

FOR SALE

\$825,000

1.3 AC Vacant Land at Interchange

8000 SW Lost River Road, Stuart FL 34997



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Janine Landolina | 772-285-2599 | ileaseit@gmail.com

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

Property Details

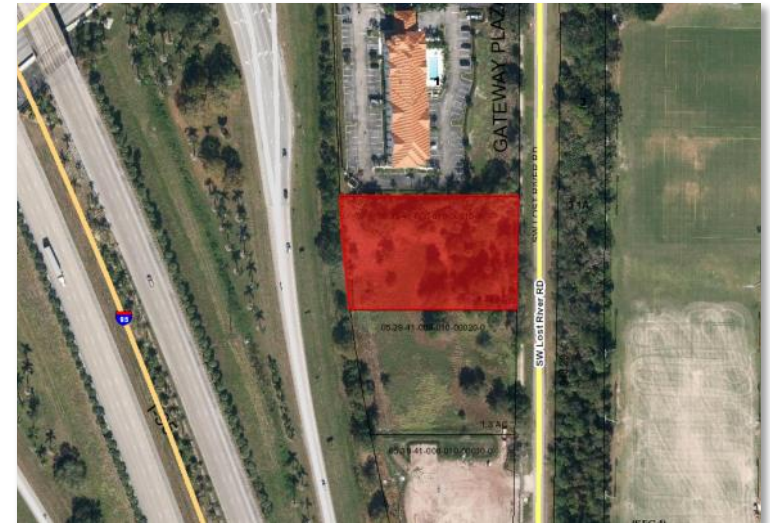
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PRICE	\$825,000
LAND SIZE	57,194 sf
ACREAGE	1.3 AC
FRONTAGE	+/- 195' (SW Lost River Rd / I-95)
TRAFFIC COUNT	40,500 ADT (from SW Kanner Hwy)
ZONING	GC
LAND USE	Commercial General
UTILITIES	Public
PARCEL ID	05-39-41-000-010-00010-8

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.

- Exceptional 1.3 acre vacant land site sits alongside the north exit ramp of I-95 in Stuart, FL.
- Adjacent to the Holiday Inn Express, and in close proximity to restaurants, gas stations, and regional parks.
- The ready-to-build interchange site is high and dry, and currently zoned General Commercial; making it suitable for a wide range of uses including hotel, office, restaurant, quick service restaurant with drive-thru, and retail.
- Highly visible and easily accessible!



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Property Demographics

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2019 Population Estimate		2019 Average Household Income		Average Age	
1 Mile	1,625	1 Mile	\$83,076	1 Mile	50.20
3 Mile	15,871	3 Mile	\$91,583	3 Mile	47.10
5 Mile	57,914	5 Mile	\$77,840	5 Mile	45.80

2024 Population Projection		2019 Median Household Income		Median Age	
1 Mile	1,736	1 Mile	\$61,071	1 Mile	55.90
3 Mile	16,538	3 Mile	\$66,637	3 Mile	51.90
5 Mile	61,204	5 Mile	\$57,840	5 Mile	49.30

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Zoning Information

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Commercial and Business Uses	GC
Business and professional offices	P
Commercial amusements, indoor	P
Commercial amusements, outdoor	P
Commercial day care	P
Construction industry trades	P
Construction sales and services	P
Financial institutions	P
Flea markets	P
Funeral homes	P
General retail sales and services	P
Golf driving ranges	P
Hotels, motels, resorts and spas	P
Kennels, commercial	P
Limited retail sales and services	P
Marinas, commercial	P
Medical services	P
Pain management clinics	P
Parking lots and garages	P
Recreational vehicle parks	P

Residential storage facilities	P
Restaurants, convenience, with drive-through facilities	P
Restaurants, convenience, without drive-through facilities	P
Restaurants, general	P
Shooting ranges, indoor	P
Trades and skilled services	P
Vehicular sales and service	P
Vehicular service and maintenance	P
Veterinary medical services	P
Wholesale trades and services	P

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Trade Area Map

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