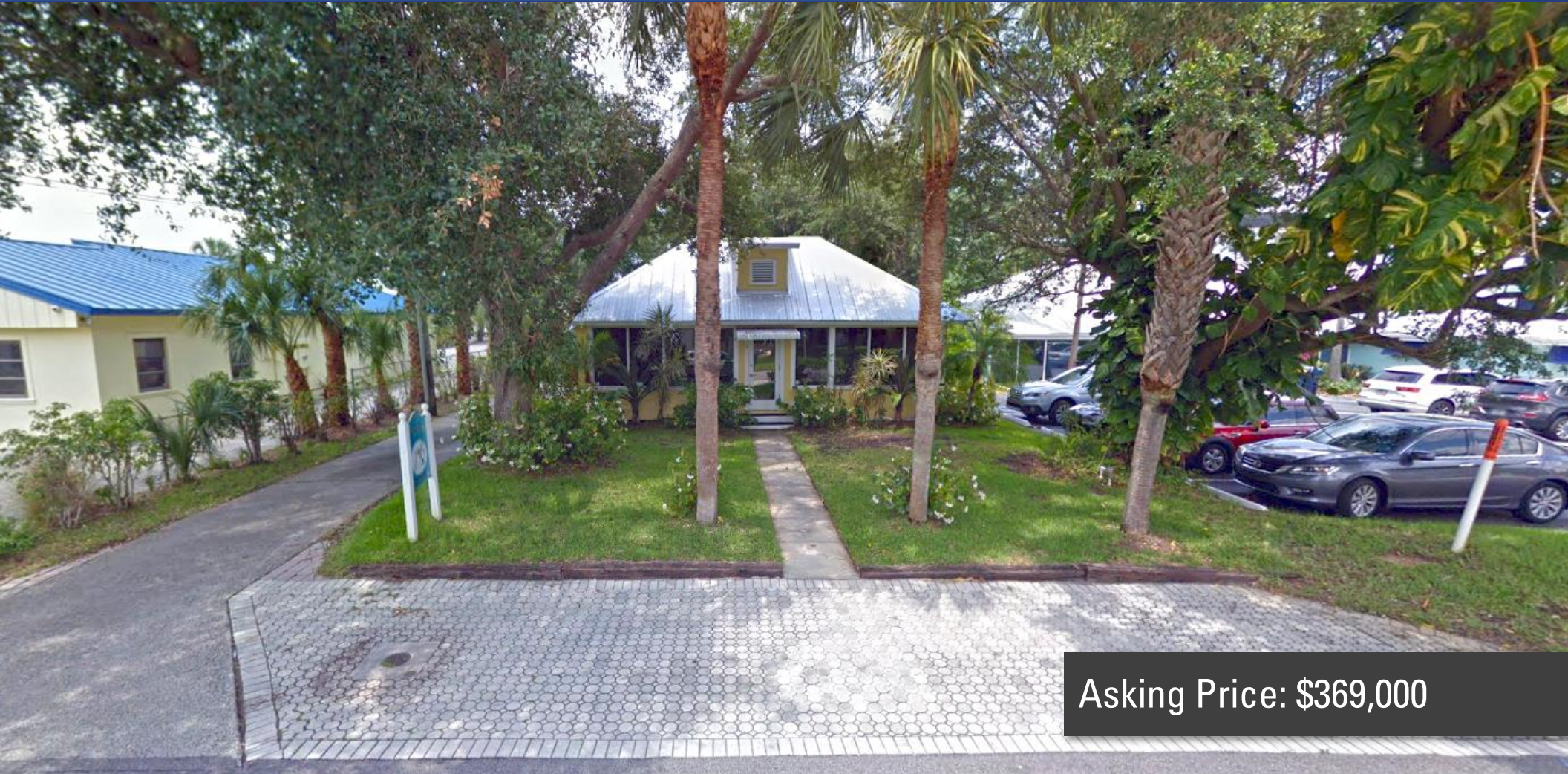


PROFESSIONAL OFFICE BUILDING

619 SE 5th Street, Stuart FL 34994



Asking Price: \$369,000

Jeremiah Baron
& CO.

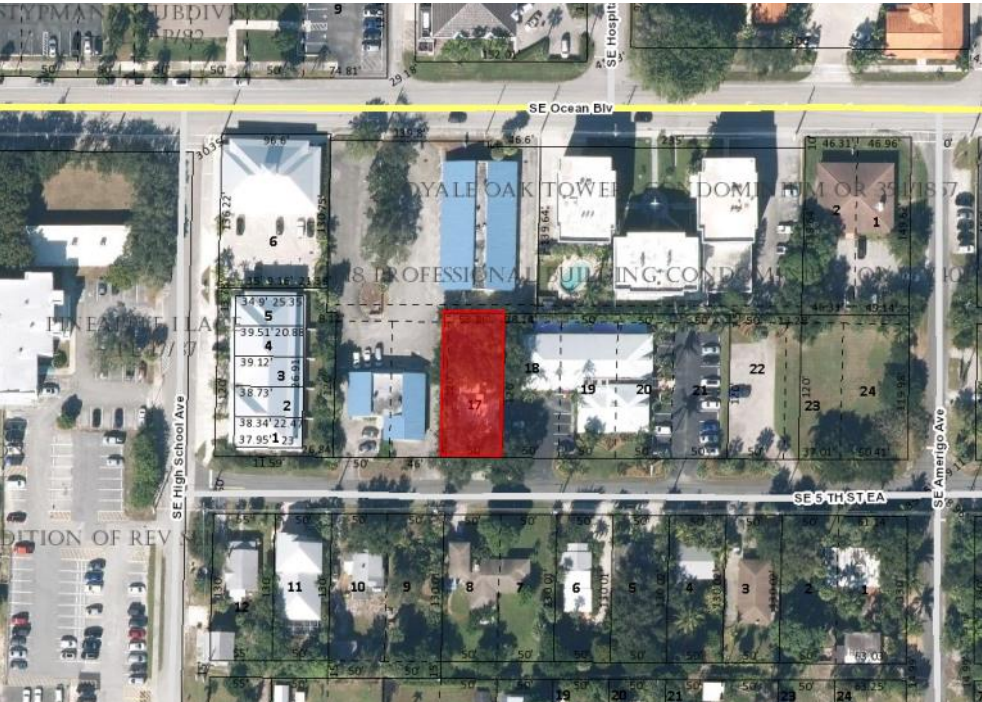
Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301
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PROPERTY OVERVIEW

- Excellently maintained office building located in close proximity to the historic Downtown Stuart.
- Site is built out for professional services and features rear parking and its own signage.
- Located just minutes away from the Cleveland Clinic North Hospital and medical related practices, the Martin County Courthouse, and US Highway 1.



PRICE	\$369,000
BUILDING SIZE	1,280 SF
BUILDING TYPE	General Office
ACREAGE	0.16 AC
FRONTAGE	50'
TRAFFIC COUNT	14,300 ADT (from SE Ocean Blvd.)
YEAR BUILT	1925
CONSTRUCTION TYPE	Frame
PARKING SPACE	5+
ZONING	R-3 Residential - Multifamily/Duplex
LAND USE	Office/Residential
PARCEL ID	04-38-41-005-001-00160-5

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.



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DEMOGRAPHICS

2020 Population Estimate		2020 Average Household Income		Average Age	
1 Mile	5,103	1 Mile	\$64,690	1 Mile	42.40
3 Mile	48,947	3 Mile	\$80,503	3 Mile	46.30
5 Mile	101,728	5 Mile	\$88,194	5 Mile	47.30

2025 Population Projection		2020 Median Household Income		Median Age	
1 Mile	5,268	1 Mile	\$42,697	1 Mile	44.60
3 Mile	50,988	3 Mile	\$54,034	3 Mile	49.60
5 Mile	106,718	5 Mile	\$60,530	5 Mile	51.50

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ZONING INFORMATION

Residential and PUD Districts Uses	R-3
Accessory dwelling units, detached (refer to section 6.09.02)	P
Assisted living facilities of 4 or fewer persons (refer to supplemental standards in section 2.06.03)	P
Assisted living facilities of 5 or more persons (refer to supplemental standards in section 2.06.03)	CU
Adult day care centers (less than 5 acres)	CU
Bed & breakfast inns	P
Child care center (less than 5 acres) (refer to supplemental standards in section 2.06.05)	CU
Community centers	P
Community garden (refer to supplemental standards in section 2.06.08)	P
Community residential home of 7- 14 residents	CU
Duplex dwelling units	P
Family day care home in a residence	P
Golf course	
Governmental buildings	P
Group home of six or fewer residents	P
Home occupations (refer to supplemental standards in section 2.06.10)	P

Libraries	P
Massage therapy establishments	P
Multi-family dwelling units	P
Nursing homes	P
Office, business or professional	P
Office, low intensity medical	P
Office, medical	P
Pain management clinics (refer to supplemental standards in section 2.06.16)	CU
Public facilities and services	P
Public parks	P
Public utilities 4	P
Religious institution (less than 5 acres)	P
Religious institution (more than 5 acres)	CU
Residential units combined with non-residential uses	P
Rooming and boardinghouses	P
Schools - private, parochial, or technical (less than 5 acres)	CU
Single-family dwelling unit	P
Stealth Communication Facilities - In conjunction with uses other than single family or two-family residences, 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	P
Stealth Communication Facilities - In conjunction with uses other than single family or two-family residences, stealth telecommunications facilities which exceed 45 feet in height (refer to supplemental	CU
Studio (art, dance, music, exercise)	P

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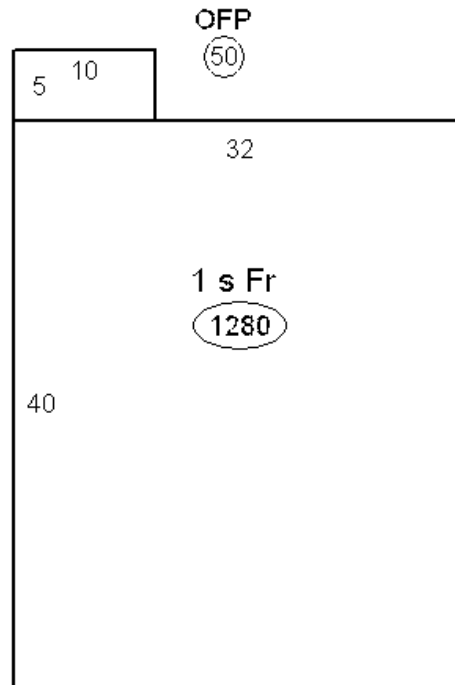
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FLOOR SKETCH

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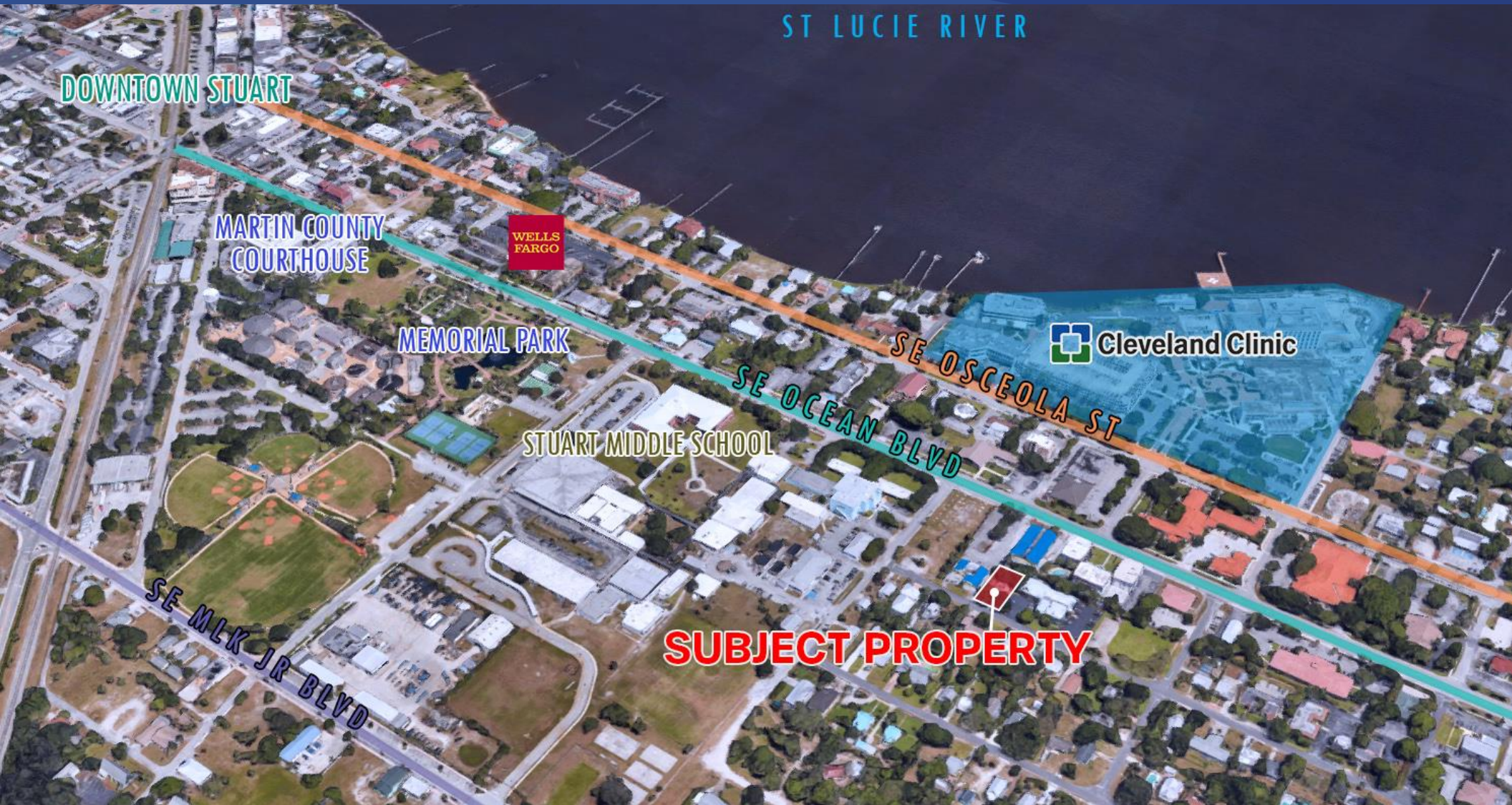
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TRADE AREA MAP



ST LUCIE RIVER

DOWNTOWN STUART

MARTIN COUNTY
COURTHOUSE

WELLS
FARGO

MEMORIAL PARK

STUART MIDDLE SCHOOL

SE OCEAN BLVD

SE OSCEOLA ST

Cleveland Clinic

SE MLK JR BLVD

SUBJECT PROPERTY

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