

STUART LANDINGS



3963 SE Federal Highway
Stuart, FL 34994

HIGHLIGHTS

- SE corner of US-1 and SE Miami Ave
- Adjacent to Walmart Supercenter with shared US-1 access
- Heavily traveled corridor
- +715 feet of frontage on US-1
- Southbound left in at SE Miami Ave

TRAFFIC COUNTS

- 47,000 on US-1 (South of Indian Street)
- 37,000 on US-1 (North of Salerno Road)

SPACE AVAILABLE

- ±2,200 SF outparcel with drive thru (OP2B)

JOIN THESE NATIONAL TENANTS



Walmart 
Supercenter



 T-Mobile

MATTRESS FIRM
Save Money. Sleep Happy.

Aspen
Dental

DEMOGRAPHICS*

	3 MI	4 MI	5 MI
POPULATION	53,717	71,255	95,314
HOUSEHOLDS	23,542	31,702	42,857
AHI	\$72,406	\$81,125	\$88,874

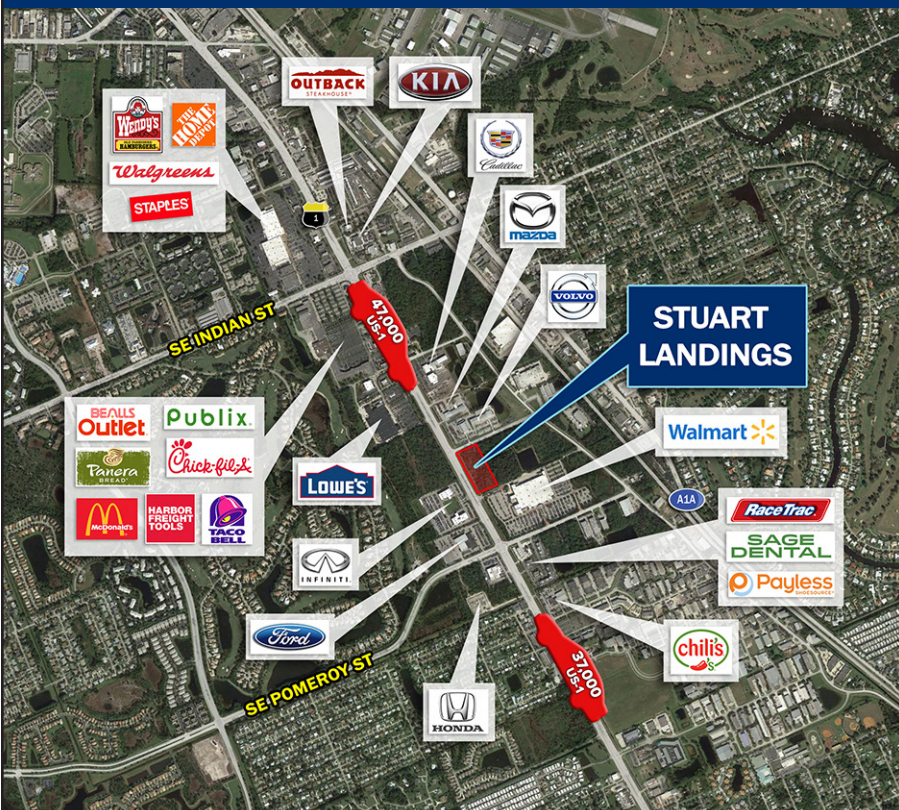
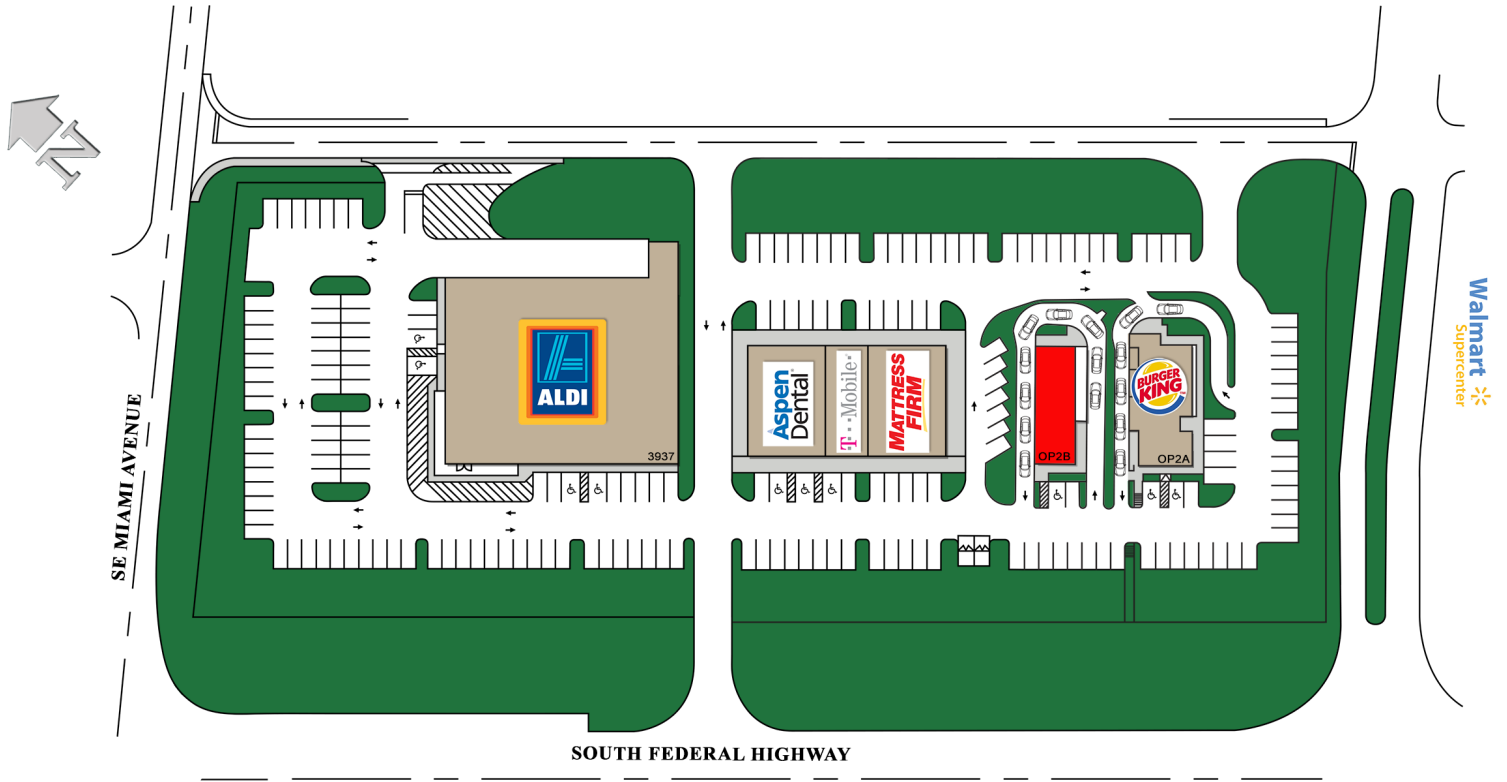
*Estimated 2018. This information was provided from government & private sources deemed to be reliable, however, it is provided without representation or warranty.



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RETAIL SPACE AVAILABLE

BAY	TENANT	SQ FT
3937	Aldi	18,539
3951	Aspen Dental	3,500
3955	T-Mobile	1,750
3959	Mattress Firm	3,500
OP2B	AVAILABLE	±2,200
OP2A	Burger King	2,886



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