

# FOR SALE

\$575,000

## Freestanding Retail Building

2095 NW Federal Highway, Stuart FL 34994



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

**Listing Contact:**

Lou Perrotta | 772-801-9411 | [Lperrotta@commercialrealestatellc.com](mailto:Lperrotta@commercialrealestatellc.com)

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

# Property Details

## Freestanding Retail Building

2095 NW Federal Highway, Stuart FL 34994

LOCATION	2095 NW Federal Highway, Stuart FL 34994
PRICE	\$575,000
BUILDING SIZE	+/- 1,200 SF
BUILDING TYPE	Retail
ACREAGE	.48 AC
FRONTAGE	164'
TRAFFIC COUNT	57,796
YEAR BUILT	1957
CONSTRUCTION TYPE	Unknown
PARKING SPACE	< 5
ZONING	B-1
LAND USE	Store Building
UTILITIES	Unknown

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Rare purchase opportunity in the sought out Stuart/Jensen Beach area. +/- 1,083 SF freestanding building features a 200 SF additional storage shed, large signage, and a fenced yard. Property has potential for expansion. Just North of the property is a median cut, and a signalized intersection 500' to the South. In close proximity to the Treasure Coast Mall, and many other national retailers. This deal will not last long!



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## Property Demographics

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### 2017 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	5,271	1 Mile	\$72,080	1 Mile	43.20
3 Mile	35,301	3 Mile	\$73,083	3 Mile	46.60
5 Mile	102,310	5 Mile	\$68,682	5 Mile	47.30

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# Zoning Information

## Freestanding Retail Building 2095 NW Federal Highway, Stuart FL 34994

### Sec. 3.417. - B-1 Business District.

3.417.A. 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 use permitted in a HB-1 Limited Business District.
2. Churches or schools may be constructed on property presently owned and held for such purposes, if such construction is commenced within five years from the date of September 14, 1965.
3. Offices, banks, theatres (not drive-ins), beauty parlors, bars and nightclubs, photograph studios, dry cleaning and laundry pickup stations, barbershops, florists, automobile salesrooms, used car lots, parking lots and storage garages, telephone exchanges, restaurants and lunchrooms, police and fire stations, motels and hotels, golf driving ranges and putt-putt golf.
4. Mechanical garages and gasoline and other motor fuel stations, so long as such work is confined within a building, and vehicles awaiting repair shall be screened from view on the street and abutting property.
5. Signs appertaining to the above uses.
6. Refuse and storage areas, which shall be screened from view.

3.417.B. Required lot area and width. Lots or building sites shall have an area of not less than 7,500 square feet, with a minimum width of 60 feet measured along the front property line. Structures in this district shall be limited to 35 feet. Motels and hotels shall comply with the minimum requirements of the HR-2 Multiple-Family Residential District.

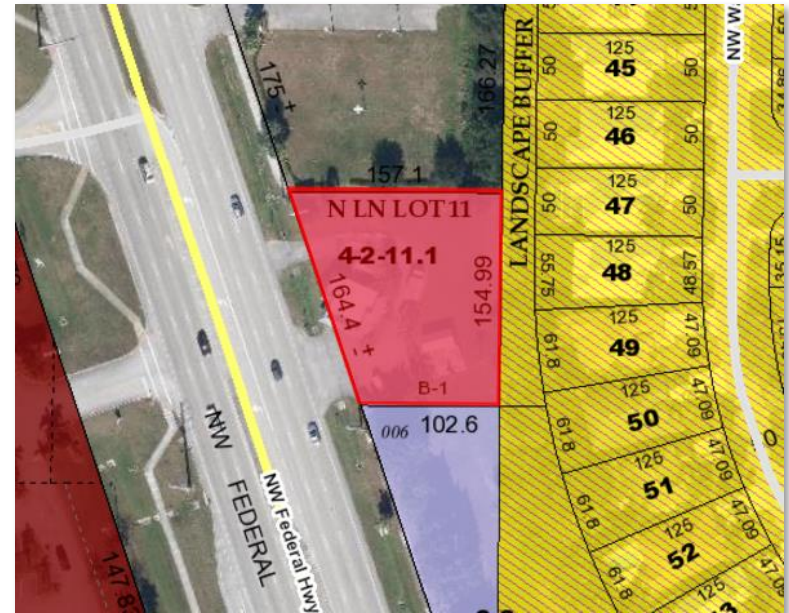
3.417.C. Minimum yards required.

1. Front: 20 feet.
2. Rear: 20 feet.
3. Side: None, except where a B-1 District lies adjacent to a residential district or is

separated only by a road, no building shall be built within 20 feet of a common property line, and a landscaped buffer strip shall be provided between the two uses with an evergreen hedge, uniformly colored masonry wall or board fence six feet high. Such screen shall be located on the sides and rear of the property:

- a. No structure shall be built within 50 feet of the center line of any public platted right-of-way not a designated through-traffic highway.
- b. No structure shall be built with 65 feet of the center line of a designated through-traffic highway.

(Ord. No. 608, pt. 1, 3-19-2002)



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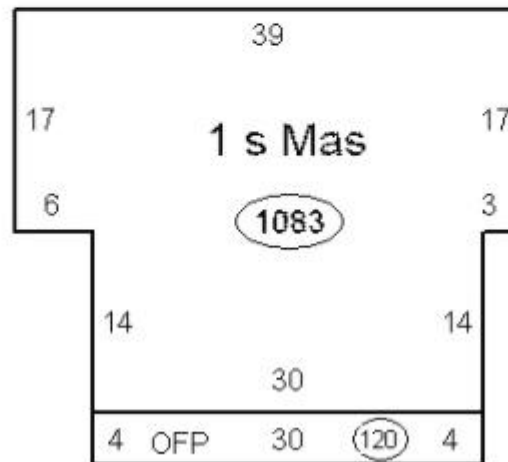
# Floor Plan

## Freestanding Retail Building

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Conc

807



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# Property Aerial

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