FOR SALE



OFFERING MEMORANDUM

SEAWIND SHOPPING PLAZA & STORAGE

100% LEASED | ANCHORED BY PET SUPERMARKET & STYLE ENCORE

2595 SE FEDERAL HIGHWAY, STUART FL 34994

JEREMIAH BARON & CO

COMMERCIAL REAL ESTATE

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Stuart, FL

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CONTACT INFORMATION

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EXECUTIVE SUMMARY

SEAWIND SHOPPING CENTER

- Excellent investment opportunity totaling 62,821 SF, consisting of a 50,341 SF shopping center with prime frontage on US-1, plus two rear storage warehouses, each measuring 6,240 SF.
- The roof was completely renovated in 2024. Retail units have been upgraded with new HVAC systems, plumbing, electrical work, and drywall.
- Supplemental enhancements include LED lighting in the parking lot, newly installed roll-up doors, hurricane windows and retail doors.
- Fully occupied with a mixture of national and regional tenants which include Pet Supermarket, Style Encore, Sergio's Painting, Patriot Flooring Supplies, Accurate Tile & Marble Inc., and Stuart Events.
- Exterior features include ample parking, two monument signs, and excellent traffic from US-1.
- Site improvements slated to be completed by Q2 2025 include: full building repaint, parking lot seal & stripe, sidewalk coating, and new gutters & downspouts on rear storage buildings.

STORAGE WAREHOUSE

- There are two storage warehouses located in the back of the property measuring 6,240 square-feet each.
- One building features a total of 8 bays that are each leased out for storage of auto, RV's, and other types of vehicles. Highly desirable yearly leases.
- The secondary building is clear span and leased out to an existing long-term tenant. Tenant pays additional rent for fenced yard space.



IMPROVEMENTS TIMELINE

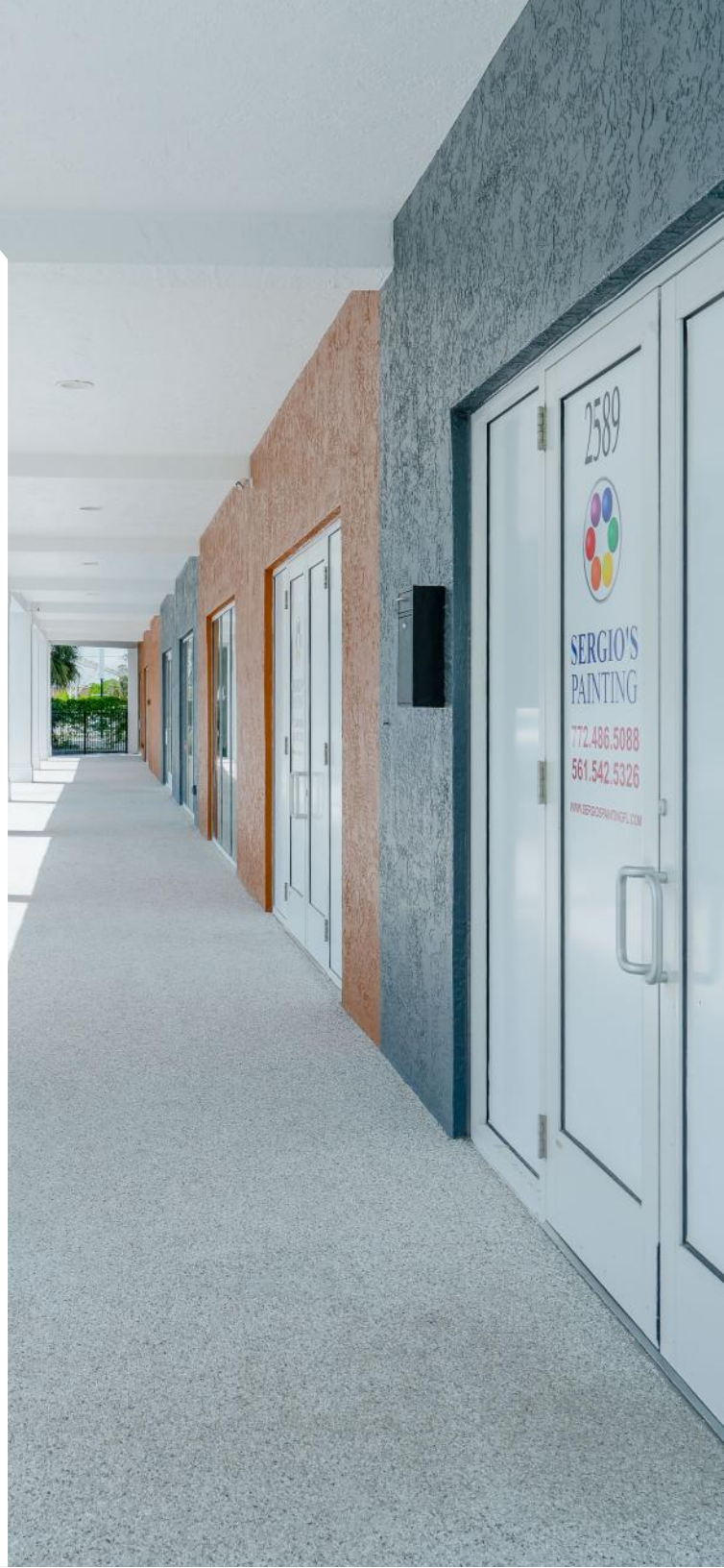
2025	Building repaint, parking lot seal & stripe, sidewalk coating, and new gutters.
2024	Roof renovation.
2023	Style Encore build-out.
2022-24	Six new A/C units installed.
2019	Storage buildings constructed.

INVESTMENT OVERVIEW

PRICE	$11,900,000
CAP RATE	6.7%
NOI	$800,922
BUILDING SIZE	62,821 SF
OWNERSHIP TYPE	Fee Simple
ACREAGE	5.29 AC
FRONTAGE	300’
TRAFFIC COUNT	36,000 ADT
YEAR BUILT	1972-2019
CONSTRUCTION TYPE	Block with Stucco / Metal on Steel Frame
ZONING	B-2
LAND USE	Shopping Center
PARCEL ID	15-38-41-000-000-00180-4

Property Highlights:

- New roof installed in 2024 with transferrable warranty
- Anchored by two National brands; Style Encore & Pet Supermarket
- Long-term established tenants
- Storage warehouses offering desirable yearly leases



SITE SORROUNDINGS



AERIAL VIEW



PROPERTY PHOTOS







DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2024 Estimated Population	6,444	49,706	106,363
2029 Projected Population	6,857	52,652	112,486
2010 Census Population	5,884	46,645	100,858
2024 Estimated Households	2,489	21,883	47,537
2029 Projected Households	2,648	23,208	50,356
2010 Census Households	2,288	20,577	45,048
2024 Estimated White	3,722	36,419	84,752
2024 Estimated Black or African American	561	2,677	3,860
2024 Estimated Hawaiian & Pacific Islander	0	0	0
2024 Estimated American Indian or Native Alaskan	19	132	208
2024 Estimated Other Races	2,047	9,875	16,211
2024 Estimated Average Household Income	$59,854	$81,180	$90,828
2024 Estimated Median Household Income	$44,974	$58,124	$64,396
Median Age	37.8	50.6	54
Average Age	39.7	47.4	49



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SEAWIND PLAZA & STORAGE

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Stuart, FL 34994

$11,900,000

PURCHASE PRICE

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