STUART LANDINGS

DEMOGRAPHICS:

MILES	3 MI	4 MI	5 MI
POPULATION	53,465	70,491	94,468
HOUSEHOLDS	23,313	31,201	42,232
AHI	$71,008	$78,183	$84,562
BUSINESSES	3,378	5,011	6,056
EMPLOYEES	30,280	46,281	54,635

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

3963 SE Federal Highway,
Stuart, Florida 34994

HIGHLIGHTS

- SE corner of US-1 and SE Miami Ave
- Adjacent to Walmart Supercenter with shared US-1 access
- Heavily traveled corridor
- Over 715 feet of frontage on US-1
- Strategically located on the SE corner of US-1 and SE Miami Ave
- Co-tenants are Aldi, Mattress Firm, Aspen Dental and T-Mobile

LOCATION

- Southbound left in at SE Miami Ave
- Shared entrance and cross access with Walmart Supercenter on US-1

TRAFFIC COUNTS: FDOT 2017

45,500 on US-1 South of Indian Street
36,000 on US-1 North of Sample Road

Konover South
A Simon Konover Company

Zach Feldman
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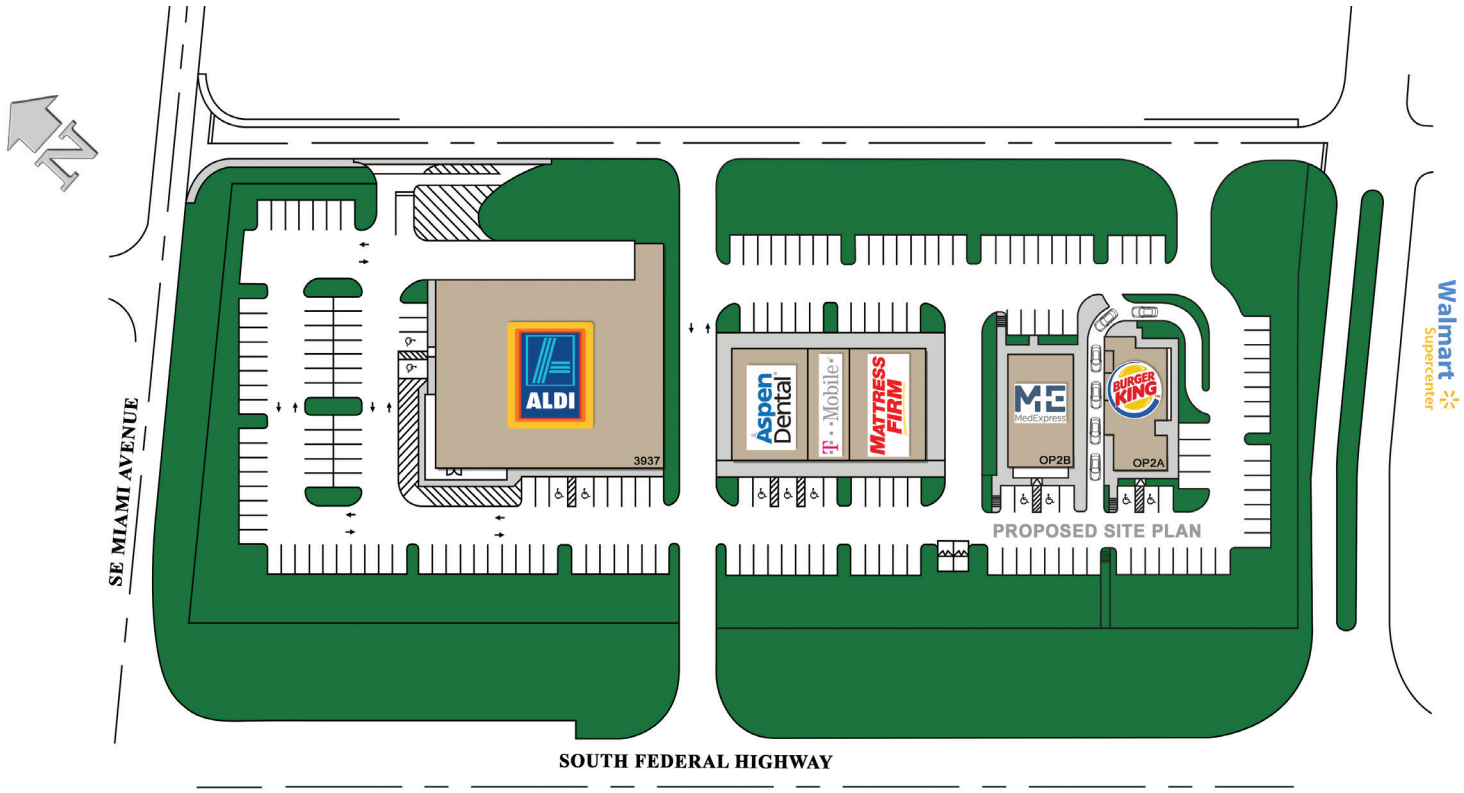

RETAIL SPACE AVAILABLE:

BAY	TENANT	SQ FT
3937	ALDI	18,539
3951	ASPEN DENTAL	3,500
3955	T-MOBILE	1,750
3959	MATTRESS FIRM	3,500
OP2B	MED EXPRESS	4,700
OP2A	BURGER KING	2,886

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