

FOR LEASE

\$15,000/mo.

Waterfront Hotel & Marina

300 SW Monterey Rd, Stuart, FL 34994



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Chris Belland | 772-418-4506 | Cbelland@commercialrealestatellc.com

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

Property Details

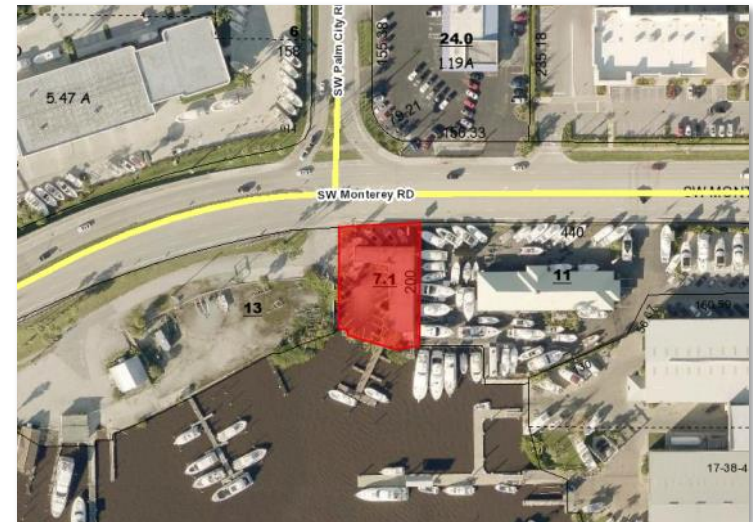
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LEASE RATE	\$15,000/mo.
BUILDING SIZE	6,254 SF
BUILDING TYPE	Hotel/Motel
ACREAGE	0.33 AC
FRONTAGE	200'
TRAFFIC COUNT	32,500 AADT
YEAR BUILT	1972
CONSTRUCTION TYPE	CBS
PARKING SPACE	15
ZONING	B-1
LAND USE	Commercial Waterfront
UTILITIES	City of Stuart
PARCEL ID	17-38-41-000-000-00071-2

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.

- An excellent opportunity to establish a lodging and docking hotel with water access to the St. Lucie River, which lead to Lake Okeechobee and the Atlantic Ocean.
- This two-story property features 18 rooms with newer A/C units and water heaters, ample parking, and 12 generously-sized boat slips.
- Just a short distance from Downtown Stuart, US Hwy 1 as well as many major business such as Starbucks, T.J Maxx, Regency 8 Cinema, Bonefish Grill, Homegoods and more!
- Also available for sale**



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Property Demographics

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Demographics

2018 Population Estimate

Average Household Income

Average Age

1 Mile	6,060	1 Mile	\$69,080	1 Mile	46.50
3 Mile	52,338	3 Mile	\$78,158	3 Mile	45.40
5 Mile	97,988	5 Mile	\$77,477	5 Mile	45.90

2023 Population Projection

Median Household Income

Median Age

1 Mile	6,446	1 Mile	\$46,665	1 Mile	49.30
3 Mile	55,956	3 Mile	\$54,613	3 Mile	48.20
5 Mile	105,006	5 Mile	\$55,464	5 Mile	49.50

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Zoning Information

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Business and PUD Districts Uses	B-1
Adult businesses (refer to supplemental standards in section 2.06.11)	
Adult day care centers	P
Automatic amusement center and game room	
Automobile repair services, major and minor (refer to supplemental standards in section 2.06.06)	
Automobile sales provided all repair and service shall be done within an enclosed building (refer to supplemental standards in section 2.06.06)	
Bakery, retail and/or wholesale warehouses	
Banks/financial institutions	P
Barbershop, beauty salons, specialty salons	P
Bars	P
Boat building, indoors	
Boat sales and service (refer to supplemental standards in section 2.06.06)	
Boat storage, dry	
Bowling alleys	
Bus and train (passenger) station/terminals	
Car wash	
Catering shops	P
Cemeteries	
Child care center (refer to supplemental standards in section 2.06.05)	P
Clubs, lodges, and fraternal organizations	
Cold storage	
Community garden (refer to supplemental standards in section 2.06.08)	P
Craft distillery	P
Crematoriums	
Dry boat storage	
Dry cleaning establishment	

Family day care home in a residence	P
Farm equipment and supply sales establishments, including open storage	
Flea markets	
Funeral homes	
Funeral homes with crematorium	
Gasoline or other motor fuel stations (refer to supplemental standards in section 2.06.06)	
Golf course	
Golf driving range (not accessory to golf course)	
Golf course, miniature	
Health club	
Health spas	
Hotels, motels	P
Industrial, low-impact within enclosed facility	
Kennels	
Laundry establishments (self service)	
Libraries	P
Massage therapy establishments	P
Microbrewery	P
Manufactured/mobile home park/RV park	
Multi-family dwelling units	P
Museums	P
Newspaper or publishing plant	
Office, business or professional	P

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Office, business or professional	P
Office, low intensity medical	P
Office, medical	P
Office, veterinary	P
Outdoor storage (refer to standards in section 6.10.00)	P
Parking garages (private or government provided public)	P
Parking lots (private or government provided public)	P
Place of public assembly	
Pool hall/billiard parlor	
Public facilities and services	P
Public parks	P
Public utilities ¹	P
Radio and/or television broadcast stations	
Religious institutions	
Repair services	
Residential units combined with non-residential uses	P
Restaurants, convenience and general	P
Restaurants, limited	
Retail, bulk merchandise	
Retail, department store	
Retail, furniture stores	
Retail, intensive sales and service	P
Retail, non-intensive sales and service	
Retail, regional mall	
Retail, strip shopping center	
Rooftop dining area (refer to supplemental standards in section 2.06.19)	CU

Skating rink, rolling or ice	
School-private, parochial, technical	P
Shooting range, indoor (refer to Supplemental Standards section 2.06.16)	
Sign painting and/or sign manufacturing shops within enclosed facility without outdoor storage	
Stealth telecommunications facilities in excess of 45 feet in height (refer to supplemental standards in section 2.06.12)	CU
Stealth telecommunications facilities which do not exceed 45 feet in height or which are constructed as part of an existing architectural feature or structure provided its total height does not exceed 120 percent of the height of the architectural feature or structure (refer to supplemental standards in section 2.06.12)	P
Studio (art, dance, music, exercise)	
Swimming pools	
Telecommunications towers	
Theaters	P
Urban farm (refer to supplemental standards in section 2.06.08)	P
Warehouse, general storage	
Warehouse, mini-storage	
Warehouse, wholesale and distribution	

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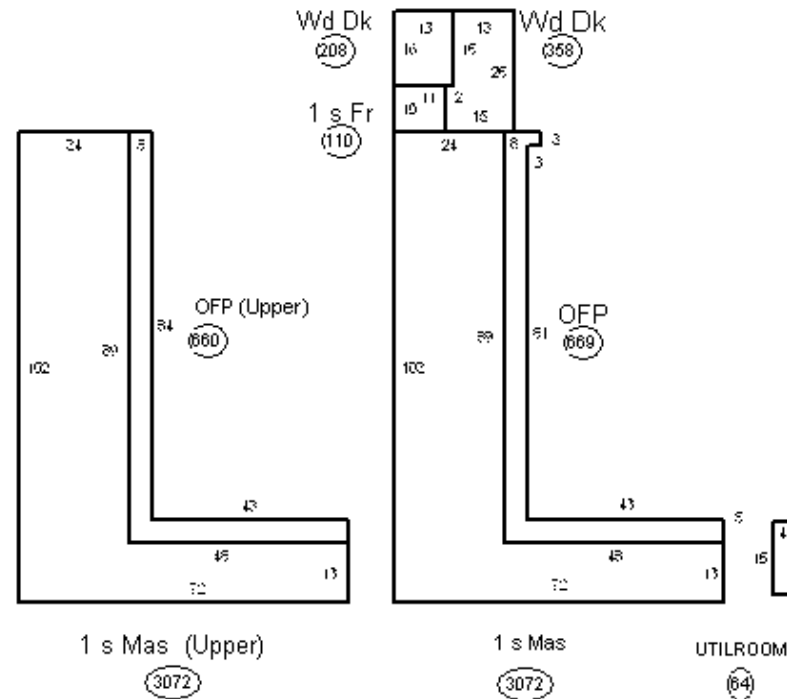
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Floor Plan

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01	02	03	04
05	06	07	08
10	11		



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Additional Photos

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Property Aerial

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