

REDEVELOPMENT OPPORTUNITY

300 S Dixie Highway, Stuart FL 34994



FOR SALE | \$299,000

*Photo does not show current state of property**

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

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PROPERTY OVERVIEW

- Exceptional redevelopment opportunity of a single-story building located in the heart of historic Downtown Stuart.
- Site can be renovated for retail or office use, and it is currently approved by the City to allow a second story build out for residential uses.
- New construction and renovation projects taking place in the immediate area which include the newly built Azul; a 49-unit apartment complex, in addition to new waterfront condos, apartments, and restaurants.
- Great location, only less than a mile away from US-1, and in close proximity to many points of interest which include the Downtown Stuart shops, the Martin Count Courthouse, and the Cleveland Clinic Martin North Hospital.

PRICE	\$299,000
BUILDING SIZE	1,080 SF
BUILDING TYPE	Office
ACREAGE	0.07 AC
FRONTAGE	43.21'
TRAFFIC COUNT	9,600 ADT
YEAR BUILT	1998
CONSTRUCTION TYPE	Frame
PARKING SPACE	2+ Street
ZONING	UC - Urban Center
LAND USE	Downtown Redevelopment
PARCEL ID	05-38-41-014-013-00041-1

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DEMOGRAPHICS

2021 Population Estimate		2021 Average Household Income		Average Age	
1 Mile	2,982	1 Mile	\$81,464	1 Mile	45.50
3 Mile	48,378	3 Mile	\$91,113	3 Mile	47.80
5 Mile	100,763	5 Mile	\$95,910	5 Mile	47.50

2026 Population Projection		2021 Median Household Income		Median Age	
1 Mile	3,006	1 Mile	\$66,825	1 Mile	49.10
3 Mile	49,445	3 Mile	\$70,043	3 Mile	52.00
5 Mile	103,743	5 Mile	\$73,550	5 Mile	51.80



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ZONING INFORMATION

Residential Land Uses	
Duplex residences	1.5 per unit; garages count towards required off-street parking
Family day care home in a residence	2 per dwelling unit plus adequate space for pick-up and drop-off
Home occupations as regulated in Section 2.06.09 of this Code	N/A
Multi-family dwelling units	1.5 per unit; garages count towards required off-street parking
Single-family residences	1.5 per unit; garages count towards required off-street parking

Commercial Uses	
Automobile repair service—Within an enclosed building in along U.S. 1 (Federal Hwy. and Savannah Road) only	1 per 200 square feet of sales area, plus 2 spaces per service bay, plus 1 space per employee
Art galleries	1 per 200 square feet
Bakery, retail	One (1) space for each employee on the largest working shift plus one (1) space per three hundred (300) square feet of gross floor area
Banks/financial institutions	1 per 300 square feet, plus queuing spaces per section 6.01.07
Barbershop, Beauty Salons, Specialty Salons	2 per station
Bars	1 per 4 seats
Catering shop	1 per employee, plus 0.5 spaces per delivery truck, plus 2 spaces per 1,000 square feet
Clubs, lodges and fraternal organizations	1 per 3 persons based on the maximum seating capacity of the building, or 1 space per 100 square feet (whichever is greater). One-half (½) of total parking area must be paved; the other half may be an approved stabilized surface

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ZONING INFORMATION

Dry cleaning, provided that all cleaning is conducted off-premises	1 per employee, plus 0.5 spaces per delivery truck, plus 1 space per 300 square feet	Retail sales and service (intensive and non-intensive)– Within an enclosed building only	1 per 300 square feet of floor space
Health spas	1 per 200 square feet if located with retail, or 1 space per 150 square feet if located independently	Retail manufacturing– Providing such manufacturing is incidental to sales and occupies less than 75 percent of the total gross floor area	1 per 300 square feet
Marinas, Commercial	1 per 4 slips for operations that do not require a utilities agreement, and 1 per each slip that requires a utility agreement, plus 1 per each employee	Studios (art, dance, music, exercise)	1 per 300 square feet
Massage therapy establishments	1 per 300 square feet	Theaters	1 per 4 seats
Microbreweries and craft distilleries	1 per employee plus 1 per 300 square feet for tasting, tap room, and gift shops		
Office, business or professional, medical, low intensity medical, and veterinary	1 per 350 square feet (professional)1 per 300 square feet (low intensity medical)1 per 200 square feet (medical and veterinary)		
Pharmacies (if 2,000 square feet or less)	1 per 200 square feet		
Restaurants, convenience and general	1 per 4 seats		

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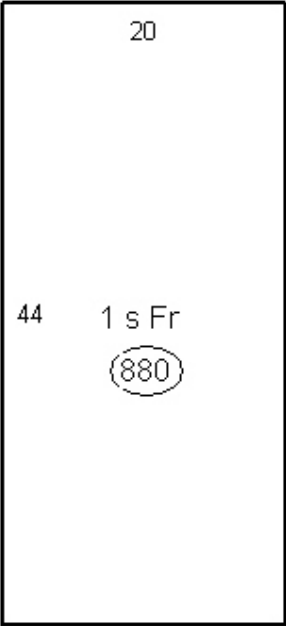
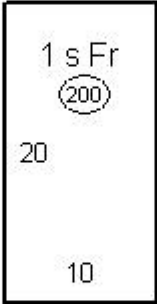
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FLOOR SKETCH

01 02 03
04 05



TRADE AREA MAP



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