

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

Commercial Land/Building

1050-1060 SW Martin Downs Blvd. Palm City, FL 34990



For Sale
\$599,000

Listing Agent:
Jeremiah Baron | Broker/Owner
772-528-0506
jbaron@commercialrealestatellc.com

Office:
49 SW Flagler Ave. Suite 301
Stuart FL, 34994
772-286-5744

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Disclaimer Statement

This information has been prepared only for information purposes to assist a potential buyer in determining whether it wishes to proceed with an in-depth investigation of the property and/or business. Seller and any of its officers, employees or agents specifically disclaims any representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or agents shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating the property/business and the purchase. The property/business is being sold on as "AS IS, WHERE IS" and "WITH ALL FAULTS" basis. Your complete inspection of the property/business is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its agents or contractors. The purchase of this property will be based solely on a Buyer's own independent investigation and findings and not in reliance on any information provided by Seller, its agent or contractors. Seller, its agents or contractors shall have no liability for any incorrect information.

Seller reserves the right at all times to reject, in its sole and absolute discretion, any and all offers received by it, for any reason whatsoever, notwithstanding that a particular offer is for the highest purchase price among those offers received and meets all the terms and conditions of this offering. Seller also reserves the right at all times to waive any or all technical defects in any offers, in Seller's sole and absolute discretion. The sales process may be terminated or modified without notice at any time. In the event two or more offers are determined to fall within a competitive range, Seller reserves the right to request a best and final offer from those parties.

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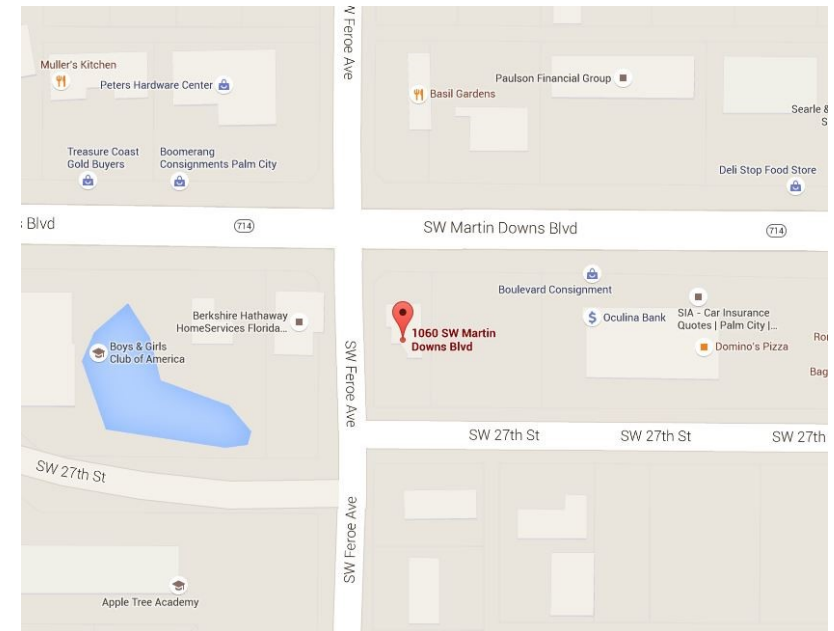
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Property Information

Location:	1050-1060 SW Martin Downs Blvd. Palm City FL 34990
Price:	\$599,000
Land Size	0.42 AC
Building Type:	Retail
Building Size:	1,246 SF
Frontage:	170
Traffic Count:	32,000 average daily traffic
Year Built:	1957
Construction Type:	Undisclosed
Parking Spaces:	Plenty
Zoning:	R-3A
Land Use:	Commercial General
Tenancy:	Single
Utilities:	Undisclosed

Great location which consists of 2 empty lots and 1 lot with a 1 story building on SE corner of Martin Downs Blvd. and SW Feroe Ave.

Very busy location on Martin Downs Boulevard, west of bridge just one street away from Mapp Road, which is soon to be the Main Street of Palm City.



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2013 Demographics

Population

1 mile	3,738
3 mile	37,550
5 mile	69,789

Average Household Income

1 mile	\$73,109
3 mile	\$77,917
5 mile	\$73,194

Median Age

1 mile	51
3 mile	48
5 mile	48

Asking Price Index Trends for Palm City, FL Retail For Sale

Asking Prices Retail for Sale Palm City, FL (\$/SF)



	Jun 15	vs. 3 mo. prior	Y-O-Y
State	\$155	+2.1%	+6.2%
Metro	\$150	+1.7%	+7.3%
County	\$224	+5.9%	+16.0%

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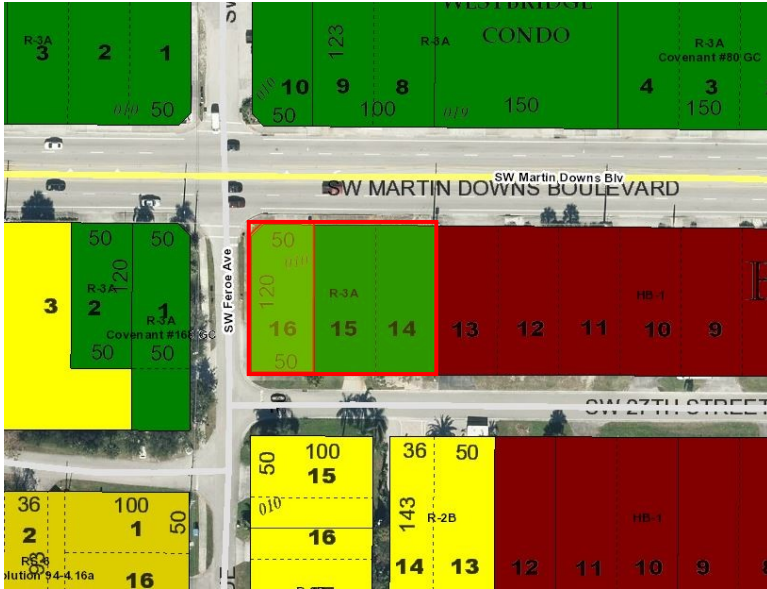
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Zoning & Future Land Use Maps



R-3A (Liberal Multi-Family)

R-3A Liberal Multiple-Family District

Uses permitted. In this district, a building or structure or land shall be used for only the following purposes subject to any additional limitations pursuant to [section 3.402](#):

1. Any uses permitted in the R-3 Multiple-Family Residential District.
2. Restaurants and/or lunchrooms, not the drive-in type, with an enclosed seating capacity of ten persons or more.
3. Beauty parlors and barbershops.
4. Dry cleaning and laundry pickup stations.
5. Fire stations.
6. Boat docks and dry and wet storage facilities under cover, and facilities for maintenance and repairs of boats or yachts, upon submission of plans for review and approval of the planning and zoning board.
7. Mobile home and travel trailer sales.
8. Gasoline or other motor fuel stations, provided all structures and buildings, except principal use signs, and including storage tanks shall be placed not less than 25 feet from any side or rear property lines.
9. Professional and business offices.
10. Retail stores.

Required lot area and width. Lots or building sites shall have an area of not less than 7,500 square feet.

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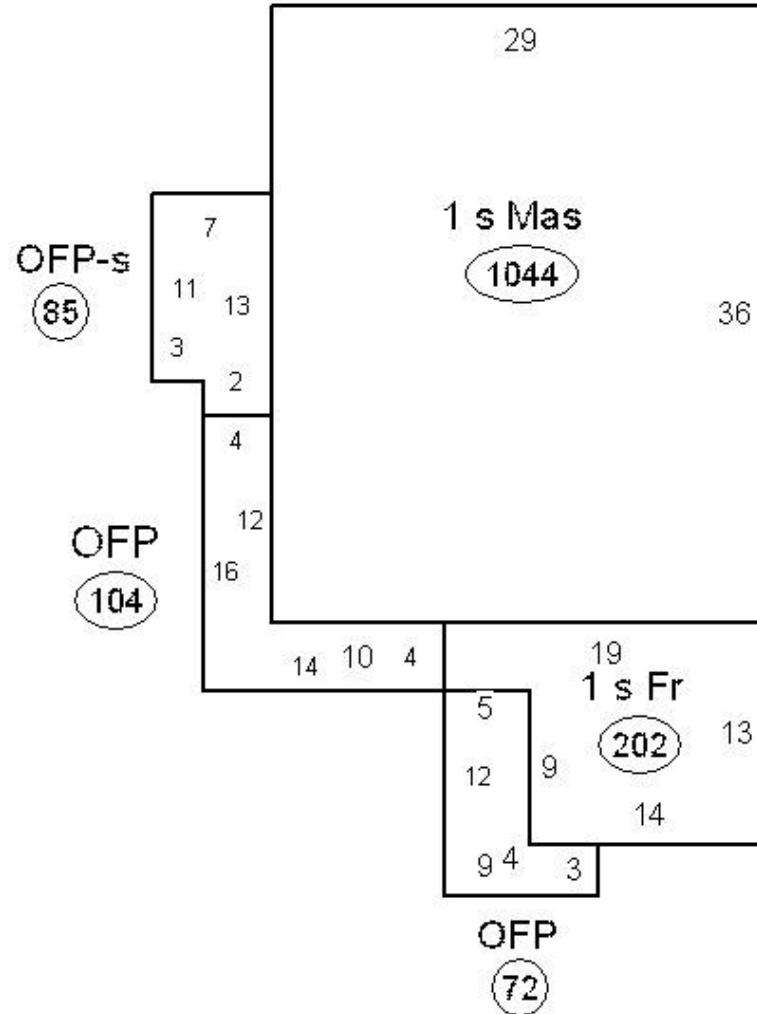
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Additional Photos



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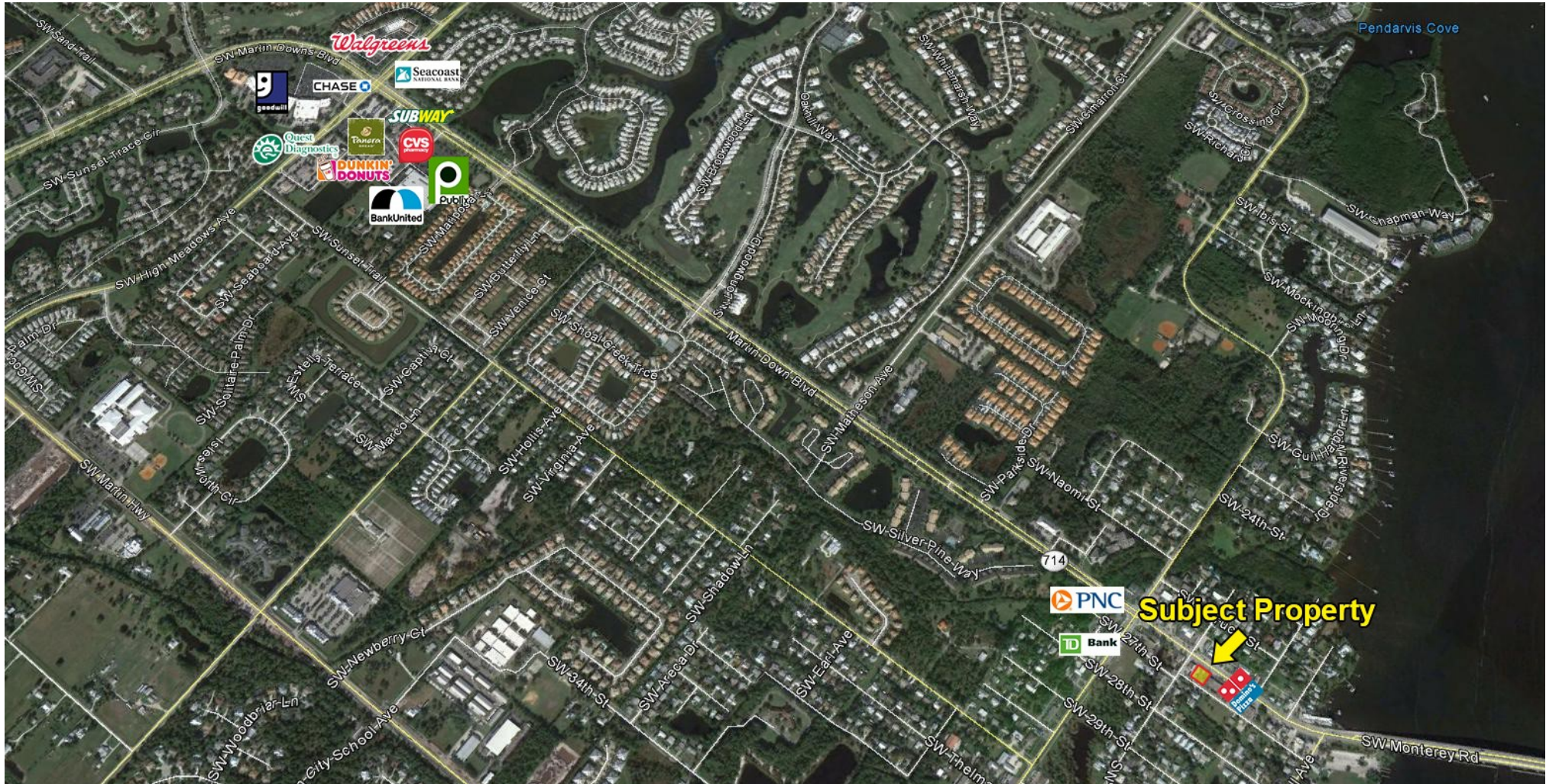
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Property Aerial



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