

FOR SALE

\$2,850,000*

Prime Development Site

1845 SE Salerno Road, Stuart FL 34997



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Lauren Vinaya | 772-486-8336 | Lauren@jbaronhomes.com

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

Property Details

Prime Development Site

1845 SE Salerno Road, Stuart FL 34997

PRICE \$2,850,000*

PARCEL ID 53-38-41-000-064-00083-4

LAND SIZE +/- 408,757 sf

ACREAGE 9.39 AC Total

FRONTAGE 654' on Salerno / 645' on Willoughby

TRAFFIC COUNT 12,400 ADT from SE Salerno Rd

ZONING COR-2 Commercial Office/Residential District

LAND USE Commercial / Office / Residential

UTILITIES City Water

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

- Total of 9.39 acres of vacant land with the option to divide the parcels*.
- Highly versatile piece of land currently zoned as COR-2 which allows a variety of uses ranging from residential, professional offices, medical, and retail.
- Located in a very prestigious area of Stuart; walking distance from the Martin Health Hospital, Indian River State College, and in close proximity to the Willoughby Golf Club.
- Less than 2 miles away from US-1 and less than 3 miles away from the I-95 ramp.



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Demographics

2018 Population Estimate		Average Household Income		Average Age	
1 Mile	4,434	1 Mile	\$73,470	1 Mile	41.60
3 Mile	42,747	3 Mile	\$73,034	3 Mile	45.00
5 Mile	89,993	5 Mile	\$74,427	5 Mile	47.80

2023 Population Projection		Median Household Income		Median Age	
1 Mile	4,726	1 Mile	\$60,665	1 Mile	43.60
3 Mile	45,732	3 Mile	\$54,462	3 Mile	47.30
5 Mile	96,446	5 Mile	\$54,623	5 Mile	51.90

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COR-2 Commercial Office/Residential District

The following are the permitted Commercial and Business Uses:

- Ancillary Retail Use
- Bed and Breakfast Inns
- Business and Professional Offices
- Family Day Care
- Financial Institutions
- Medical Services
- Recreational Vehicle Parks (limited to the number and configuration of units lawfully established prior to the effective date of this ordinance)
- Residential storage facilities

Public and Institutional Uses:

- Administrative services, non-profit
- Community Centers
- Cultural or civic uses
- Educational institutions
- Neighborhood assisted residences with six or fewer residents
- Places of worship

- Post offices
- Protective and emergency services
- Public libraries

Residential Uses:

- Accessory dwelling units
- Apartment hotels
- Modular homes
- Multifamily dwellings
- Single-family detached dwellings
- Townhouse dwellings
- Duplex dwellings
- Zero lot line single-family dwellings

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Property Aerial

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