

FOR SALE

BARON SHOPPES

2600-2650 SE FEDERAL HIGHWAY, STUART, FL 34994



100% LEASED

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

DANIEL GARDNER
DIRECTOR
danielgardner@katzretail.com
(904) 534-8785

DAVID EGGNATZ
VICE PRESIDENT
davideggatz@katzretail.com
(954) 579-2927

PROPERTY OVERVIEW

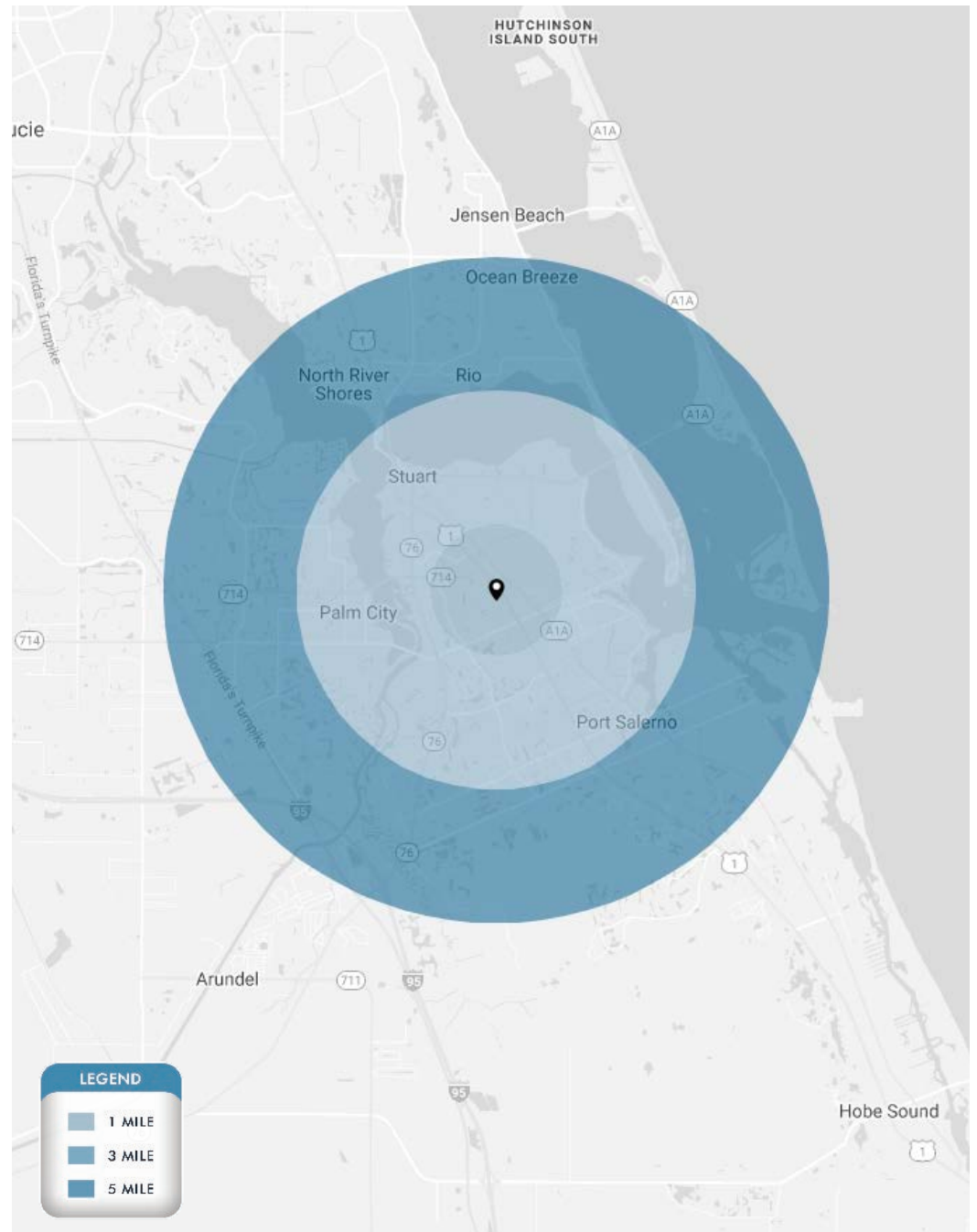
HIGHLIGHTS

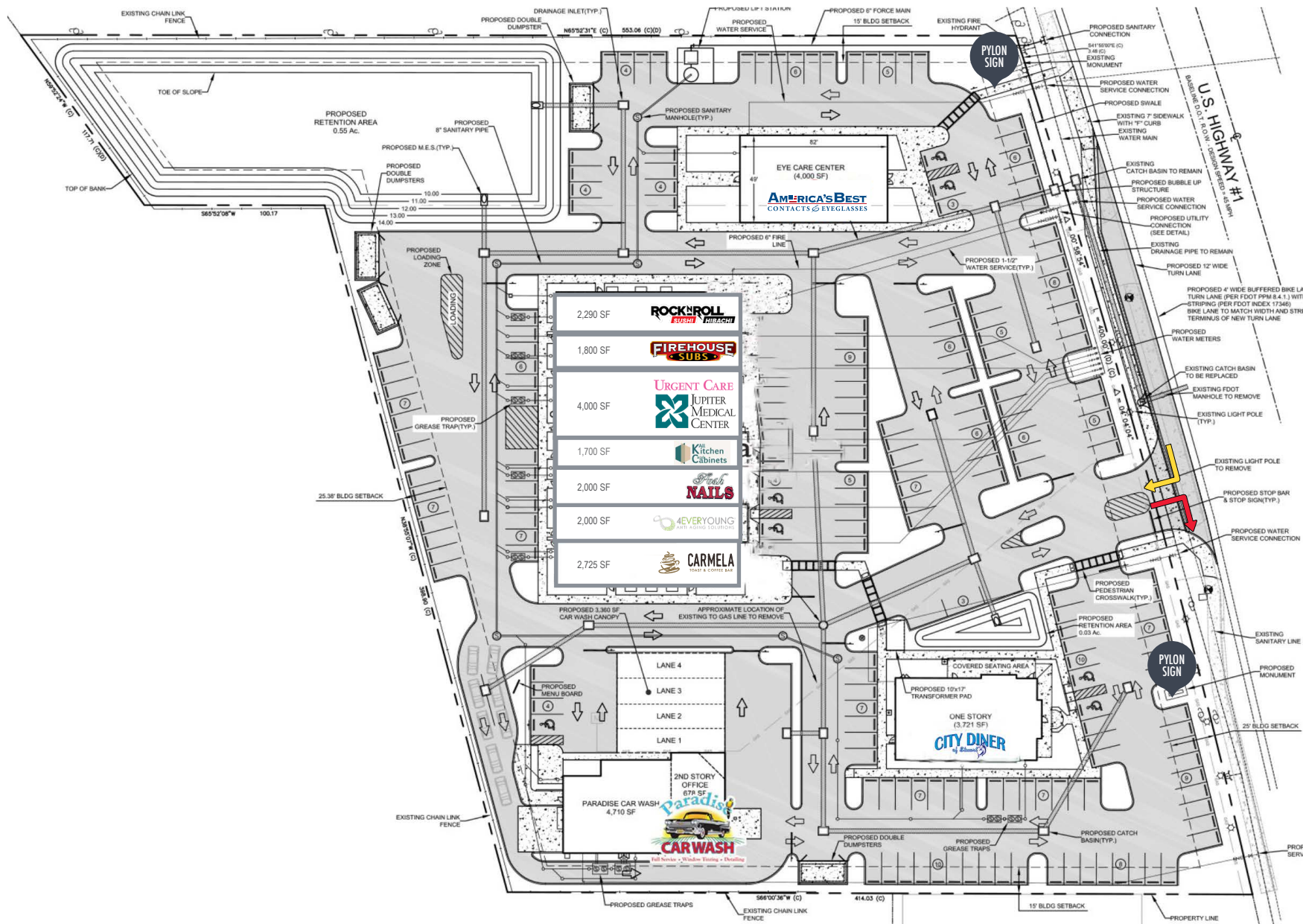
- 100% leased
- FOR SALE - New retail shopping center built in 2018
- Address: 2600 - 2650 SE Federal Highway, Stuart, FL 34994
- Co-tenants include:
 - 4EVERYOUNG ANTI-AGING SOLUTIONS
 - FIREHOUSE SUBS
 - URGENT CARE JUPITER MEDICAL CENTER
 - CARMELA TOAST & COFFEE BAR
 - ROCKNROLL SUSHI HIBACHI
 - Kitchen Cabinets
 - Fresh NAILS
- US-1/Federal Highway frontage and large monument signs with ±200 parking spaces
- Notable surrounding retailers and restaurants include:



DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|-------------------|-----------|------------|------------|
| POPULATION | 5,943 | 50,144 | 104,733 |
| HOUSEHOLDS | 2,344 | 22,099 | 46,829 |
| DAYTIME EMPLOYEES | 4,853 | 42,880 | 90,426 |
| AVERAGE HH INCOME | \$61,801 | \$94,848 | \$100,014 |
| | 5 Minutes | 10 Minutes | 15 Minutes |
| POPULATION | 23,264 | 64,562 | 119,153 |
| HOUSEHOLDS | 9,898 | 28,459 | 53,481 |
| DAYTIME EMPLOYEES | 19,505 | 55,141 | 102,968 |
| AVERAGE HH INCOME | \$72,654 | \$90,826 | \$99,403 |





BARON SHOPPES | SITE PLAN



STUART SQUARE

BIG LOTS! CHASE
verizon **SUPERCUTS**

goodwill **ILLONA FLATS** planet fitness

STUART CENTRE

TJ-maxx HomeGoods
petco Office DEPOT
five BEL'W MATTRESS FIRM RACK ROOM SHOES
FIRST WATCH BONEFISH GRILL

REGENCY SQUARE

West Marine EPIC
Capitol Lighting THEATRES
1.800.LIGHTING.COM **TOOJAY'S**

BARON SHOPPES

ROCKNROLL SUSHI HIRACHI CARMELA TOAST & COFFEE BAR
FIREHOUSE SUBS 4EVERYOUNG ANTI AGING SOLUTIONS
URGENT CARE JUPITER MEDICAL CENTER All Kitchen Cabinets

MARTIN SQUARE

THE HOME DEPOT Staples OLLIE'S GOOD STUFF CHEAP
SPROUTS FARMERS MARKET Walgreens OLD TIME Pottery.

WEDGEWOOD PLACE

Publix metro bealls by T-Mobile OUTLET
HARBOR FREIGHT Panera BREAD DOLLAR TREE POWERHOUSE GYM

BARON SHOPPES | MARKET AERIAL



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The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 01.19.24