"This is going to be an added addition to our merchants and businesses downtown," said Joseph Catrambone, the CEO of Stuart/Martin County Chamber of Commerce.

An estimated 600,000 people are expected to be attracted to the area, according to the Stuart/Martin County Chamber of Commerce.

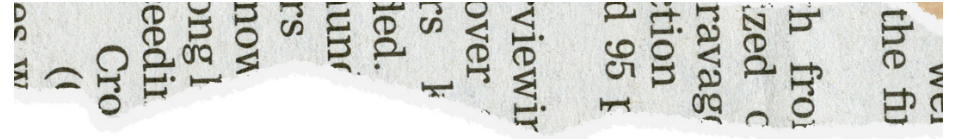
CEO Joseph Catrambone says he hopes to see some of that growth within the next year.....

*abc 25 WPBF News*  
*Jossie Carbonare, Reporter*



490 SE MONTEREY RD, STUART, FL 34994

*Stuart has been discovered.*



### **USA Today names Stuart Best Coastal Town in America 2024.**

<https://www.wpbfl.com/article/florida-stuart-usa-todays-2024-best-coastal-small-towns/60467025>

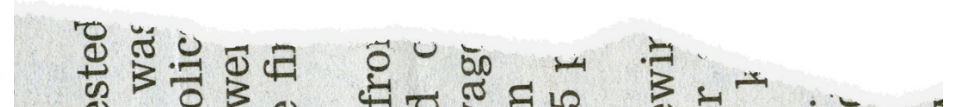
### **Skip Miami Beach, go to Stuart instead.**

<https://www.thetravel.com/underrated-scenic-coastal-town-florida-stuart/>

### **10 Best Small Towns in America**

<https://10best.usatoday.com/interests/explore/best-small-towns-2024/>

<https://www.tcpalm.com/story/news/local/martin-county/2025/05/28/florida-best-beaches-for-summer-in-clearwater-destin-stuart-delray-beach/83884974007/>



# 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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**FOR MORE INFORMATION, CONTACT:**



**JAMES MCKINNEY**  
Senior Associate  
M: +1 772 349 3414  
O: +1 772 678 7602  
james.mckinney@cushwake.com



**REID ARMOR**  
Senior Director  
M: +1 772 631 4248  
O: +1 772 286 6292  
reid@naisouthcoast.com

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