

OFFICE / WAREHOUSE CONDO

7851 SW Ellipse Way, Stuart FL 34997



Asking Price: \$185.00/SF

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Janine Landolina
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PROPERTY OVERVIEW

- Exceptional move-in ready office / warehouse condo located in the Elite Professional Plaza in Stuart, FL.
- Interior is split up as 75% under air with a 24' x 36' warehouse that is not under air.
- Improvements to the site include a new HVAC system.
- Interior features an open reception area, partitioned office, restroom, and a warehouse space in the rear with a mezzanine and it's own roll-up bay door.
- Great accessible location as it is only a short distance away from S Kanner Highway and the I-95 access ramp.



PRICE	\$185.00/SF
UNIT SIZE	1,233 SF
BUILDING TYPE	Flex/Warehouse
TRAFFIC COUNT	4,000 ADT from SW Jack James Dr.
YEAR BUILT	2004
CONSTRUCTION TYPE	Masonry
PARKING SPACE	12+
ZONING	LI
LAND USE	Industrial
PARCEL ID	05-39-41-008-002-00010-0

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SITE PHOTOS



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DEMOGRAPHICS

2020 Population Estimate		2020 Average Household Income		Average Age	
1 Mile	2,742	1 Mile	\$116,895	1 Mile	54.40
3 Mile	16,514	3 Mile	\$108,542	3 Mile	50.00
5 Mile	60,757	5 Mile	\$85,630	5 Mile	49.50

2025 Population Projection		2020 Median Household Income		Median Age	
1 Mile	2,892	1 Mile	\$75,679	1 Mile	48.60
3 Mile	17,243	3 Mile	\$76,034	3 Mile	45.60
5 Mile	63,305	5 Mile	\$59,516	5 Mile	46.00

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ZONING INFORMATION

Commercial and Business Uses		Hotels, motels, resorts and spas	P
Adult business	P	Kennels, commercial	P
Ancillary retail use		Limited retail sales and services	P
Bed and breakfast inns		Marinas, commercial	
Business and professional offices	P	Marine education and research	
Campgrounds		Medical services	P
Commercial amusements, indoor	P	Pain management clinics	P
Commercial amusements, outdoor	P	Parking lots and garages	
Commercial day care	P	Recreational vehicle parks	
Construction industry trades	P	Recreational vehicle parks, limited to the number and configuration of units lawfully established prior to the effective date of this ordinance	
Construction sales and services	P	Residential storage facilities	P
Family day care		Restaurants, convenience, with drive-through facilities	P
Financial institutions	P	Restaurants, convenience, without drive-through facilities	
Flea markets	P	Restaurants, general	P
Funeral homes		Shooting ranges	
General retail sales and services	P	Shooting ranges, indoor	P
Golf courses		Shooting ranges, outdoor	
Golf driving ranges	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

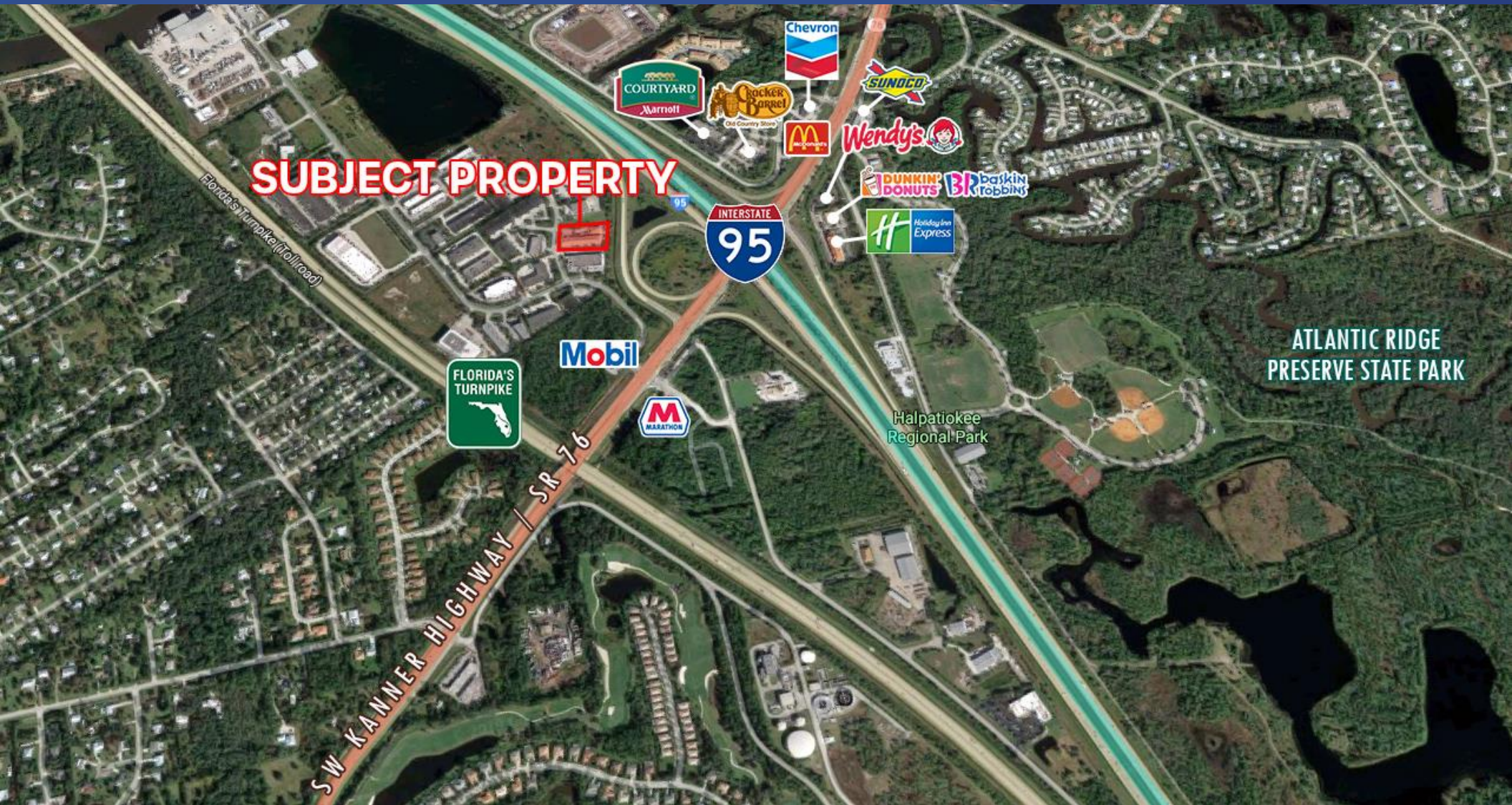
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TRADE AREA MAP



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