

100% LEASED STRIP CENTER | RETAIL TENANTS

1099 NW 21st Street | Stuart, FL
OFFERING MEMORANDUM



**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

100% Leased Strip Center | Retail Tenants

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01

Executive Summary

Investment Summary

Location Summary

OFFERING SUMMARY

ADDRESS	1099 NW 21st Street Stuart FL 34994
COUNTY	Martin
BUILDING SF	19,495 SF
GLA (SF)	19,415
LAND ACRES	2.93
YEAR BUILT	1995
APN	29-37-41-004-002-00080-0

FINANCIAL SUMMARY

OFFERING PRICE	\$4,354,354
PRICE PSF	\$224.28
NOI (CURRENT)	\$269,970
CAP RATE (CURRENT)	6.20 %

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
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2021 Population	4,549	35,288	105,677
2021 Median HH Income	\$75,398	\$71,107	\$63,224
2021 Average HH Income	\$99,487	\$95,222	\$86,475

Property Overview

- Jeremiah Baron & Co. is pleased to present an exceptional investment opportunity comprised of a fully leased dual tenant retail property in Stuart, Florida.
- The 19,495 square-foot property sits on a 2.93 acre land and features two established long-term tenants.
- The Humane Society Thrift Store occupies 6,670 square-feet of the building. It is one of the few locations in the area that sells new and used donated merchandise to help benefit animal shelter programs and services.



- Once Upon a Child occupies the remaining 12,745 square-feet of the property and it specializes in the purchase and sale of gently used items for children, including clothes, shoes and toys.
- Site has excellent accessibility from both northbound and southbound US Highway 1. Highly visible location with over 200 feet of frontage while also receiving traffic counts surpassing 50,000 cars a day.

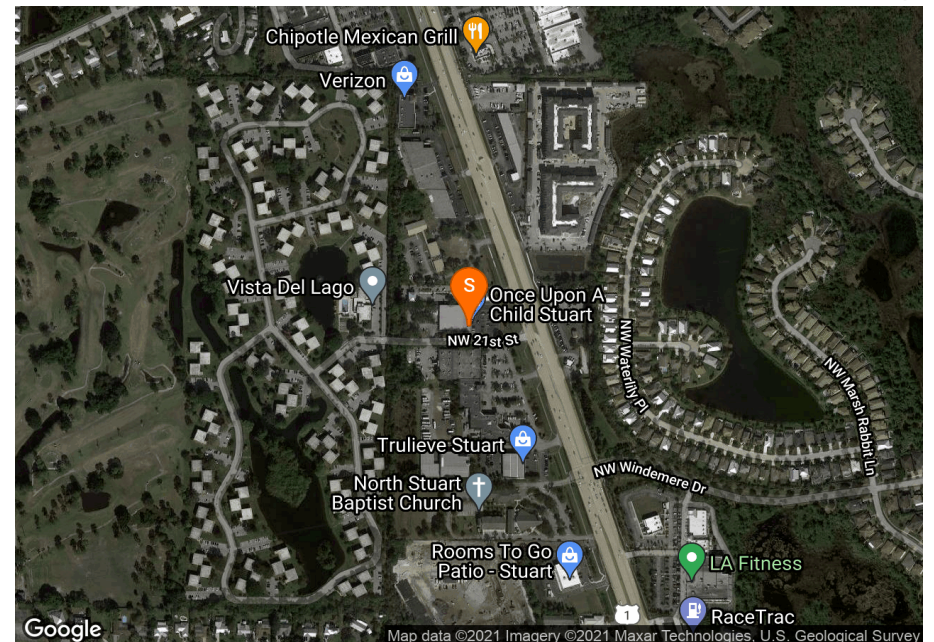
Area Summary

- Just within a mile north of the property there are multiple shopping centers that feature a great mixture of National tenants such as Barnes and Noble, Best Buy, Marshalls, Hobby Lobby, Rooms to Go, Target in the addition to the Treasure Coast Square Mall.
- New development projects have taken place south of the property, such as a newly opened Rooms to Go Patio store which sits next to a senior community apartment complex that's currently under construction. Other tenants in the area include an LA Fitness, RaceTrac, Publix Supermarket, Home2 Suites, and many other retailers and services.
- At the present time Stuart is a growing community, annexing new properties north and south of the city, currently 6.25 square miles. Revitalization is in progress in the Potsdam section of the downtown area as well as North of the new Roosevelt Bridge. The new Roosevelt Bridge was completed in 1996, and the Department of Transportation recently finished the Evans Crary Bridge, which leads to Stuart's Public Beaches.
- The top major employers are, Martin Memorial Hospital, Vought Aircraft, Municipal Government, and thousands of successful small businesses. The economy is driven by retail service, hospitality, construction and government sectors located throughout the city.

Regional Map



Locator Map





02

Property Description

Property Features

Aerial Map

Parcel Map

Additional Maps

Pictures with Captions

PROPERTY FEATURES

NUMBER OF TENANTS	2
BUILDING SF	19,495
GLA (SF)	19,415
LAND ACRES	2.93
YEAR BUILT	1995
# OF PARCELS	1
ZONING TYPE	HB-1
CONSTRUCTION TYPE	Masonry
NUMBER OF STORIES	1
NUMBER OF PARKING SPACES	81
STREET FRONTAGE	230'
TRAFFIC COUNTS	50,500 ADT

NEIGHBORING PROPERTIES

NORTH	Retail
SOUTH	Retail
EAST	Retail/Residential
WEST	Residential

CONSTRUCTION

EXTERIOR	Block with Stucco
PARKING SURFACE	Asphalt







03

Demographics

Demographic Details

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,039	27,453	82,083
2010 Population	4,242	31,991	94,091
2021 Population	4,549	35,288	105,677
2026 Population	5,062	37,281	110,342
2021 African American	165	1,789	8,862
2021 American Indian	24	108	279
2021 Asian	84	594	1,947
2021 Hispanic	425	3,323	14,072
2021 Other Race	111	666	3,322
2021 White	4,046	31,311	88,436
2021 Multiracial	115	790	2,758
2021-2026: Population: Growth Rate	10.80 %	5.50 %	4.35 %
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	122	1,213	3,865
\$15,000-\$24,999	155	1,273	3,915
\$25,000-\$34,999	151	1,329	4,628
\$35,000-\$49,999	281	1,863	6,118
\$50,000-\$74,999	323	2,751	8,400
\$75,000-\$99,999	375	2,493	6,964
\$100,000-\$149,999	342	2,773	7,828
\$150,000-\$199,999	123	1,206	2,787
\$200,000 or greater	209	1,325	2,964
Median HH Income	\$75,398	\$71,107	\$63,224
Average HH Income	\$99,487	\$95,222	\$86,475

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,618	14,434	44,098
2010 Total Households	1,923	14,679	42,457
2021 Total Households	2,082	16,226	47,469
2026 Total Households	2,302	17,117	49,448
2021 Average Household Size	2.18	2.16	2.19
2000 Owner Occupied Housing	1,095	9,796	28,235
2000 Renter Occupied Housing	240	2,570	8,422
2021 Owner Occupied Housing	1,402	12,558	35,797
2021 Renter Occupied Housing	680	3,668	11,672
2021 Vacant Housing	377	2,746	11,105
2021 Total Housing	2,459	18,972	58,574
2026 Owner Occupied Housing	1,461	13,144	37,483
2026 Renter Occupied Housing	841	3,973	11,965
2026 Vacant Housing	378	2,831	11,445
2026 Total Housing	2,680	19,948	60,893
2021-2026: Households: Growth Rate	10.15 %	5.35 %	4.10 %



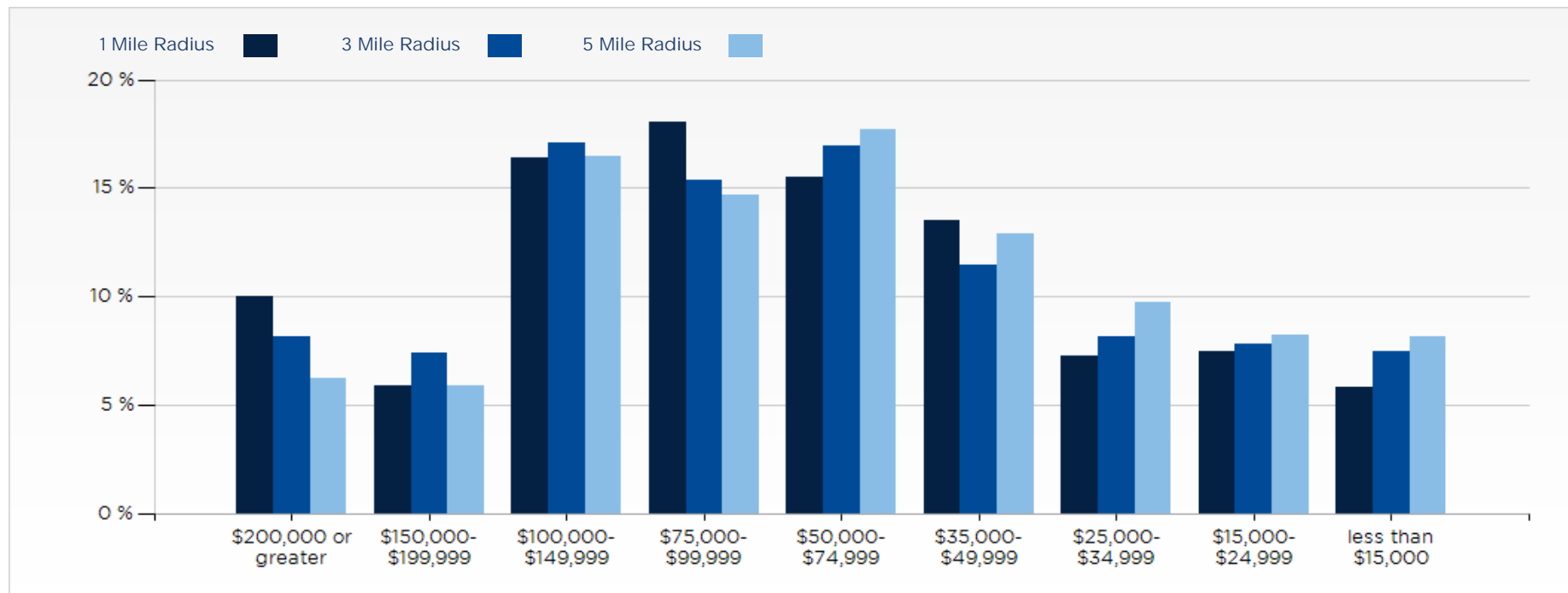
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	252	1,570	4,844
2021 Population Age 35-39	232	1,593	4,857
2021 Population Age 40-44	216	1,650	4,879
2021 Population Age 45-49	266	1,988	5,437
2021 Population Age 50-54	327	2,527	6,632
2021 Population Age 55-59	389	3,035	8,092
2021 Population Age 60-64	401	3,318	8,955
2021 Population Age 65-69	323	3,109	8,817
2021 Population Age 70-74	272	2,746	8,140
2021 Population Age 75-79	220	2,087	6,624
2021 Population Age 80-84	155	1,466	4,912
2021 Population Age 85+	158	1,556	5,880
2021 Population Age 18+	3,879	30,377	90,226
2021 Median Age	49	54	54

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$70,953	\$66,198	\$64,378
Average Household Income 25-34	\$93,983	\$84,454	\$78,914
Median Household Income 35-44	\$78,335	\$79,211	\$75,122
Average Household Income 35-44	\$101,367	\$100,188	\$91,403
Median Household Income 45-54	\$93,730	\$92,235	\$82,791
Average Household Income 45-54	\$125,092	\$118,772	\$106,936
Median Household Income 55-64	\$83,191	\$82,207	\$76,994
Average Household Income 55-64	\$109,950	\$106,840	\$100,166
Median Household Income 65-74	\$69,829	\$66,608	\$60,678
Average Household Income 65-74	\$93,045	\$92,886	\$85,682
Average Household Income 75+	\$80,504	\$73,723	\$67,775

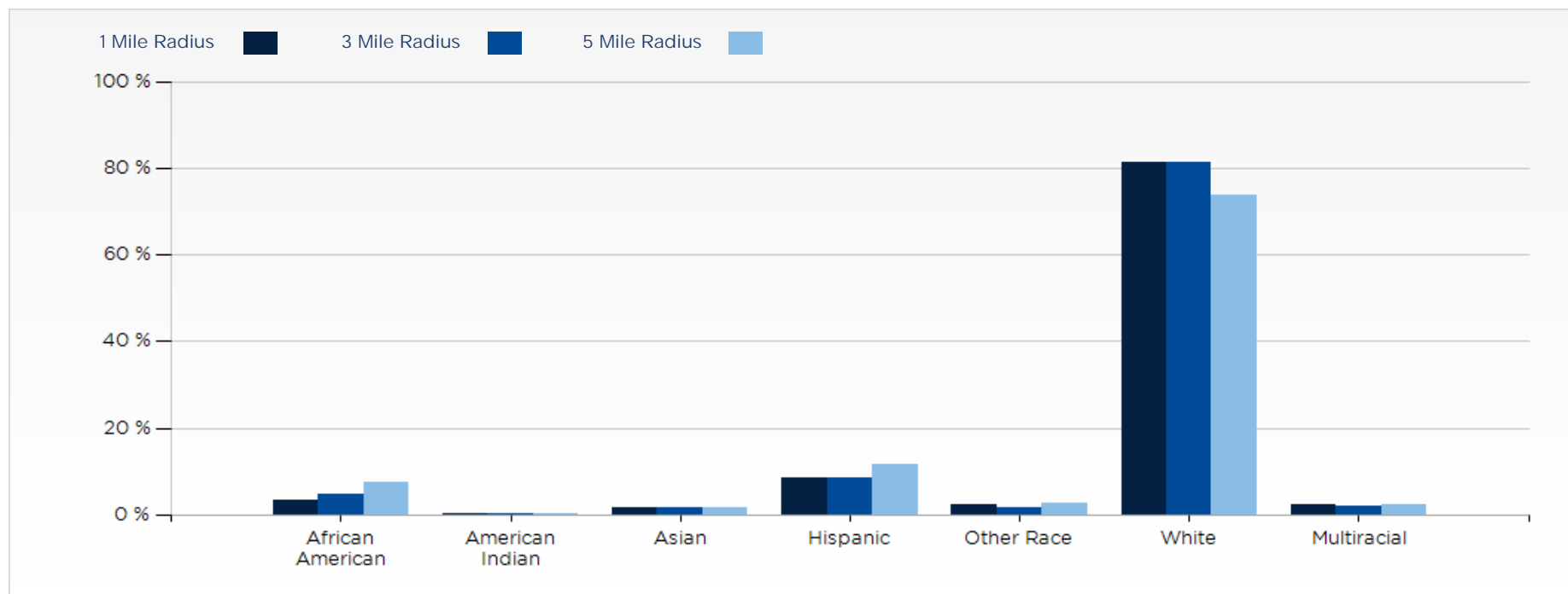
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	362	1,865	5,670
2026 Population Age 35-39	281	1,854	5,362
2026 Population Age 40-44	277	1,903	5,507
2026 Population Age 45-49	262	1,979	5,426
2026 Population Age 50-54	298	2,183	5,796
2026 Population Age 55-59	369	2,728	7,159
2026 Population Age 60-64	407	3,369	9,123
2026 Population Age 65-69	447	3,699	10,184
2026 Population Age 70-74	318	3,108	9,090
2026 Population Age 75-79	279	2,585	7,942
2026 Population Age 80-84	197	1,739	5,590
2026 Population Age 85+	177	1,724	6,141
2026 Population Age 18+	4,319	32,125	94,350
2026 Median Age	49	56	55

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$79,017	\$75,492	\$71,717
Average Household Income 25-34	\$105,645	\$95,174	\$87,855
Median Household Income 35-44	\$86,327	\$87,432	\$81,736
Average Household Income 35-44	\$115,077	\$112,516	\$102,913
Median Household Income 45-54	\$101,732	\$103,117	\$90,181
Average Household Income 45-54	\$138,464	\$134,439	\$118,752
Median Household Income 55-64	\$88,586	\$91,660	\$84,238
Average Household Income 55-64	\$122,068	\$121,378	\$112,901
Median Household Income 65-74	\$78,754	\$77,783	\$70,190
Average Household Income 65-74	\$110,678	\$107,892	\$99,220
Average Household Income 75+	\$93,979	\$86,429	\$79,066

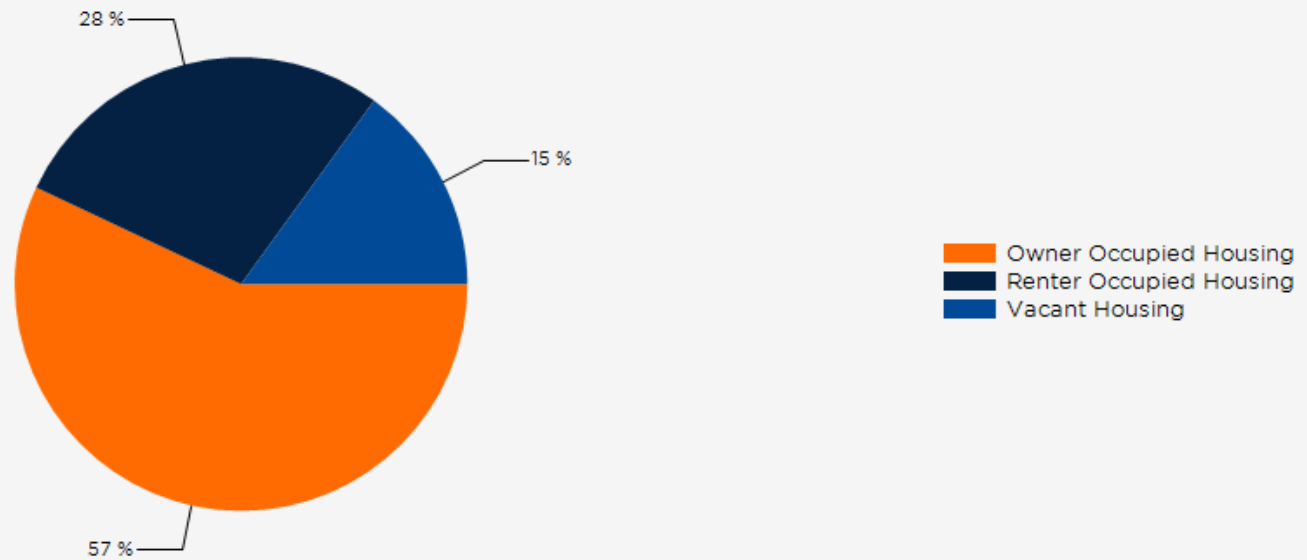
2021 Household Income



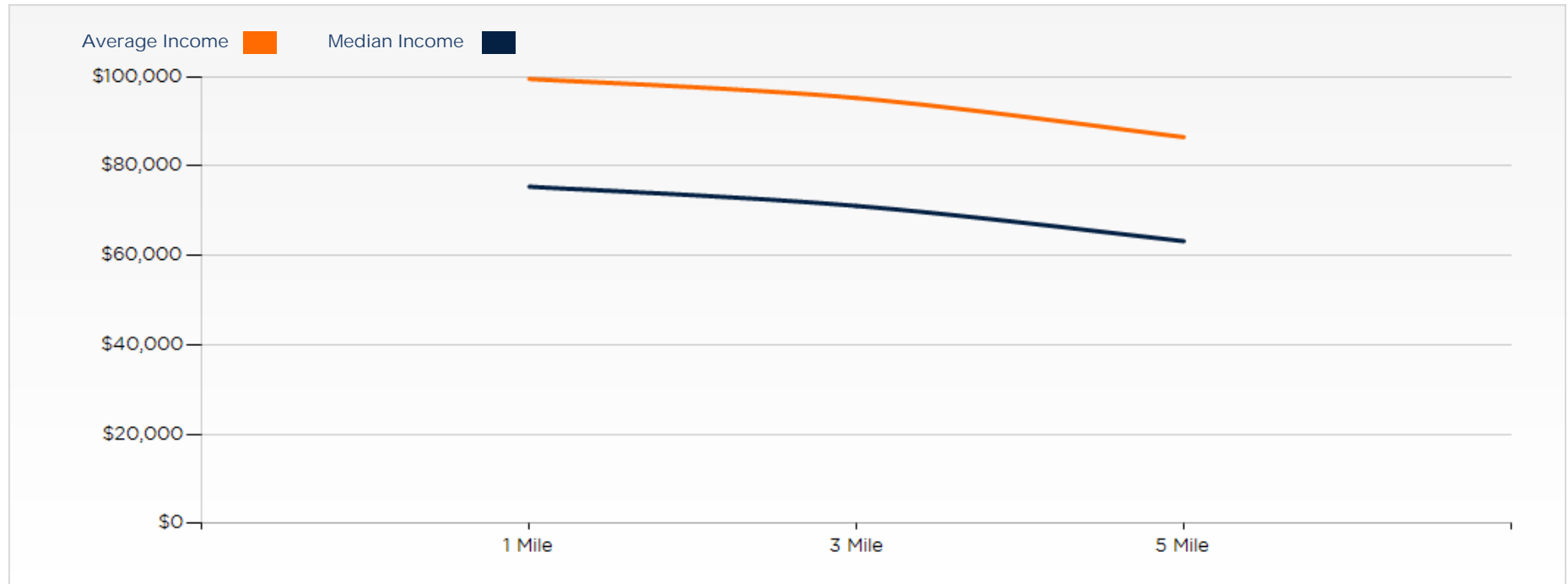
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median



About the Company

At Jeremiah Baron & Co. Commercial Real Estate, LLC our guiding principles have provided and continue to provide high quality service to our clients. We treat each client as an individual, focusing on their specific needs and unique circumstances. We strive to safeguard our clients' trust in our company and the services we provide. We are a full-service commercial brokerage firm with offices in Stuart and Palm Beach Gardens Florida. We specialize in the sale, leasing and management of retail shopping centers, office buildings, industrial warehouses, and multi-family properties throughout Florida, including triple net leases, ground up development and structured small group acquisition partnerships. Our diverse clientele includes local, regional and national companies, as well as individual commercial real estate investors and developers. Above all, we deliver results to our esteemed clients who expect superior service from their commercial real estate brokerage firm.



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