

# STUART NORTH



**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



**Fraga Properties**  
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Please contact: Connie Hull  
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*This information is subject to errors, omission, and withdrawal from market, modification of terms and conditions or change of tenants without prior notice*

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Unit	Tenant	SF
1	Pei Wei Asian Kitchen	2,870
2	T-Mobile	2,000
3	Wig Hair & More	1,000
4	Jimmy John's	1,200
5	First Watch Restaurant	3,500
6	Pure Nails and Spa	1,400
7	Milan Laser Hair Removal	1,600
8	Kazu Japanese	1,200
9	Boca Tanning Club	2,733
10	AVAILABLE	1,384
11-12	WellMed	9,600
13	AVAILABLE	2,270
14	Blaze Fast Fire'd Pizza	2,500
15	Chipotle Mexican Grill	2,400
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



### Daytime Population

3 mi: 42,440  
4 mi: 50,753  
5 mi: 60,173



### 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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