

FREESTANDING INDUSTRIAL WAREHOUSE

4401 SE Commerce Ave. Stuart FL 34997



Asking Price: \$899,000

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
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PROPERTY OVERVIEW

- Exceptional open concept industrial warehouse located right off Commerce Ave. near Slater St. in Stuart, Florida.
- Property features 23' ceiling, (3) roll-up doors, 3-phase electric, paved yard and parking spaces in addition to being fully fenced with gated access.
- Ideal for an owner/user looking to establish a business related to construction sales/services, general retail, wholesale trades/services, and other permitted uses under Limited Industrial Zoning (Martin County)
- Located just minutes away from US-1 and SE Dixie Highway and just 5 miles away from I-95.



PRICE	\$899,000
BUILDING SIZE	5,000 SF
BUILDING TYPE	Light Industrial
ACREAGE	0.89 AC
FRONTAGE	174.57'
TRAFFIC COUNT	7,200 ADT
YEAR BUILT	2006
CONSTRUCTION TYPE	Steel
PARKING SPACE	16
ZONING	LI
LAND USE	Industrial
PARCEL ID	52-38-41-301-000-00200-9

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BIRD'S EYEVIEW



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DEMOGRAPHICS

2020 Population Estimate		2020 Average Household Income		Average Age	
1 Mile	6,824	1 Mile	\$67,817	1 Mile	47.40
3 Mile	43,851	3 Mile	\$75,928	3 Mile	48.90
5 Mile	83,390	5 Mile	\$85,070	5 Mile	53.80

2025 Population Projection		2020 Median Household Income		Median Age	
1 Mile	7,094	1 Mile	\$43,972	1 Mile	44.90
3 Mile	45,599	3 Mile	\$52,999	3 Mile	46.20
5 Mile	87,152	5 Mile	\$57,292	5 Mile	49.00

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ZONING INFORMATION

USE CATEGORY	LI
Plant nurseries and landscape services	P
Administrative services, not-for-profit	P
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
General retail sales and services	P
Kennels, commercial	P
Limited retail sales and services	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
Limited impact industries	P
Aviation and aerospace manufacturing	P
Business-to-business sales and marketing	P
Chemical manufacturing	P
Convention centers	P
Credit bureaus	P
Credit intermediation and related activities	P
Customer care centers	P
Customer support	P

Data processing services	P
Electrical equipment and appliance component manufacturing	P
Electronic flight simulator manufacturing	P
Fiber optic cable manufacturing	P
Film, video, audio and electronic media production and postproduction	P
Food and beverage products manufacturing	P
Funds, trusts and other financial vehicles	P
Furniture and related products manufacturing	P
Health and beauty products manufacturing	P
Information services and data processing	P
Insurance carriers	P
Internet service providers, web search portals	P
Irradiation apparatus manufacturing	P
Lens manufacturing	P
Machinery manufacturing	P
Management services	P
Marine and marine related manufacturing	P
Metal manufacturing	P
National, international and regional headquarters	P
Nondepository credit institutions	P
Offices of bank holding companies	P
On-line information services	P

Performing arts centers	P
Plastics and rubber products manufacturing	P
Printing and related support activities	P
Railroad transportation	P
Technical support	P
Telephonic and on-line business services	P
Textile mills and apparel manufacturing	P
Transportation air	P
Transportation equipment manufacturing	P
Transportation services	P
Transaction processing	P
Trucking and warehousing	P
Wood and paper product manufacturing	P

Additional permitted uses available at <https://library.municode.com/fl>

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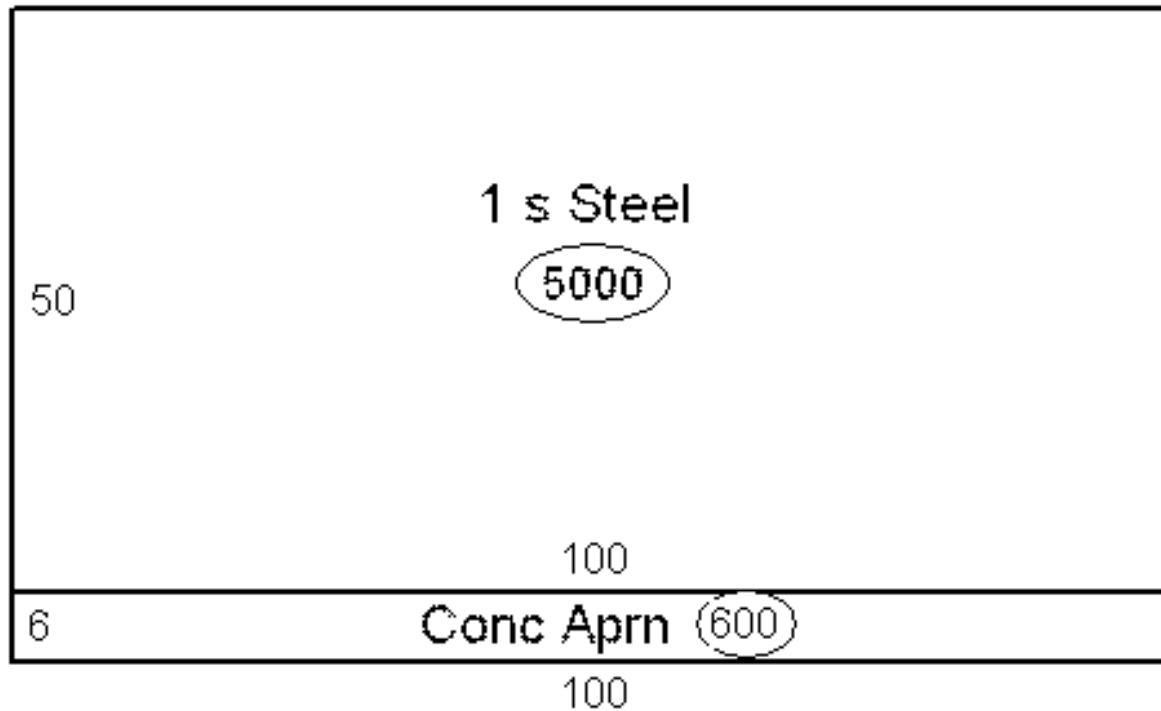
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FLOOR SKETCH



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TRADE AREA MAP



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