



**FLORIDA
COMMERCIAL**
COMMERCIAL REALTORS

ALEX AYDELOTTE

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FOR LEASE

Shoppes at Market Place

4275 SE FEDERAL HIGHWAY, STUART, FL 34997



OFFERING SUMMARY

Available SF: 1,500 SF

Lease Rate: \$16.00 SF/yr (Gross)

Lot Size: 6.63 Acres

Year Built: 2007

PROPERTY OVERVIEW

Discover the Shoppes at Market Place, a Newer Retail Center located at the SE Quadrant and Lighted Intersection of US#1 and Market Place in Stuart, Florida! Co-Tenants include CHILI'S, AT&T, PAYLESS SHOES, GAMESTOP, SUBWAY, TIRE CHOICE, & more. Space #4275 features a Retail Showroom with Overhead Rear Door! Space has been utilized for a Pack & Ship Retail Store and prior to that an Automotive Accessories Retail & Installation Store. Overhead Rear Door allowed Vehicles to be driven into the Showroom. Ideal Opportunity for the Service Related Business that Benefits from US#1 Retail Exposure!

LOCATION OVERVIEW

Located at the SE Quadrant and Lighted Intersection of US#1 and Market Place in Stuart, Florida! The Shoppes at Market Place consists of 4 separate retail buildings Immediately Adjacent to a 225,000 sq. ft. Wal-Mart SuperCenter. This Center has Excellent Exposure to both US#1 and Market Place.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
4275 SE Federal Hwy	\$16.00 SF/yr	1,500 SF

EXECUTIVE SUMMARY

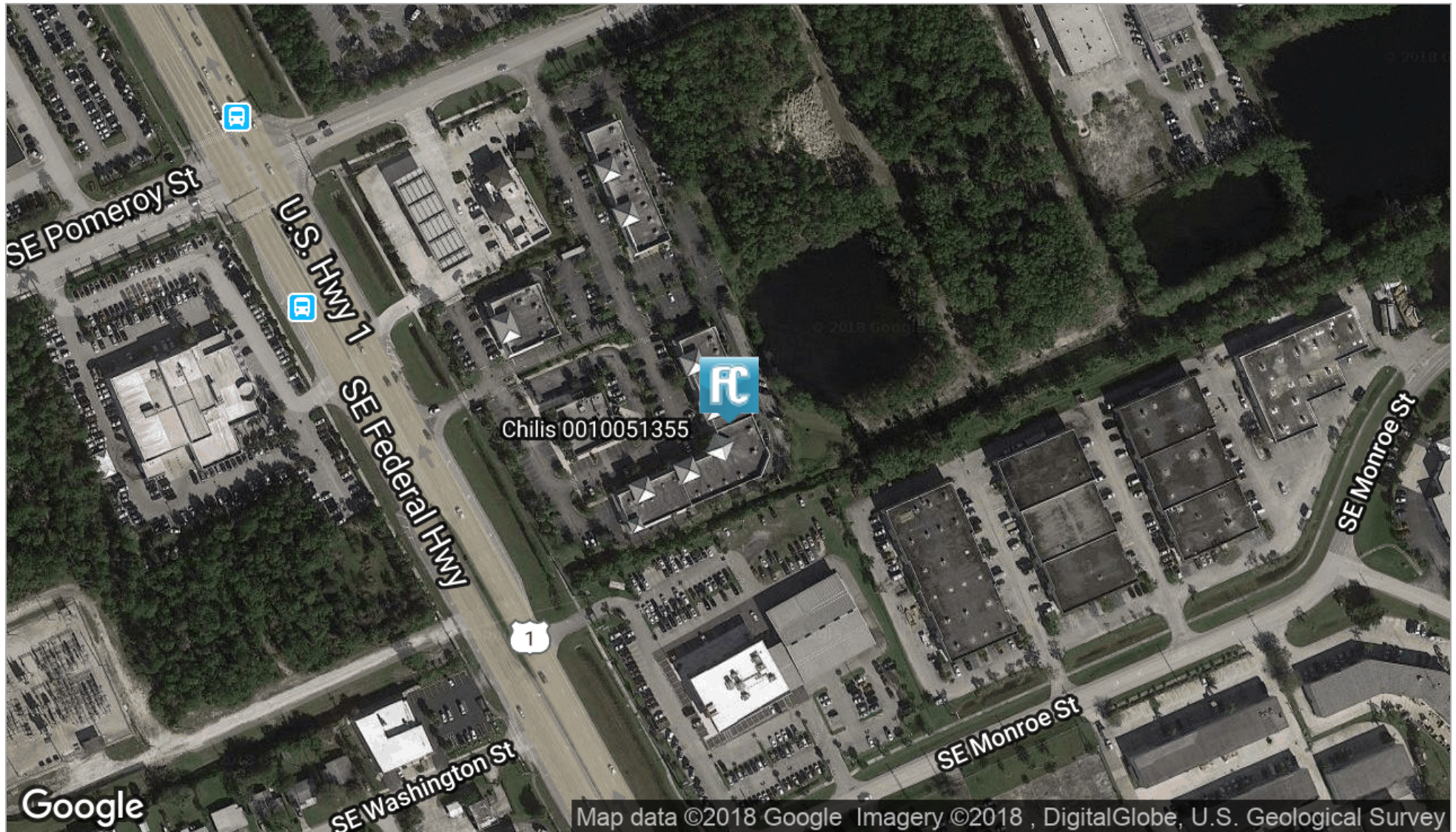
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RETAILER MAP

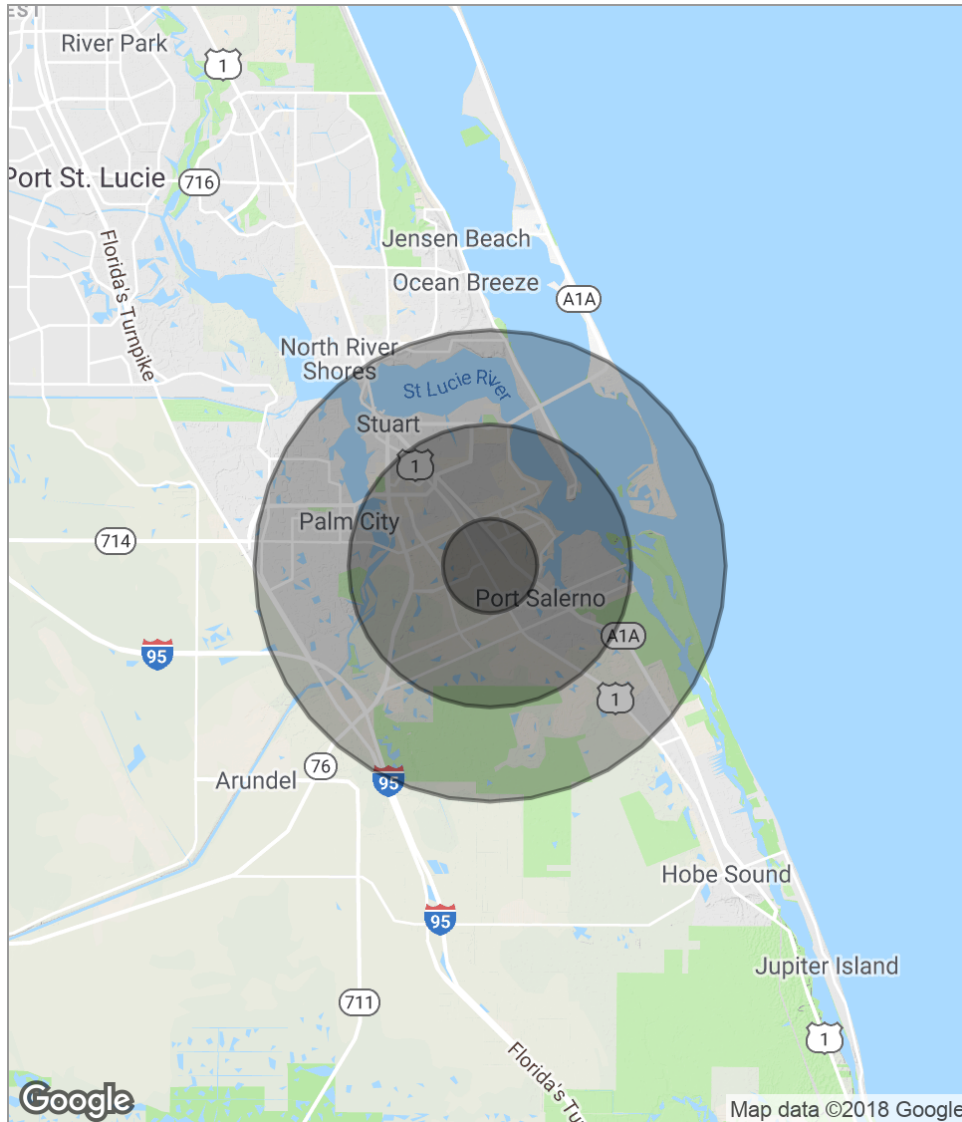
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,853	38,927	80,727
Median age	39.6	46.4	49.4
Median age (Male)	37.6	44.0	46.7
Median age (Female)	41.4	48.0	50.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,155	16,150	34,390
# of persons per HH	2.7	2.4	2.3
Average HH income	\$80,234	\$76,115	\$80,756
Average house value	\$275,020	\$264,613	\$275,368

** Demographic data derived from 2010 US Census*