

FOR LEASE

275 SW Monterey Road

Stuart, FL 34994



±4,170 SF

RETAIL/SHOWROOM ON ±1.19 ACRES



FOR LEASE:  
\$15,000/  
Month NNN

# PROPERTY OVERVIEW



Located along SW Monterey Road in Stuart, Florida, this 4,170 SF freestanding building on approximately 1.19 acres is currently operated as a boat and automotive dealership/lot, offering a rare opportunity for outdoor sales and inventory-driven users. The expansive site provides ample display area, parking, and circulation, with an existing building suitable for showroom, office, and service functions.

Positioned on a well-traveled commercial corridor, the property benefits from strong visibility and convenient access to downtown Stuart, US-1, and surrounding residential and commercial areas—ideal for boat, automotive, specialty vehicle, or marine-related operations seeking a central Stuart location.

## PROPERTY SPECIFICATIONS

**±4,170 SF**  
BUILDING SIZE

**±1.19 AC**  
LOT SIZE

**B-1**  
ZONING

**\$43.00/NNN**  
LEASE RATE

# PROPERTY HIGHLIGHTS



## IDEAL LOCATION

WELL-LOCATED NEAR THE ST. LUCIE RIVER, MARINAS, AND DOWNTOWN STUART



## CONVENIENT ACCESS

STRATEGIC STUART LOCATION OFFERING QUICK ACCESS TO US-1, I-95, THE FLORIDA TURNPIKE, AND KEY LOCAL CORRIDORS



## STRONG TRAFFIC

HIGH DAILY TRAFFIC VOLUMES PROVIDE EXCELLENT VISIBILITY AND EXPOSURE



## PREMIER DESTINATION

LOCATED IN STUART, CONSISTENTLY RECOGNIZED AS ONE OF FLORIDA'S PREMIER COASTAL COMMUNITIES



## SHOWROOM

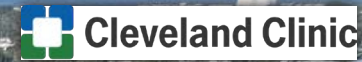
±4,170 SF SHOWROOM OFFERING AN OPEN, FUNCTIONAL LAYOUT FOR RETAIL OR SHOWROOM USERS



## SITE LAYOUT

PRACTICAL SITE DESIGN THAT SUPPORTS VISIBILITY, ACCESS, AND OPERATIONAL EFFICIENCY

# NORTH AERIAL OVERVIEW



St Lucie River



SW PALM CITY ROAD - 9,200 ADT



SW MONTEREY ROAD - 42,500 ADT

# EAST AERIAL OVERVIEW



# PERMITTED USES



## **All permitted uses for the B-1 Business District.**

**Any use permitted in a HB-1 Limited Business District with the specific additions for B-1.**

1. Appliance stores including radio and television service.
2. Art and antique shops.
3. Banks or drive-in banks.
4. Bakeries.
5. Barber and beauty shops (including beauty parlors).
6. Book, stationery, camera or photographic supplies.
7. Cafes or restaurants, but excluding drive-in restaurants.
8. Clothing, shoes, millineries, dry goods and notions.
9. Furniture and home furnishings, including office furniture and equipment.
10. Florists, nurseries or gift shops.
11. Gasoline stations and other motor fuel stations.
12. Groceries, fruit, vegetables, meat markets, delicatessens, catering and supermarkets.
13. Hardware and paints.
14. Jewelry stores.
15. Laundry and dry cleaning pickup stations and self-service laundries.
16. Professional Offices; medical, dental; real estate; lawyer; engineer, architect; tax consultant.
17. Veterinary clinics (no overnight boarding; animals must stay inside the structure).
18. Shoe repair shops.
19. Storage garages, private automobile parking, and parking lots.
20. Theatres, but excluding drive-in theatres.
21. Pharmacies and medical marijuana dispensing facilities (subject to 500 ft school distancing).
22. Churches or schools (subject to 1965/1970 ownership and construction dates).
23. Bars and nightclubs.
24. Photograph studios.
25. Automobile salesrooms and used car lots.
26. Telephone exchanges.
27. Police and fire stations.
28. Motels and hotels.
29. Golf driving ranges and putt-putt golf.
30. Mechanical garages (provided work is confined within a building and vehicles are screened).
31. Signs appertaining to the above uses.
32. Refuse and storage areas (provided they are screened from view).

*Ownership will restrict marine related uses*

# LOCATION OVERVIEW

## 1 MILE

7,050  
POPULATION

\$72,727  
AVG HH INCOME

## 3 MILES

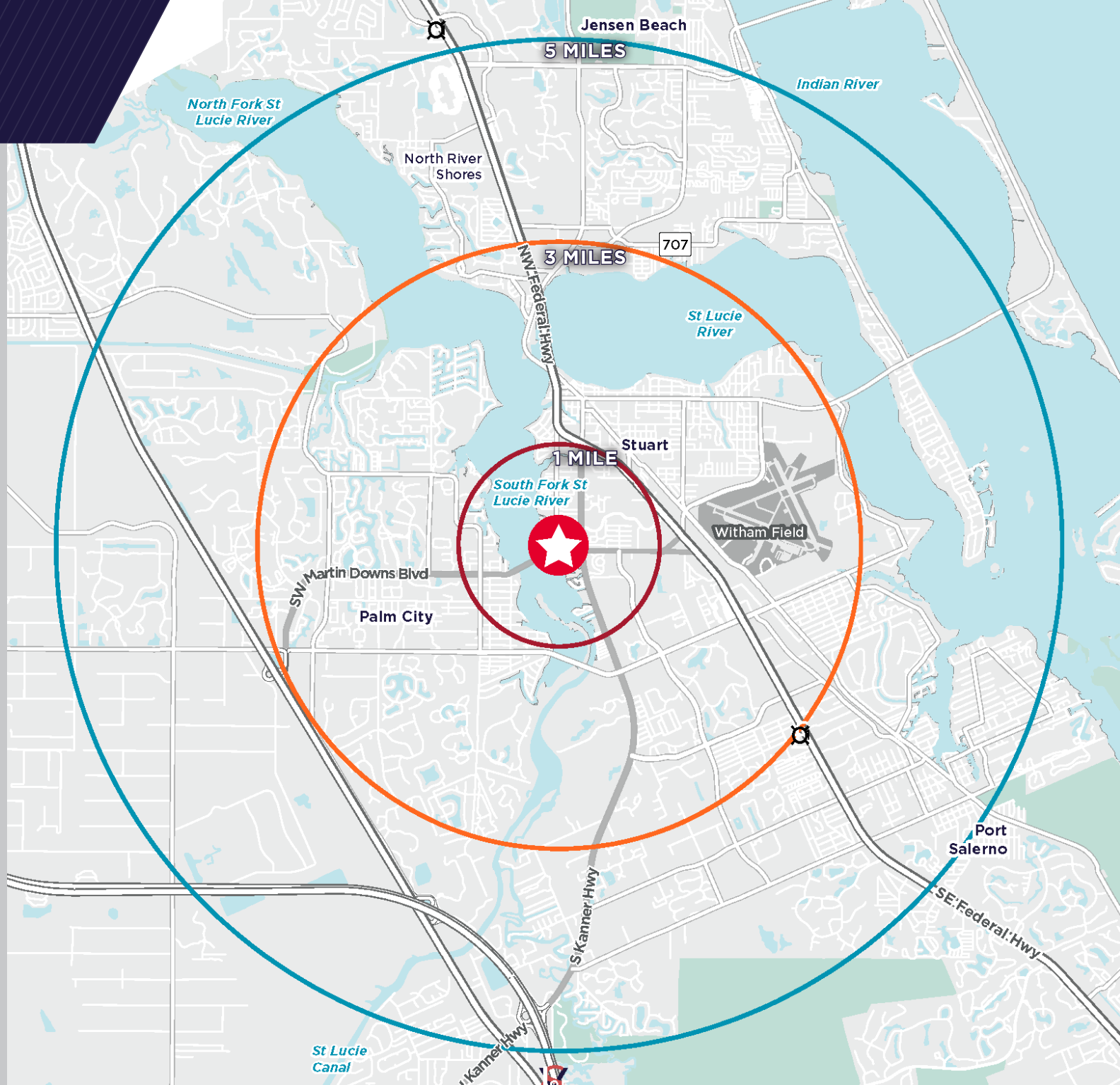
54,725  
POPULATION

\$87,627  
AVG HH INCOME


## 5 MILES

102,575  
POPULATION

\$93,252  
AVG HH INCOME

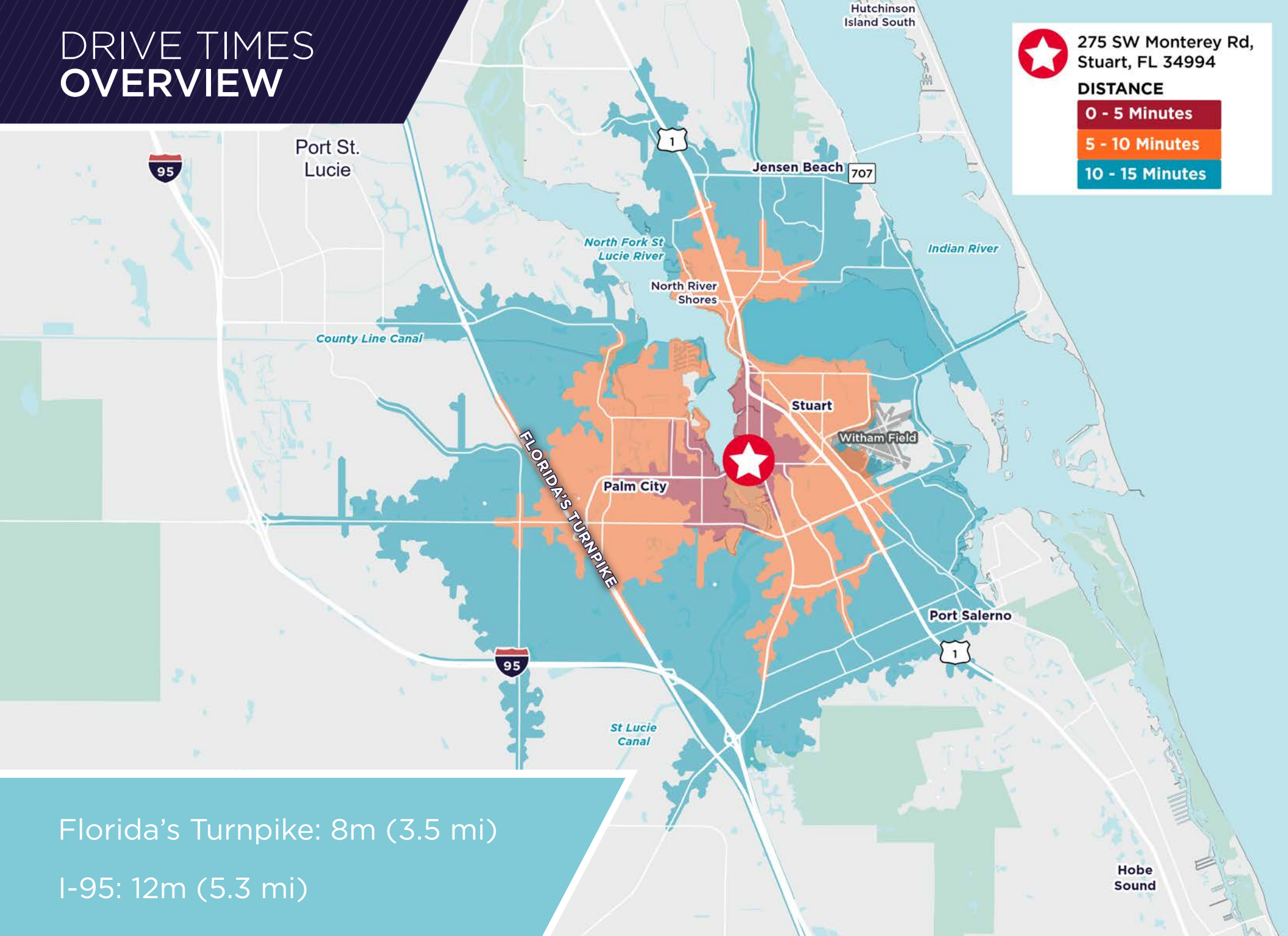


# DRIVE TIMES OVERVIEW

 275 SW Monterey Rd,  
Stuart, FL 34994

**DISTANCE**

- 0 - 5 Minutes
- 5 - 10 Minutes
- 10 - 15 Minutes



Florida's Turnpike: 8m (3.5 mi)

I-95: 12m (5.3 mi)

# CITY OVERVIEW

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.



# REGIONAL OVERVIEW

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 fist 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.



MARINA



ROOSEVELT BRIDGE



DOWNTOWN



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