

FOR LEASE  
**STUART SQUARE**

900-2260 SE FEDERAL HIGHWAY, STUART, FL



**± 39,000 SF ANCHOR SPACE AVAILABLE NOW - WILL DEMISE  
& ± 24,832 ANCHOR SPACE AVAILABLE JANUARY 2025**

EXCLUSIVE RETAIL LEASING

**KATZ & ASSOCIATES**

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# PROPERTY OVERVIEW

## HIGHLIGHTS

- ±24,832 SF anchor space coming available January 2025
- ±39,000 SF prime anchor position available in the heart of the Stuart retail corridor - will demise
- Small shop spaces from ±750 SF - ±8,170 SF available
- Clean and updated shopping center with ample parking
- Located at the signalized intersection of US-1 & Monterey Road
- Over 3,000 multi-family units in the immediate vicinity
- Join area retailers: **TJ-maxx** **HomeGoods**



## DEMOGRAPHICS

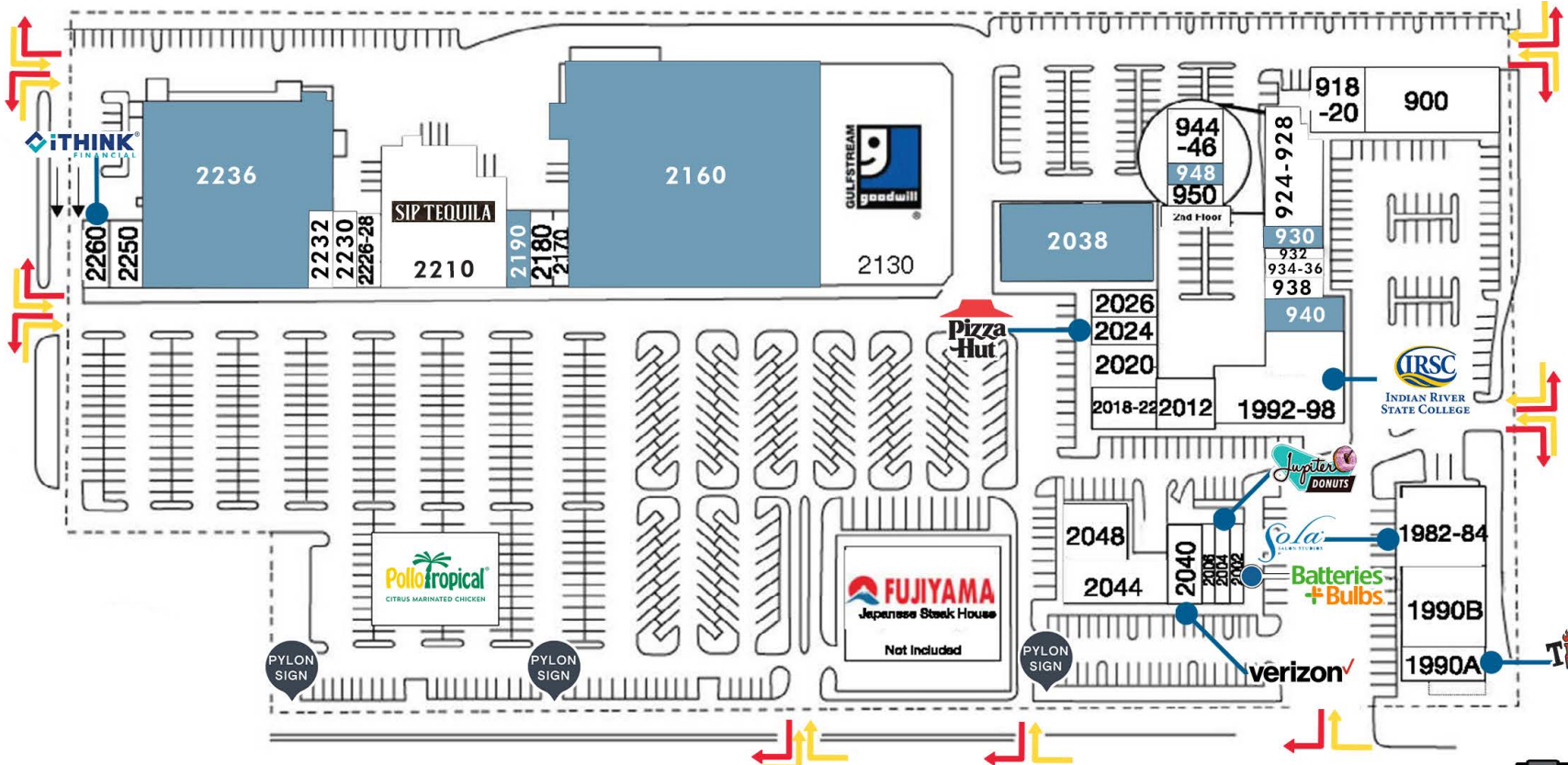
	1 Mile	3 Miles	5 Miles
POPULATION	8,437	49,212	102,512
HOUSEHOLDS	3,536	22,193	46,010
DAYTIME EMPLOYEES	6,851	41,566	87,723
AVERAGE HH INCOME	\$66,317	\$99,475	\$105,002
	5 Minutes	10 Minutes	15 Minutes
POPULATION	20,186	60,477	113,256
HOUSEHOLDS	8,949	27,123	50,878
DAYTIME EMPLOYEES	16,669	51,125	96,970
AVERAGE HH INCOME	\$77,843	\$99,332	\$103,781



# STUART SQUARE | EXECUTIVE SUMMARY

**MONTEREY ROAD - 27,500 AADT**

**SE CENTRAL PARKWAY**



**US-1/SE FEDERAL HIGHWAY - 34,000 AADT**

**TENANT ROSTER**

900 International Church	938 Language & Literacy	1990A Tijuana Flats	2012 Church of God	2040 Verizon	2180 Morning Glory Cafe	2236 24,832 SF Coming Available January 2025
918-20 Molly Maids	940 2,039 SF Coming Available	1990B Black Belt Academy	2018-22 CORA Health	2044-46 Trek Bicycle Store	2190 1,400 SF Available Built-Out Hair Salon	2250 Brazilian Jiu Jitsu
924-28 RM Little Town	944-46 Bach's Music School	1992-98 Indian River College	2020 Mariner Finance	2048 Green Dragon	2210 Sip Tequila	2260 iThink Financial
930 1,550 SF Available	948 750 SF Available	2002 Batteries & Bulbs	2024 Pizza Hut	2130 Goodwill	2226-28 B-Nails	
932 Art Gallery & Studio	950 Bach's Music School	2004 Jupiter Donuts	2026 Supreme Meats	2160 39,318 SF Available	2230 A Perfect One Lash Salon	
934-36 Level Up Dance	1982-84 Sola Salons	2006 Goals Weight Loss	2038 8,170 SF Available	2170 Advance America	2232 Fit For Shore	

**STUART SQUARE | SITE PLAN**





**DOWNTOWN  
STUART**  
Planet Fitness

**STUART CENTER**  
TJ-maxx HomeGoods  
Office DEPOT OfficeMax five BELOW  
petco Rack Room Shoes

**STUART SQUARE**  
Goodwill

**WITHAM FIELD**

**SE MONTEREY ROAD - 27,500 ADT**

**SE FEDERAL HIGHWAY - 84,000 ADT**

**REGENCY SQUARE**  
West Marine  
EPIC THEATRES

**MARTIN COUNTY  
HIGH SCHOOL  
2,239 STUDENTS**

**S KANNER HIGHWAY - 28,000 ADT**

**COSTCO  
WHOLESALE  
COMING  
2025**

**MARTIN SQUARE**  
The Home Depot  
SPROUTS FARMERS MARKET  
Staples  
OLLIE'S OUTLET  
OLD TIME Pottery

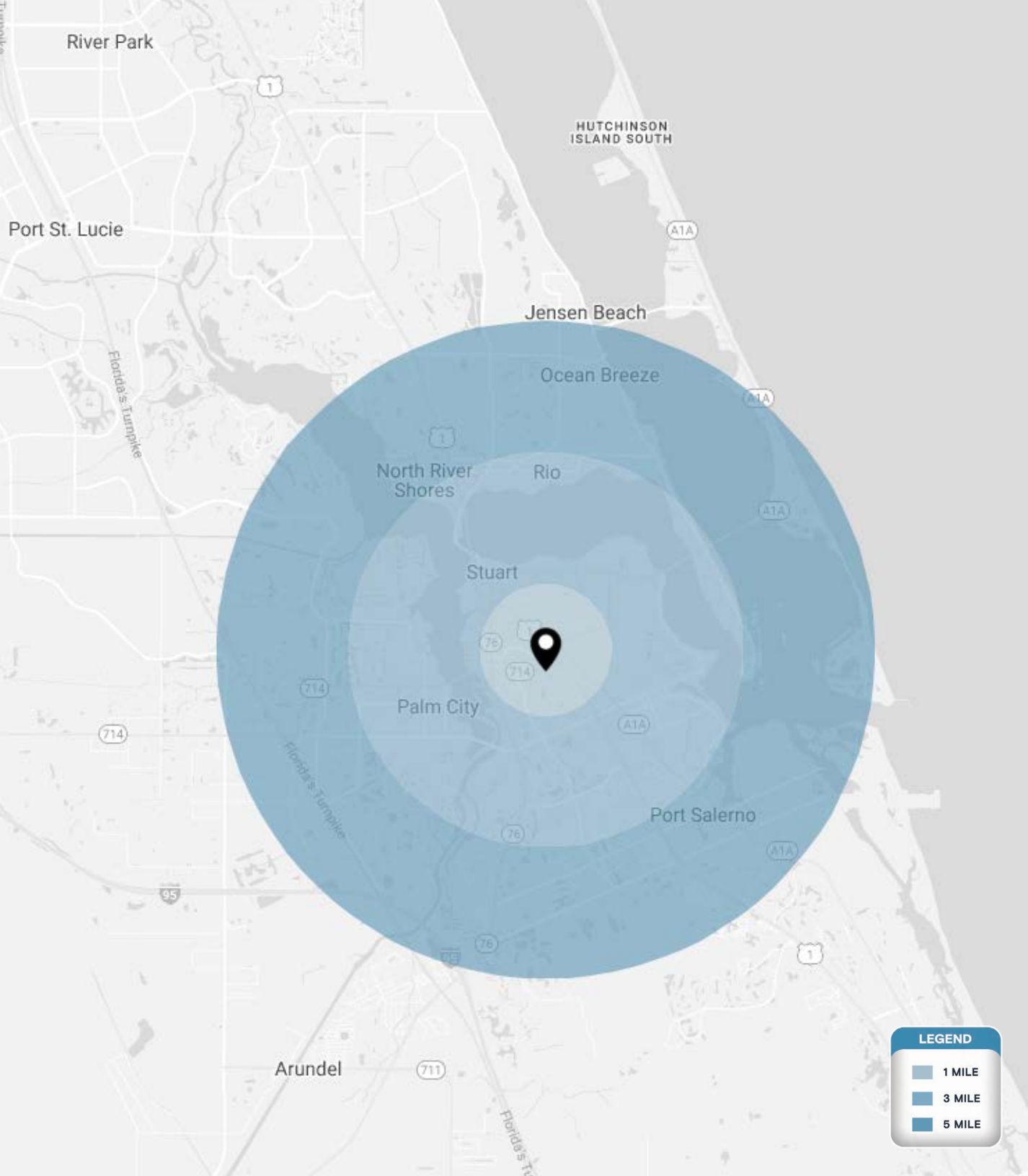
**WEDGEWOOD SQUARE**  
bealls HARBOR FREIGHT  
DOLLAR TREE

**LOWE'S**



# STUART SQUARE | MARKET AERIAL





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**LEGEND**

- 1 MILE
- 3 MILE
- 5 MILE

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