

1384 SF salon and 2,270 SF Available Adjacent to the Blaze Fast Fired Pizza Located on The NEC Of SE Federal Hwy & SE Monterey Rd in Stuart, Florida

- Excellent ingress and egress to enter with a signalized intersection at SE Federal Highway and SE Monterey Road and full cross access with neighboring Power Center.
- > 42,787 sf Property with national tenants such as:





- Direct access to SE Dixie Hwy / A1A and easy access to the Florida Turnpike.
- Area retailers include: TJ Maxx,
 Petco, HomeGoods, Office Depot,
 Home Depot, Publix, Winn Dixie,
 Lowe's, Walmart Supercenter and
 many more



Please contact: Connie Hull Connie@FragaProperties.com (305) 441-6633 Ext 11 www.FragaProperties.com

This information is subject to errors, omission, and withdrawal from market, modification of terms and conditions or change of tenants without prior notice

STUART NORTH



Unit	: Tenant	SF
1 2 3 4 5 6 7 8 9 10	E Tenant Pei Wei Asian Kitchen T-Mobile Wig Hair & More Jimmy John's First Watch Restaurant Pure Nails and Spa Milan Laser Hair Removal Kazu Japanese Boca Tanning Club AVAILABLE WellMed AVAILABLE Blaze Fast Fire'd Pizza Chipotle Mexican Grill	SF 2,870 2,000 1,000 1,200 3,500 1,400 1,600 1,200 2,733 1,384 9,600 2,270 2,500 2,400
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16	Five Guys Burgers & Fries	2,400
17	Cold Stone Creamery	1,200
18	First Citizens Bank & Trust	3,800

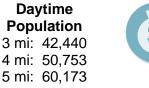




Population 3 mi: 48,180 4 mi: 80,272 5 mi: 104,917



Households 3 mi: 21,267 4 mi: 35,121 5 mi: 46,129



Avg. HH Income 3 mi: \$115,964 4 mi: \$119,288 5 mi: \$120,622

Traffic Count 77,000 VPD on US-1 & SE Monterrey Rd combined

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