

4221-4241 SE Federal Highway, Stuart, FL 34997

RETAIL UNITS
IN THE SHOPPES
AT MARKETPLACE



FOR LEASE



ALEX AYDELOTTE
Broker | Principal
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2,000 SF -
2,365 SF

Stuart, FL

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EXECUTIVE SUMMARY

4221-4241 SE Federal Hwy, Stuart, FL 34997 | RETAIL UNITS IN THE SHOPPES AT MARKETPLACE

SPECS

Unit Sizes: Unit# 4221: 2,000 SF / Unit# 4237-41: 2,365 SF

Price: Unit# 4221: \$25 SF+-\$5 CAM NNN / Unit# 4237-41: \$18 SF+-\$5 CAM NNN

Zoning: Retail

PROPERTY OVERVIEW

The Shoppes at Marketplace offers a fantastic retail opportunity at the signalized intersection of US-1 and Market Place in Stuart, FL. This newer retail center is home to popular co-tenants like Chili's, Subway, Tire Choice, and Vesuvio's, ensuring strong customer traffic. Perfect for service-oriented businesses looking to benefit from high visibility along US-1!

Positioned in a high-traffic retail corridor, the Shoppes at Marketplace features four standalone retail buildings and is adjacent to a 225,000 SF Walmart Supercenter. With excellent visibility from both US-1 and Marketplace, this is a prime spot to establish or expand your business!



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AVAILABLE SPACES

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SPACE	LEASE RATE	SIZE (SF)	DESCRIPTION
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#4221 \$25 SF + \$5 CAM /YR/ NNN 2,000 SF

A 2,000 SF end-cap retail unit is now available in the Shoppes at Marketplace! Previously a GameStop, this space offers a wide-open floor plan, expansive front windows for great visibility, and a private storage room, closet, and restroom. Located next to a popular pizza restaurant, it benefits from steady foot traffic and rear alley access for easy operations. A fantastic opportunity for your business in a busy shopping center!



#4237-41 \$18 SF + \$5 CAM /YR/ NNN 2,365 SF

- **Size:** 2,365 Sq. Ft. of Versatile Open-Plan Space (Former Gym).
- **Ceiling:** High Ceilings Equipped with Multiple Fans.
- **Private Amenities:** Includes 2 Private Bathrooms with Vanities, and 2 Shower Rooms, Providing Convenience for Both Staff and Customers.
- **Storage and Office Space:** Features a Utility Sink, 2 Storage Areas, with one Easily Convertible into a Private Office.
- **Visibility:** The Storefront Boasts Multiple Windows and Doors, Ensuring Excellent Visibility and Abundant Natural Light.
- **Signage:** Prime Opportunity for Pylon Signage to Enhance Your Business's Presence.
- **Location:** Situated in Plaza on SE Federal Highway, This Location Benefits from High Traffic and Easy Accessibility.



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UNIT 4221 / 2,000 SF



FC FLORIDA COMMERCIAL
REAL ESTATE COMPANY



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UNIT 4237-41 / 2,365 SF



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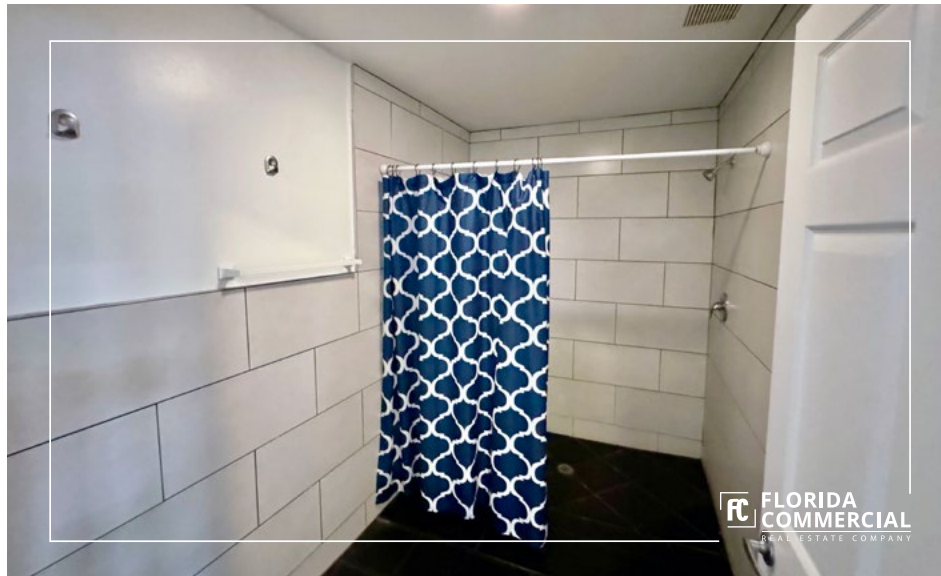
UNIT 4237-41 / 2,365 SF



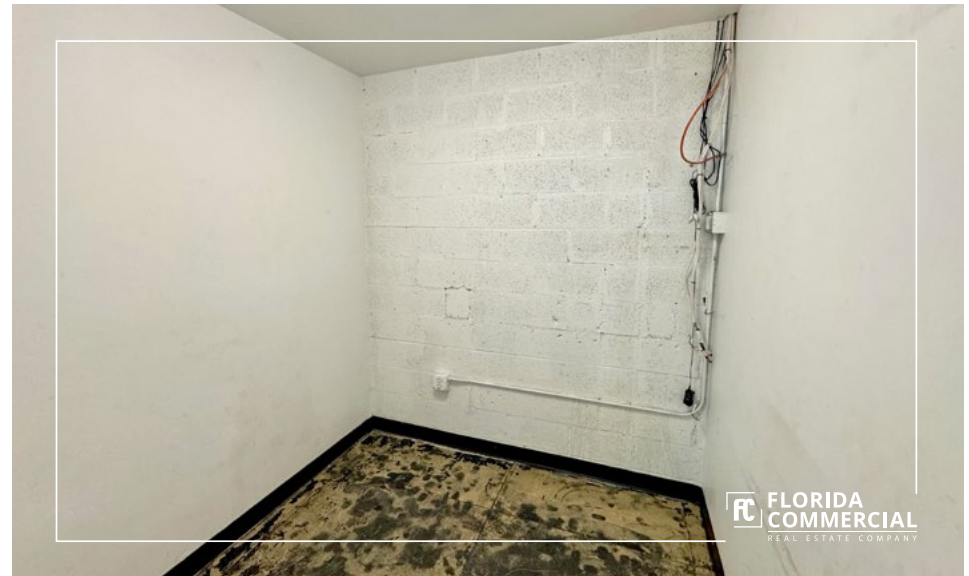
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MAP & REPORT

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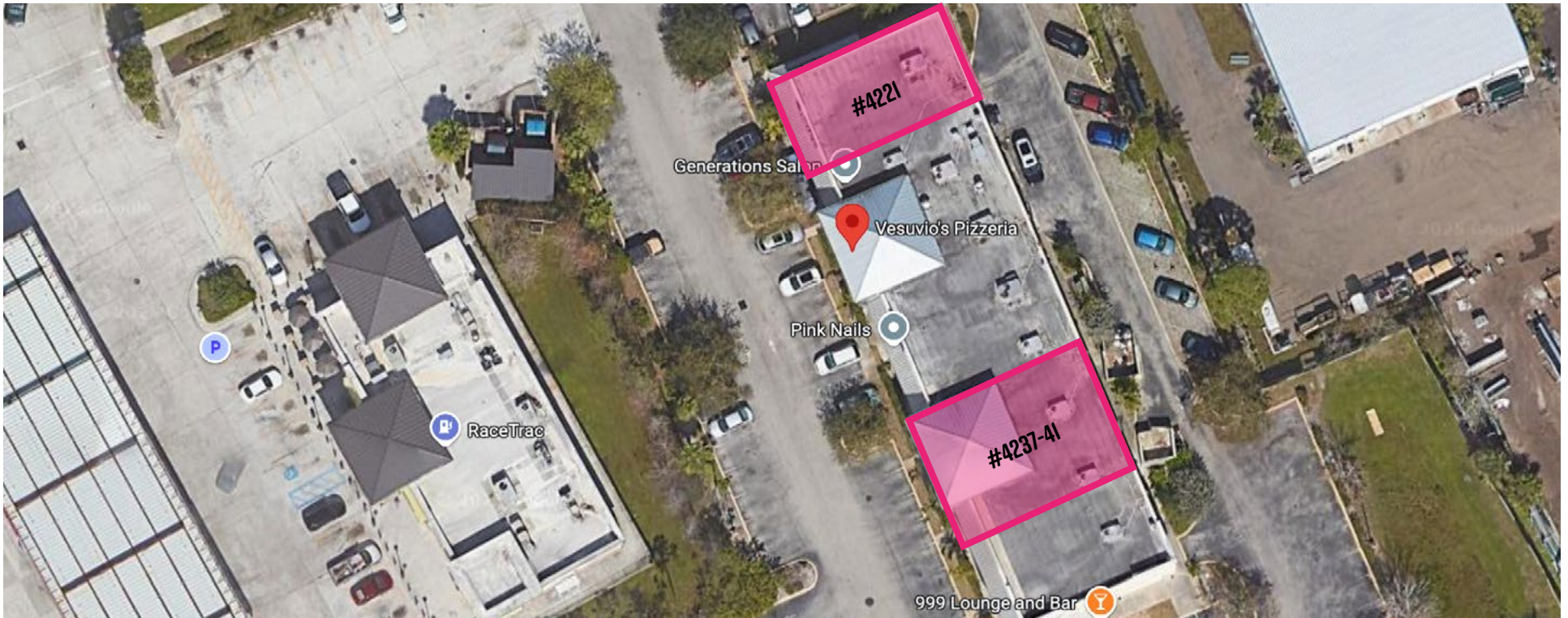
POPULATION

	1 MILE	3 MILES	5 MILES
Population	19.7K	70.6K	121K
Median age	48	55	53



HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	11.2K	38.6K	61.5K
# of Employees	17.2K	62.1K	105K
Average HH income	\$69.9K	\$75.7K	\$80.4K



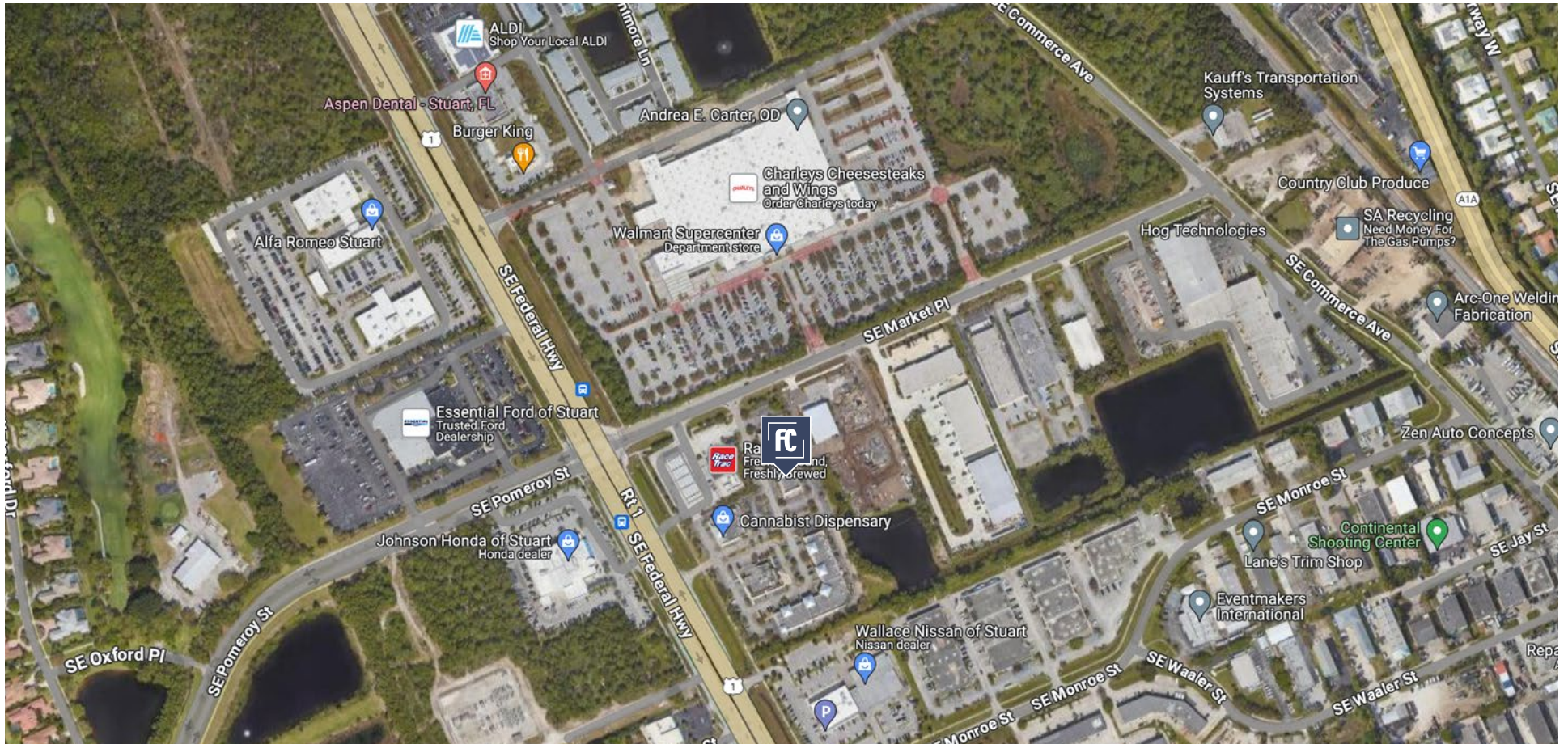
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