



**FLORIDA  
COMMERCIAL**  
ENT, L.L.C  
COMMERCIAL REALTORS

**ALEX AYDELOTTE**  
Exclusive Listing Broker  
772.223.3646  
alex@florida-commercial.net

**FOR LEASE**  
2090 NW Federal Highway Stuart, Florida 34994



Florida Commercial Enterprises, LLC

309 SE Osceola Street, Suite 105, Stuart, FL 34994 tel: 772.223.3646 fax: 772.221.8122

[www.florida-commercial.net](http://www.florida-commercial.net)

This offering is subject to errors, prior sale, withdrawal, or change in price or terms and conditions without notice.





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## PROPERTY DESCRIPTION

**ADDRESS:** 2090 NW Federal Highway, Stuart, FL 34994

**BUILDING SIZE:** 66,345± sq. ft. (Per Martin County Property Appraiser)

**LAND SIZE:** 5.84± Acres

**YEAR BUILT:** 30,000 sq. ft. former Carl's Furniture Box – 1979 (renovated in 1995 & 2006)  
36,345 sq. ft. Southern Addition – 2006

**LAND USE:** Commercial General – Martin County

**ZONING:** HB-1 – Martin County

**PARKING:** 161 spaces including HC

**UTILITIES:** Water & Sewer – Martin County  
Electric Service – FP&L

**FRONTAGE:** 539' on Federal Highway



**DESCRIPTION:** Former Carl's Furniture Retail Center located on Busy Federal Highway in Stuart, Martin County, Florida. Well-Located Retail Opportunity in the Heart of 'Retail-Row', just south of the Treasure Coast Square Mall and near Major Retailers such as Target, Best Buy, Barns and Noble, Sports Authority, LA Fitness, Ross, Marshalls, Toys R Us, Bed Bath & Beyond, Rooms to Go, City Furniture, and more. Sub-Divided into 4 Retail Stores ranging from 4,000 sq. ft. up to 30,000 sq. ft., this Property presents an Opportunity for the Retail Tenant seeking entrance into the Affluent Martin County Market at BELOW MARKET Rental Rates. Contiguous units can be combined to provide up to 64,000 sq. ft. Good Ingress & Egress with 4 Right In/Out, 1 Left In and 1 Left In/Out at Signalized Intersection.

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## AVAILABLE SPACE

### **SUITE 2090 - 30,000 SQ. FT. FORMER FURNITURE STORE BOX - \$8 PER SQ. FT.**

Former Carl's Furniture Box features Large Open Retail Showroom with removable partition walls previously used for furniture display rooms, Rear Office/Sales Area, Warehouse & Receiving Area with Overhead Door and Truck Well for Delivery, Staff Work Area, and 2 Restrooms.

### **SUITE 2030 - 15,000 SQ. FT. RETAIL SHOWROOM - \$9.50 PER SQ. FT.**

Retail Showroom formerly used as Furniture Store features Open Retail Showroom with removable partition walls previously used for furniture display rooms, Sales/Office Area, & 2 Restrooms. Large Atrium Ceiling feature in center of Showroom provides Natural Light.

### **SUITE 2020 - 4,000 SQ. FT. FORMER MATTRESS STORE SHOWROOM - \$10 PER SQ. FT.**

Former Mattress Store with Open Showroom & 2 Restrooms.

### **SUITE 2010 - 15,000 SQ. FT. RETAIL SHOWROOM (FORMER PATIO FURNITURE SHOWROOM) - \$9.50 PER SQ. FT.**

Retail Showroom formerly used as a Patio Furniture Showroom, with Rear Warehouse & Receiving Area with Overhead Door, Sales/Office Area, Employee Work Area & Lounge, & 2 Restrooms. Large Atrium Ceiling feature in center of Showroom provides Natural Light.



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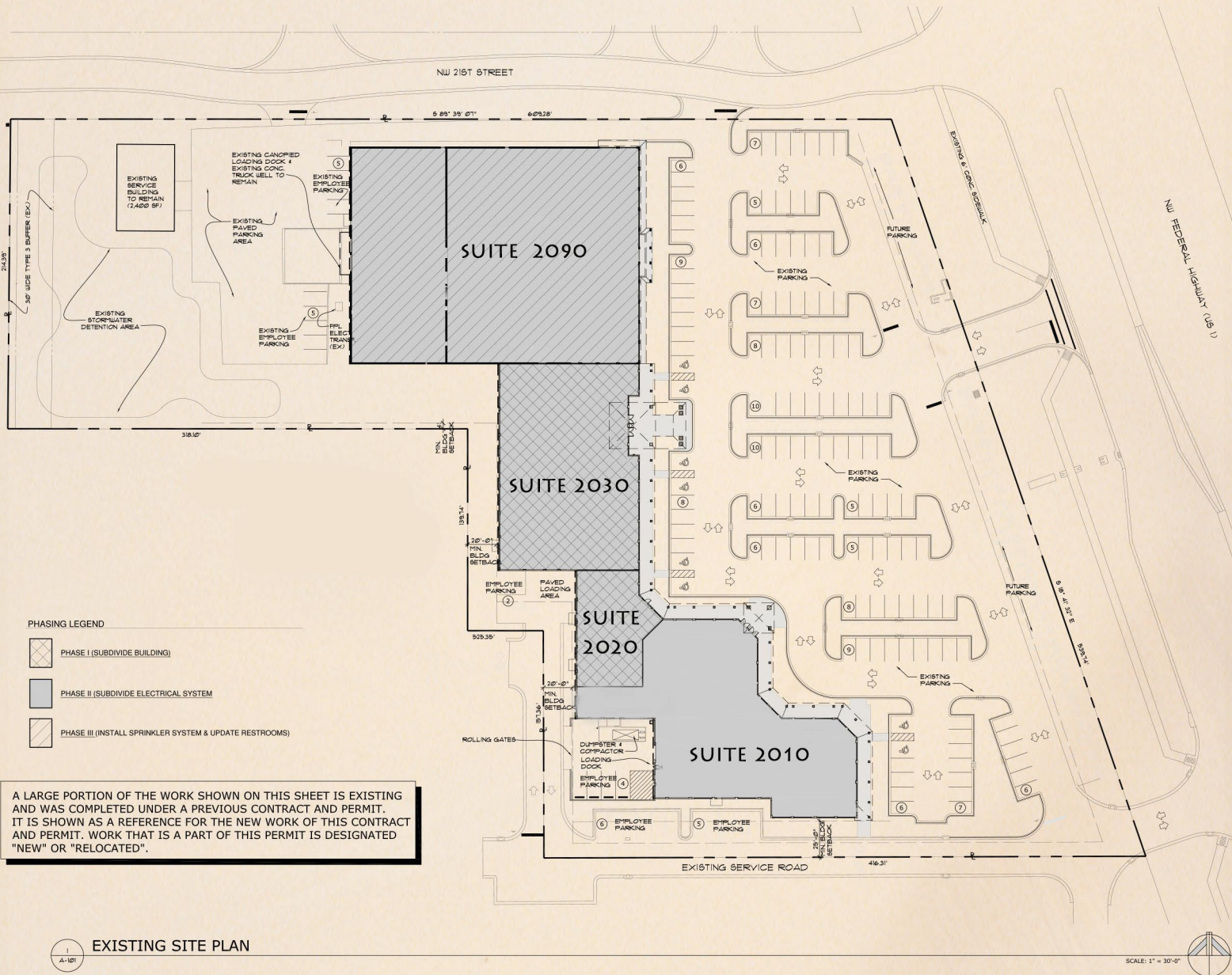
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**SITE MAP**



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## PROPERTY PHOTOS



Florida Commercial Enterprises, LLC

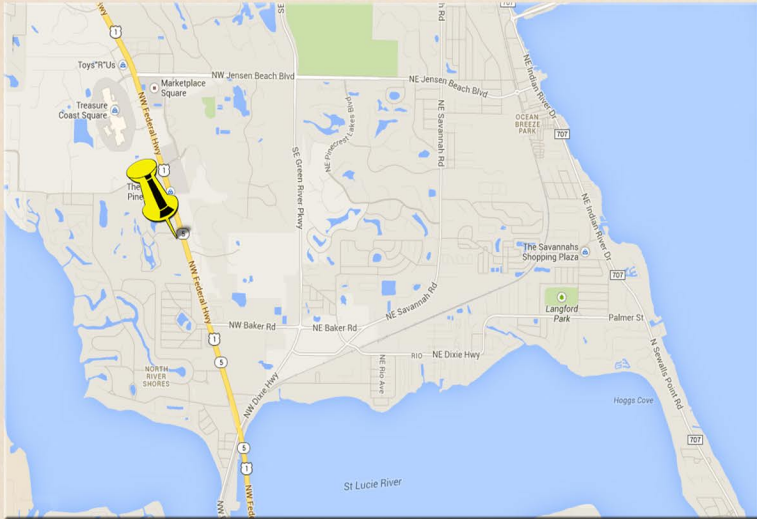
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**LOCATION MAP**



**AERIAL**



**DEMOGRAPHICS**

2012 DEMOGRAPHICS	1 - MILE	3 - MILE	5- MILE
POPULATION	4,897	36,463	91,299
AVERAGE HOUSEHOLD INCOME	\$69,704	\$72,387	\$69,034

**TRAFFIC COUNT**

**32,500 AADT TWO-WAY US #1**

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