# FOR LEASE
## $15,000/MONTH NNN

**±4,170 SF Retail/Showroom on ±1.19 Acres | 275 SW Monterey Road, Stuart, FL 34994**




*Presented by*

**NAISouthcoast**




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CELEBRATING 44 years 1982-2026

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# Property Details

### PROPERTY
- **Property Address:** 275 SW Monterey Road, Stuart, FL 34994
- **Parcel ID:** 08-38-41-000-000-00240-7
- **Lease Rate:** $15,000/MONTH NNN

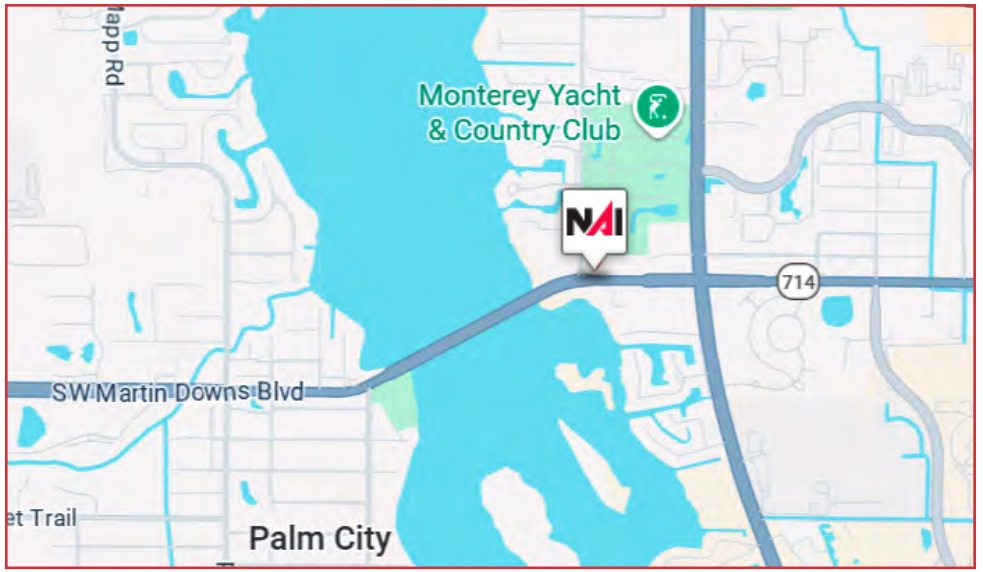
### BUILDING
- **Building Size:** ±4,170 SF
- **Wall Height:** 10’

### SITE
- **Site Size:** ±1.19 Acres
- **Zoning:** B-1 Business District
- **Future Land Use:** General Commercial
- **Signage:** Monument sign - SW Monterey & Palm City Rd.
- **Frontage:** SW Monterey Blvd: 198 ft.
  Palm City Rd: 210 ft.
- **Traffic Count:** SW Monterey Rd: ±42,500 AADT
  Palm City Rd: ±9,200 AADT

### CONSTRUCTION
- **Construction:** Block with Stucco
- **Year Built:** 1973
- **Site Improvements:** Expansive Paved Outdoor Display, Storage & Parking Area

### POTENTIAL USES
Retail, Automotive, Specialty Vehicle, Equipment Sales & Rental, Showroom and Other Inventory-Driven Users



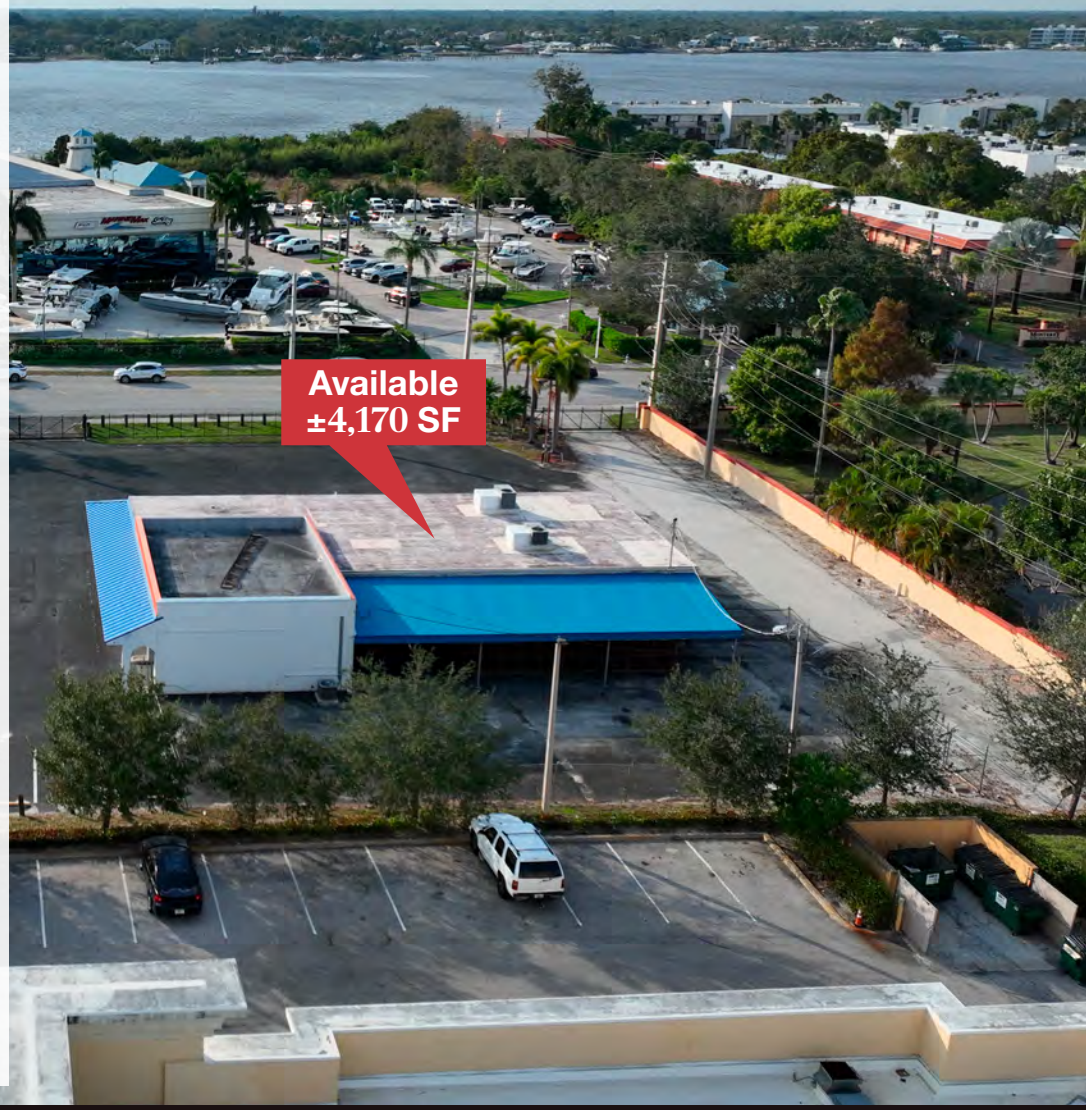


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## Property Highlights

- **Rare Outdoor Display & Storage** – Expansive paved site provides exceptional flexibility for outdoor inventory, equipment, vehicle display, storage and customer parking.
- **Exceptional Monterey Road Exposure** – Highly visible location along one of Stuart's primary commercial corridors with approximately 42,500 vehicles passing daily.
- **Ideal for Inventory-Driven Users** – Well suited for automotive, specialty vehicle, equipment sales and rental, outdoor retail, showroom and similar users requiring significant exterior space.
- **Functional Freestanding Showroom** – ±4,170 SF building provides a flexible combination of showroom, office and operational space.
- **Excellent Site Circulation** – Large paved areas provide convenient customer access, vehicle maneuverability, inventory staging and parking.
- **Strategic Central Stuart Location** – Positioned near Downtown Stuart, the St. Lucie River and established commercial corridors with convenient connectivity throughout Martin County.
- **Strong Regional Access** – Convenient access to US-1, Florida's Turnpike and I-95 provides connectivity throughout the Treasure Coast and South Florida.
- **Flexible B-1 Zoning** – Broad commercial zoning accommodates a variety of retail, showroom, automotive and other commercial uses.
- **High-Impact Branding Opportunity** – Prominent roadway frontage and substantial site exposure provide excellent visibility for signage, inventory and brand presence.



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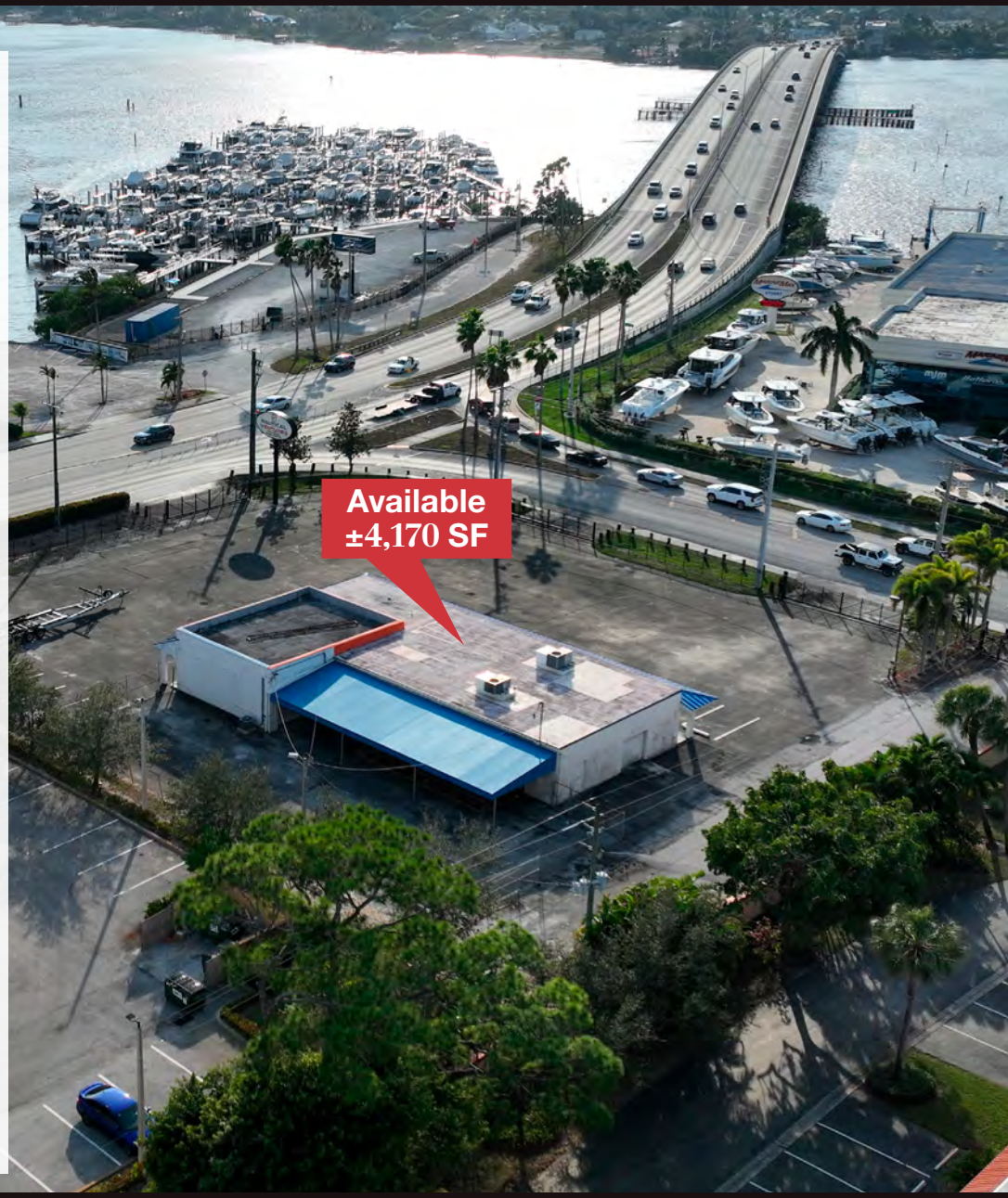
## Executive Summary

275 SW Monterey Road offers a rare combination of ±4,170 SF of freestanding retail/showroom space and an expansive ±1.19-acre site in the heart of Stuart, Florida. Unlike traditional retail properties, the site features substantial paved outdoor area ideal for inventory display, storage, parking, staging and vehicle circulation, providing exceptional flexibility for businesses requiring both indoor showroom space and significant exterior operating area.

Prominently positioned along SW Monterey Road with approximately 42,500 vehicles passing daily, the property offers outstanding visibility, exposure and branding potential along one of Stuart's primary commercial corridors. Its central location provides convenient connectivity to Downtown Stuart, US-1, Florida's Turnpike, I-95 and the greater Martin County market.

The combination of high visibility, substantial acreage, outdoor functionality and a freestanding showroom makes the property particularly well suited for automotive, specialty vehicle, equipment sales and rental, outdoor retail, showroom and other inventory-driven businesses. The property's generous site configuration provides the flexibility to accommodate customer parking, outdoor merchandise and inventory, vehicle movement and day-to-day operations within a single location.

275 SW Monterey Road represents a unique opportunity to establish a highly visible presence in central Stuart while securing the indoor and outdoor space necessary to operate, display inventory and grow your business, all from one strategically located property.



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## Interior Photos









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## Exterior Photos


WEST ELEVATION


SOUTH ELEVATION


EAST ELEVATION


NORTH ELEVATION

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## Aerial Photos


FACING NORTH


FACING EAST


FACING WEST


FACING SOUTH

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## 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).

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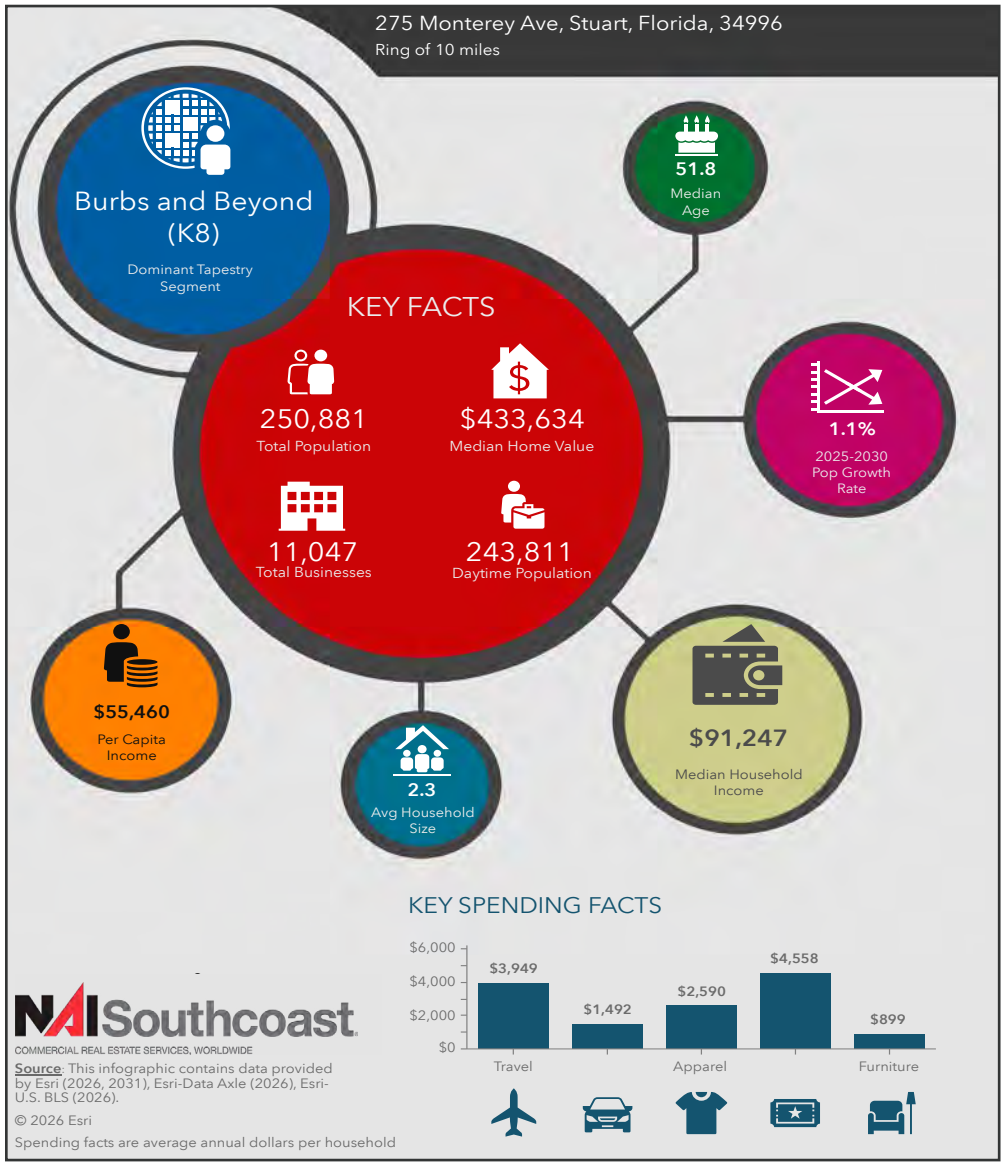
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# 2026 Demographics




**Population**

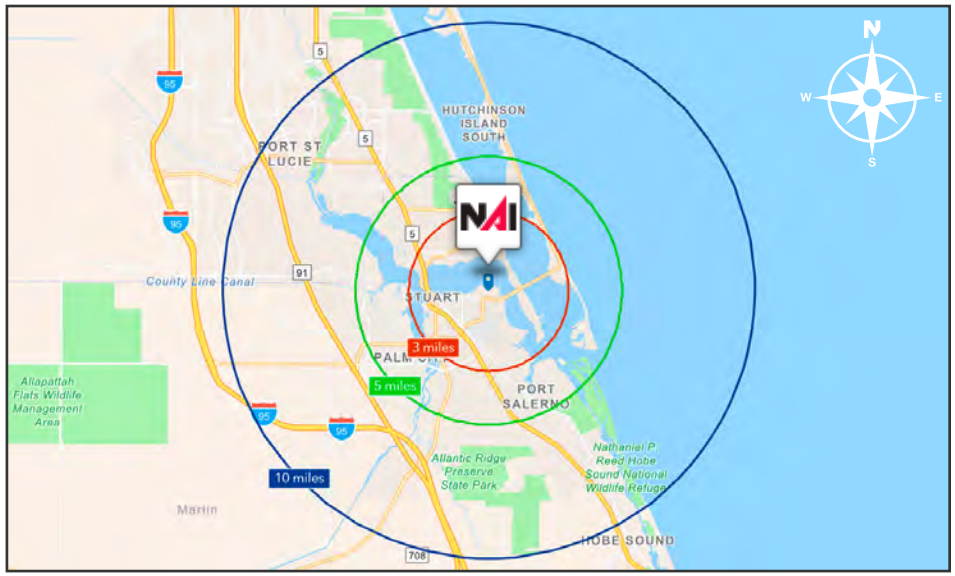
- 3 Mile: 40,287
- 5 Mile: 94,179
- 10 Mile: 250,881

**Average Household Income**

- 3 Mile: $117,626
- 5 Mile: $135,935
- 10 Mile: $128,212

**Median Age**

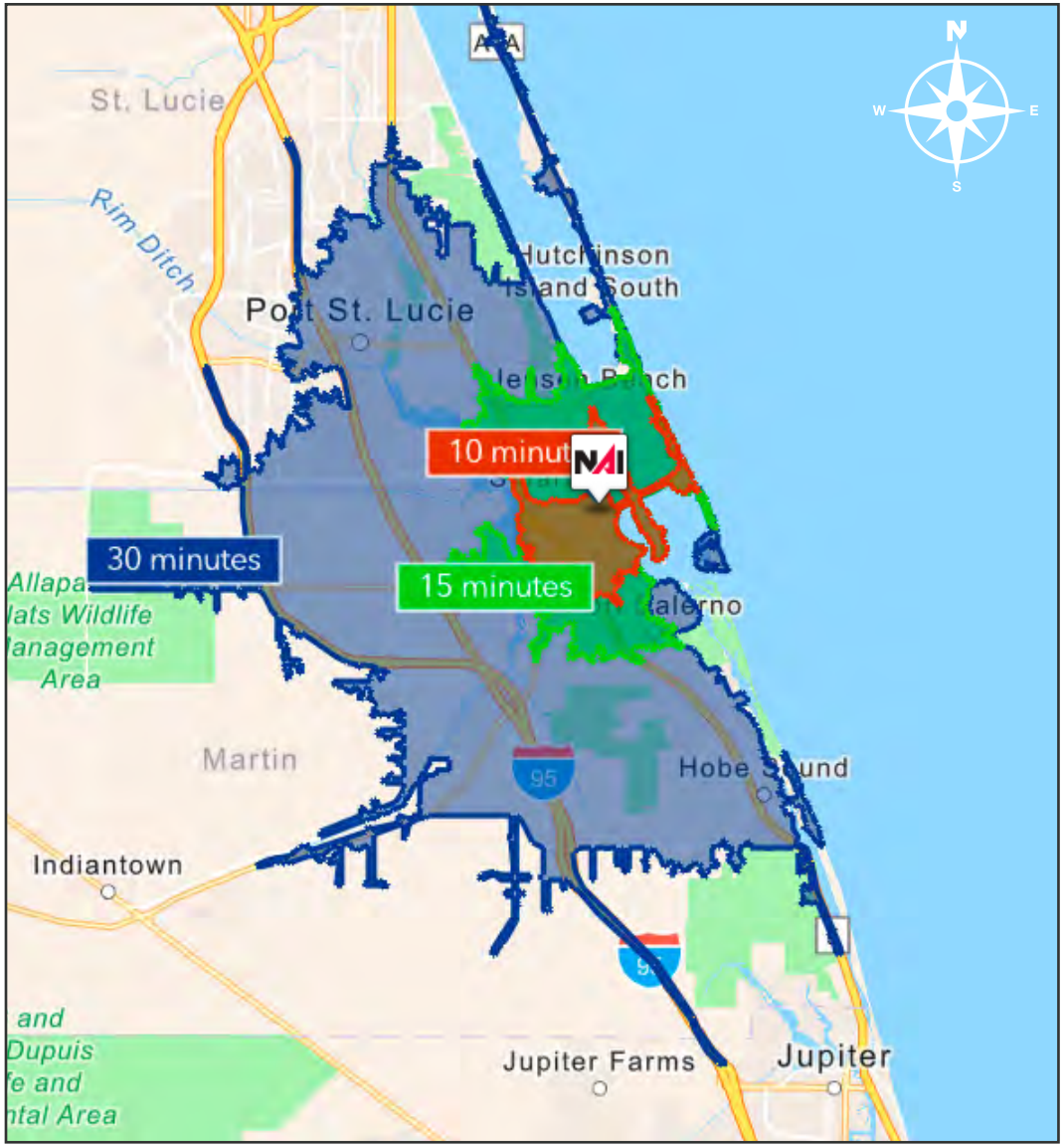
- 3 Mile: 53.5
- 5 Mile: 54.2
- 10 Mile: 51.8



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## Drive Time




| 10 Minutes | 15 Minutes | 30 Minutes |
|---|---|---|
| 25,686<br>2010 Population | 64,129<br>2010 Population | 232,286<br>2010 Population |
| 27,821<br>2026 Population | 73,342<br>2026 Population | 287,555<br>2026 Population |
| 8.31%<br>2010-2026 Population Growth | 14.36%<br>2010-2026 Population Growth | 23.79%<br>2010-2026 Population Growth |
| -0.10%<br>2026-2031 (Annual) Est. Population Growth | 1.73%<br>2026-2030 (Annual) Est. Population Growth | 1.78%<br>2026-2030 (Annual) Est. Population Growth |
| 53.1<br>2026 Median Age | 54<br>2026 Median Age | 50.8<br>2026 Median Age |
| $119,673<br>Average Household Income | $123,874<br>Average Household Income | $126,680<br>Average Household Income |
| 45.7%<br>Percentage with Associates Degree or Better | 47.3%<br>Percentage with Associates Degree or Better | 46.5%<br>Percentage with Associates Degree or Better |
| 54.4%<br>Percentage in White Collar Profession | 59.2%<br>Percentage in White Collar Profession | 60.3%<br>Percentage in White Collar Profession |

# About NAI Southcoast

## Your Premier Commercial Real Estate Partner!







Southcoast brings industry leading resources to its brokerage services and property management services. Speed, agility, and keen insight are hallmarks of our services. The result is connecting properties with our exclusive list of investors. NAI Southcoast services rely upon the skills and insights of our experienced team of brokerage, marketing and data resource management professionals. Our process begins with an internal launch meeting that unifies clients' objectives with marketing and sales strategies. This launch begins a process that involves the following phases:

- Comprehensive Property Profile - competitive review and capital market summary
- Marketing Promotional Strategy Development - advertising, direct mail, email, html flyers, web listings, and a public relations tactical outline
- Sales Planning & Execution - database profile analysis, identification of network connections, and direct contact with an exclusive list of buyers
- Client Communication - communication of progress through regularly scheduled activity reports and updates
- Maximum Price - the result is the capitalization of market dynamics to achieve a competitive bid environment to maximum sale price

NAI Southcoast's key point of differentiation in our services is the volume of strong relationships we have established with institutional, local, regional and national private equity firms, life companies, and owner/investors. We created and maintained a database of property and investor profiles that encompasses portfolio details and acquisition criteria of these nationwide firms.

The information gathered and analyzed by the NAI Southcoast's team allows us to utilize the speed and the efficiency of technology to promptly connect our investors and institutional partners with properties that correspond to their acquisition requirements. Our clients have access to more opportunities and can make faster and better decisions armed with targeted information.

# County Overview
## Martin County, FL

*"Where coastal beauty, natural charm, and Florida living come together."*

Martin County encompasses Stuart/Sewall's Point, Jensen Beach/Rio, Palm City, Hobe Sound, Indiantown, Port Salerno, Hutchinson Island, and Jupiter/ Tequesta. This stretch of the Treasure Coast is known for its pristine beaches, exceptional boating and fishing, world-class golf, and welcoming small-town character—making it an outstanding place to visit or call home.

The county features more than 35 golf courses within a 15-mile radius, offering unmatched access for enthusiasts of all skill levels. Its waterfront parks and beaches are among the finest on Florida's east coast, while arts districts across Stuart, Jensen Beach, Hobe Sound, and Port Salerno showcase galleries, boutiques, gourmet dining, and historic architecture.

Cultural anchors such as the Lyric Theatre deliver nearly year-round performances ranging from concerts to theater and community events. Residents and visitors can enjoy a robust calendar of signature events, including the Stuart Air Show, Stuart Boat Show, ArtsFest, and the Martin County Fair. Family-friendly attractions add to the appeal: the Treasure Coast Children's Museum and Indian Riverside Park host concerts, exhibitions, and waterfront activities, while the Elliott Museum and the Maritime & Yachting Museum celebrate innovation, transportation history, and local heritage. For nature lovers and curious explorers, the Florida Oceanographic Coastal Center offers hands-on experiences focused on marine conservation and the coastal ecosystem.









# City Overview
## Stuart, Florida

*"A vibrant coastal community where natural beauty, rich history, and a relaxed lifestyle meet."*

Located along Florida's beautiful Treasure Coast, Stuart sits on the eastern coast of Florida at the junction of the St. Lucie River and the Indian River Lagoon. Known for its pleasant climate, Stuart enjoys mild winters and warm summers, with an annual average temperature of approximately 72 degrees and average annual rainfall of about 60 inches.

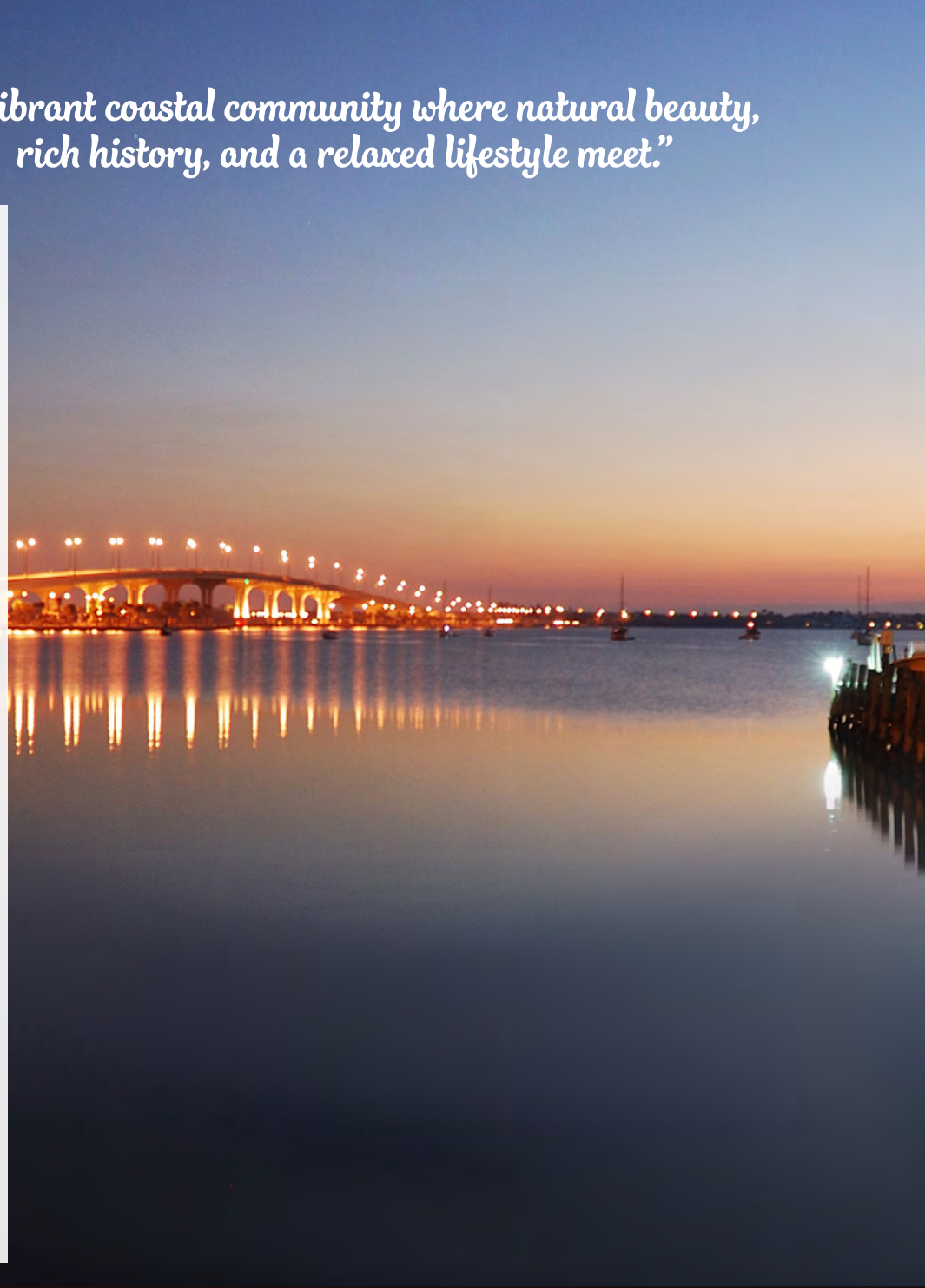
Stuart is renowned for its outstanding sailfishing and diverse sport-fishing opportunities. Residents and visitors can enjoy ocean, river, bay, and freshwater fishing. The North and South Forks of the St. Lucie River provide a scenic tropical setting for boating and cruises, offering opportunities to experience the area's natural beauty and abundant wildlife.

The city's downtown area features charming older neighborhoods, along with a mix of townhomes and condominiums. Stuart's successful revitalization efforts have helped create a welcoming downtown atmosphere, with locally owned shops, restaurants, and businesses lining the streets.

Major employers in the area include Cleveland Clinic Martin Health, Vought Aircraft, municipal government, and thousands of thriving small businesses. Stuart's economy is supported by a diverse mix of retail and service businesses, hospitality, construction, healthcare, and government.

Today, Stuart continues to grow as new properties are incorporated both north and south of the city. Covering approximately 6.25 square miles, the community continues to invest in revitalization and redevelopment, including ongoing improvements in the Potsdam section of downtown and areas north of the Roosevelt Bridge.

Completed in 1996, the Roosevelt Bridge is a prominent landmark in Stuart and provides an important connection across the St. Lucie River. The bridge also offers convenient access to Stuart's beautiful public beaches and the surrounding communities.



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## OFFERING SUMMARY




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