

FOR LEASE

\$2,800/mo.

Multi-Purpose Yard Space

1970 SE Salerno Road, Stuart FL 34997



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Matt Crady | 772-260-1655 | Mcrady@commercialrealestatellc.com

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

Property Details

Multi-Purpose Yard Space

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PRICE	\$2,800/mo.
BUILDING SIZE	+/- 1,480 sf
BUILDING TYPE	Office
ACREAGE	+/- 1.25 AC
FRONTAGE	203.48'
TRAFFIC COUNT	12,600 ADT
YEAR BUILT	1978
CONSTRUCTION TYPE	Frame
PARKING SPACE	Ample
ZONING	A-1A
LAND USE	Rural Density
UTILITIES	Martin County Water
PARCEL ID	55-38-41-000-065-00010-9

- Exceptional opportunity to lease about 1.25 acres of land currently built out as a plant nursery.
- Ideal space for flower farms, nurseries, farmer's market, as well as landscaping businesses, equipment sales/rentals, and storage.
- Site is fully fenced with an entry gate, and features a freestanding office, plus space for signage.
- Close proximity to the corner of SE Willoughby Blvd. and SE Salerno Road; across the street from the Cleveland Clinic South Hospital.



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Property Demographics

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2019 Population Estimate		2019 Average Household Income		Average Age	
1 Mile	4,933	1 Mile	\$74,246	1 Mile	42.80
3 Mile	40,693	3 Mile	\$72,839	3 Mile	45.70
5 Mile	48,625	5 Mile	\$76,334	5 Mile	48.20

2024 Population Projection		2019 Median Household Income		Median Age	
1 Mile	5,003	1 Mile	\$59,823	1 Mile	45.40
3 Mile	42,461	3 Mile	\$54,217	3 Mile	48.60
5 Mile	94,790	5 Mile	\$55,941	5 Mile	52.60

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Sec. 3.411. - A-1A Agricultural District.

3.411.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 the R-2A Two-Family Residential District.
2. Flower farms, nurseries, groves and greenhouses.
3. Packing houses and other accessory buildings necessary for the operation of flower farms and nurseries, excluding labor quarters, except those complying with R-3 zoning.
4. Any sales incidental to flowers or nursery business, wholesale or retail.
5. Private stables, as an accessory use to a residence.
6. Trailers. The minimum lot size for a trailer shall be 20 acres and there shall be no more than one trailer on any lot. The trailer shall not be located within 100 feet of any property line. The trailer shall be permitted to remain only so long as the principal use of the property is agricultural. The trailer shall only be used as a residence. The trailer shall be screened from view of abutting lots and public streets to a height of six feet, for example, by means of an opaque fence or landscape buffer.
7. Farmer's markets, as defined in Division 2 and pursuant to the requirements set forth in section 3.71.1 of the Land Development Regulations.

3.411.B. Required lot area. The required lot area shall not be less than two acres.

3.411.C. Minimum yards required.

1. Front: 25 feet.
2. Rear and side: 25 feet.
3. 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.

4. No structure shall be built within 65 feet of the center line of a designated through-traffic highway.

5. No setback or yard shall be required adjacent to water frontage.

(Ord. No. 608, pt. 1, 3-19-2002; Ord. No. 623, pt. 1, 11-5-2002; Ord. No. 633, pt. 1, 9-2-2003; Ord. No. 669, pt. 1, 6-28-2005)

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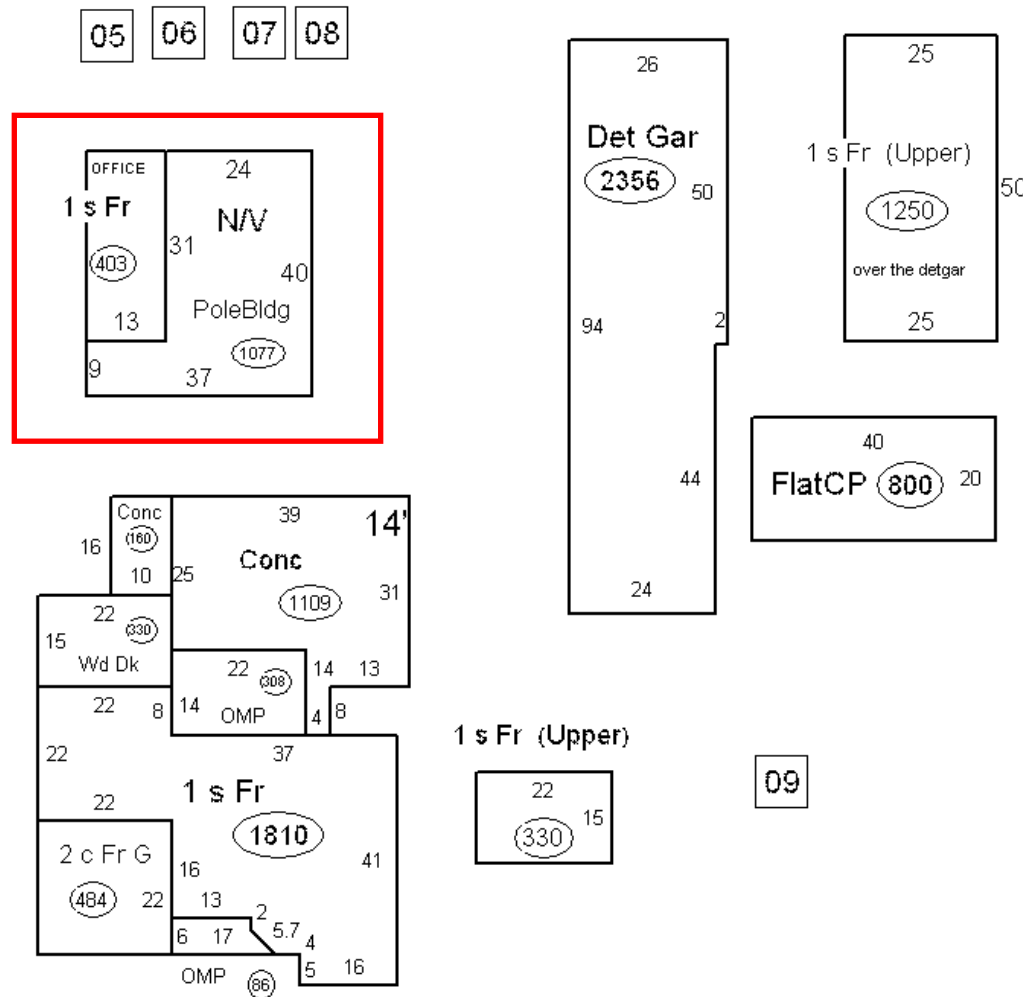
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Floor Plan

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Trade Area Map

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