

Multi-Tenant Office Building

1320 SE Federal Highway, Stuart FL 34994

100% Leased



OFFERING MEMORANDUM

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

Multi-Tenant Office Building

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Exclusively Marketed by:

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Jeremiah Baron
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01

Executive Summary

Investment Summary

Location Summary

OFFERING SUMMARY

ADDRESS	1320 SE Federal Highway Stuart FL 34994
BUILDING SF	10,741 SF
LAND ACRES	0.61
YEAR BUILT	1986
APN	09-38-41-000-000-00104-0

FINANCIAL SUMMARY

OFFERING PRICE	\$1,650,000
NOI (CURRENT)	\$102,444
CAP RATE (CURRENT)	6.21 %

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
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2021 Population	8,524	48,944	100,759
2021 Median HH Income	\$45,487	\$62,613	\$68,421
2021 Average HH Income	\$65,183	\$90,597	\$96,033

100% Leased Office Building

- Exceptional two-story professional office building located in busy area of Stuart, Florida.
- Site is fully leased with a mixture of tenants offering a variety of professional services.
- Great visibility to US-1 with parking in both the front and rear of the property plus a monument sign.
- Past improvements to the building included: roof work, tile and carpet, repaved parking lot, and landscaping. Structure is in good condition and will also feature a new A/C unit for the second floor.



- Located in a desirable business area and in close proximity to many National and Regional brands such as: Rocket Fuel, Best Western, Dollar General, IHOP, and Wawa, Starbucks, and Chipotle.



02

Property Description

Property Features

Aerial Map

Parcel Map

Stacking Plan

Additional Maps

Pictures with Captions

PROPERTY FEATURES

NUMBER OF TENANTS	23
BUILDING SF	10,741
LAND ACRES	0.61
YEAR BUILT	1986
# OF PARCELS	1
ZONING TYPE	B-2 Business General
LAND USE	Commercial
NUMBER OF UNITS	26
TOPOGRAPHY	Flat
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	30+
TRAFFIC COUNTS	36,500 ADT
ELEVATOR	Yes

NEIGHBORING PROPERTIES

NORTH	Commercial
SOUTH	Commercial
EAST	Commercial
WEST	Commercial / Residential

CONSTRUCTION

EXTERIOR	Concrete Block
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03

Demographics

Demographic Details

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,497	40,885	80,027
2010 Population	7,902	45,522	92,302
2021 Population	8,524	48,944	100,759
2026 Population	8,807	51,040	105,624
2021 African American	1,434	3,127	4,780
2021 American Indian	25	346	535
2021 Asian	92	743	1,729
2021 Hispanic	1,981	8,208	13,318
2021 Other Race	865	3,006	4,235
2021 White	5,849	40,459	87,115
2021 Multiracial	257	1,217	2,278
2021-2026: Population: Growth Rate	3.30 %	4.20 %	4.75 %
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	646	1,858	3,591
\$15,000-\$24,999	441	1,913	3,491
\$25,000-\$34,999	434	2,265	4,023
\$35,000-\$49,999	492	2,837	5,449
\$50,000-\$74,999	485	3,919	7,457
\$75,000-\$99,999	482	3,177	6,529
\$100,000-\$149,999	543	3,355	7,533
\$150,000-\$199,999	167	1,307	2,998
\$200,000 or greater	98	1,791	3,959
Median HH Income	\$45,487	\$62,613	\$68,421
Average HH Income	\$65,183	\$90,597	\$96,033

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,183	21,785	42,074
2010 Total Households	3,590	20,917	41,402
2021 Total Households	3,787	22,421	45,032
2026 Total Households	3,902	23,371	47,166
2021 Average Household Size	2.14	2.13	2.20
2000 Owner Occupied Housing	2,240	13,606	27,774
2000 Renter Occupied Housing	1,299	5,158	8,185
2021 Owner Occupied Housing	2,178	15,626	33,980
2021 Renter Occupied Housing	1,609	6,795	11,052
2021 Vacant Housing	1,022	4,634	8,479
2021 Total Housing	4,809	27,055	53,511
2026 Owner Occupied Housing	2,285	16,418	35,834
2026 Renter Occupied Housing	1,617	6,953	11,332
2026 Vacant Housing	1,023	4,687	8,593
2026 Total Housing	4,925	28,058	55,759
2021-2026: Households: Growth Rate	3.00 %	4.15 %	4.65 %

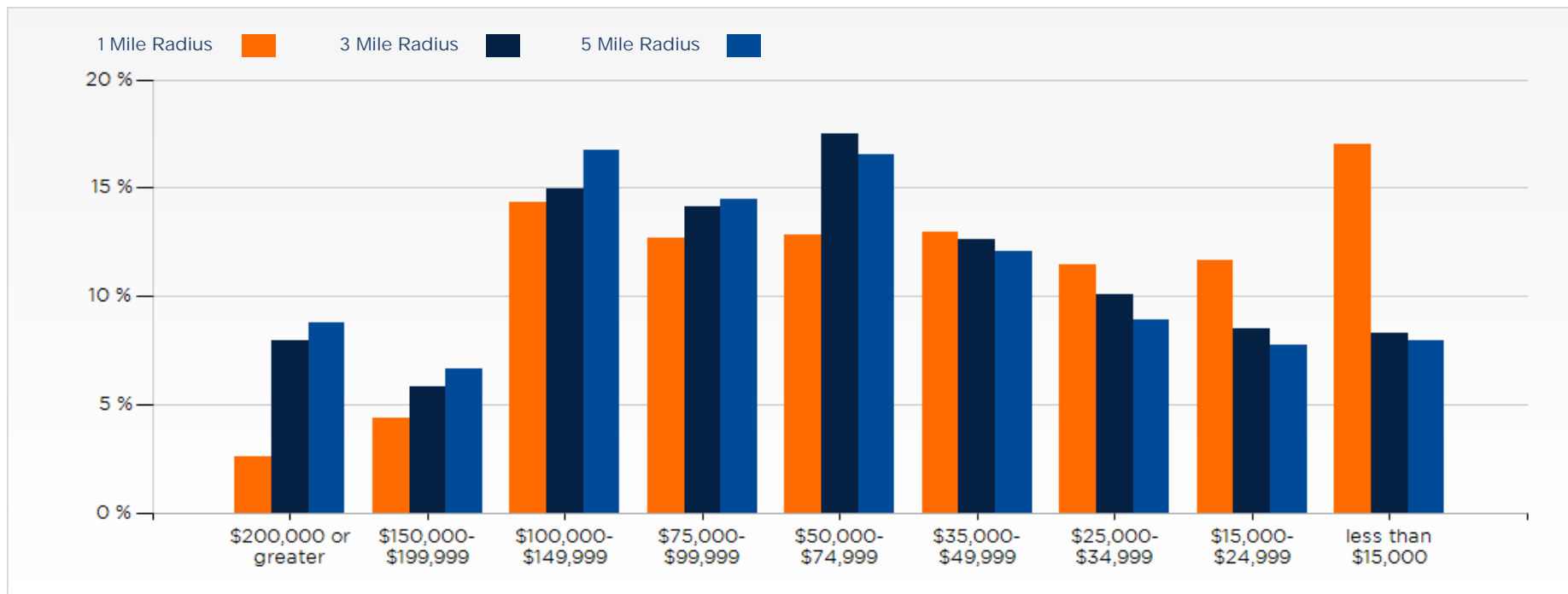
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	463	2,487	4,504
2021 Population Age 35-39	439	2,446	4,585
2021 Population Age 40-44	410	2,362	4,812
2021 Population Age 45-49	433	2,530	5,491
2021 Population Age 50-54	502	2,950	6,377
2021 Population Age 55-59	607	3,481	7,762
2021 Population Age 60-64	644	3,919	8,635
2021 Population Age 65-69	657	3,869	8,405
2021 Population Age 70-74	563	3,565	7,696
2021 Population Age 75-79	437	2,931	6,247
2021 Population Age 80-84	275	2,137	4,412
2021 Population Age 85+	479	2,715	5,191
2021 Population Age 18+	6,974	41,187	84,986
2021 Median Age	49	52	53

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$51,846	\$60,616	\$64,240
Average Household Income 25-34	\$63,375	\$77,366	\$80,588
Median Household Income 35-44	\$59,076	\$70,318	\$78,649
Average Household Income 35-44	\$69,583	\$93,794	\$101,129
Median Household Income 45-54	\$54,832	\$82,000	\$91,476
Average Household Income 45-54	\$71,002	\$113,143	\$122,483
Median Household Income 55-64	\$52,891	\$75,940	\$81,084
Average Household Income 55-64	\$74,679	\$105,669	\$112,224
Median Household Income 65-74	\$41,077	\$59,238	\$64,472
Average Household Income 65-74	\$66,129	\$90,977	\$93,859
Average Household Income 75+	\$53,427	\$73,466	\$74,784

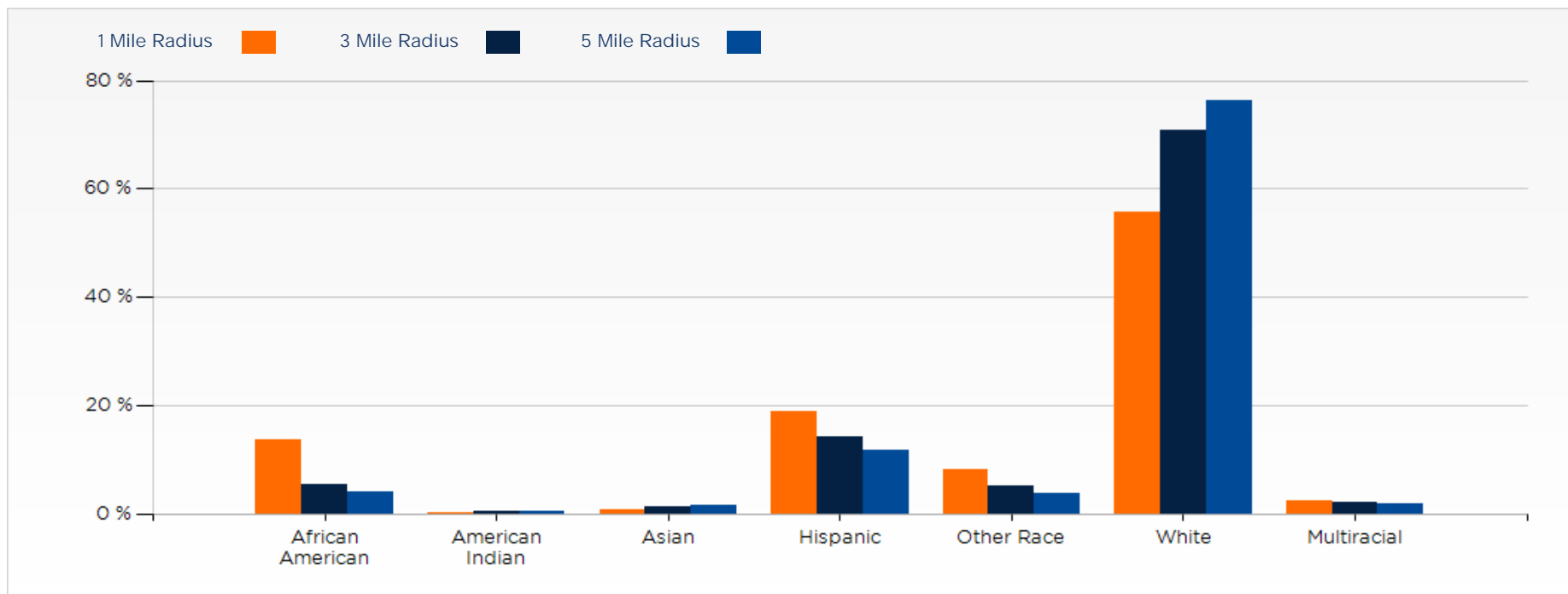
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	427	2,556	4,988
2026 Population Age 35-39	427	2,586	5,033
2026 Population Age 40-44	473	2,702	5,393
2026 Population Age 45-49	428	2,527	5,421
2026 Population Age 50-54	438	2,677	5,773
2026 Population Age 55-59	555	3,114	6,817
2026 Population Age 60-64	665	3,970	8,746
2026 Population Age 65-69	717	4,497	9,874
2026 Population Age 70-74	623	3,909	8,589
2026 Population Age 75-79	539	3,577	7,662
2026 Population Age 80-84	335	2,500	5,320
2026 Population Age 85+	468	2,798	5,537
2026 Population Age 18+	7,257	43,156	89,583
2026 Median Age	49	53	55

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$55,921	\$67,788	\$73,043
Average Household Income 25-34	\$68,405	\$87,421	\$91,398
Median Household Income 35-44	\$73,401	\$77,877	\$85,267
Average Household Income 35-44	\$79,489	\$106,231	\$114,431
Median Household Income 45-54	\$64,520	\$87,817	\$100,690
Average Household Income 45-54	\$80,128	\$124,210	\$136,224
Median Household Income 55-64	\$62,928	\$83,273	\$90,288
Average Household Income 55-64	\$84,281	\$118,177	\$126,927
Median Household Income 65-74	\$45,475	\$68,718	\$76,559
Average Household Income 65-74	\$75,629	\$105,548	\$108,889
Average Household Income 75+	\$63,116	\$86,385	\$88,410

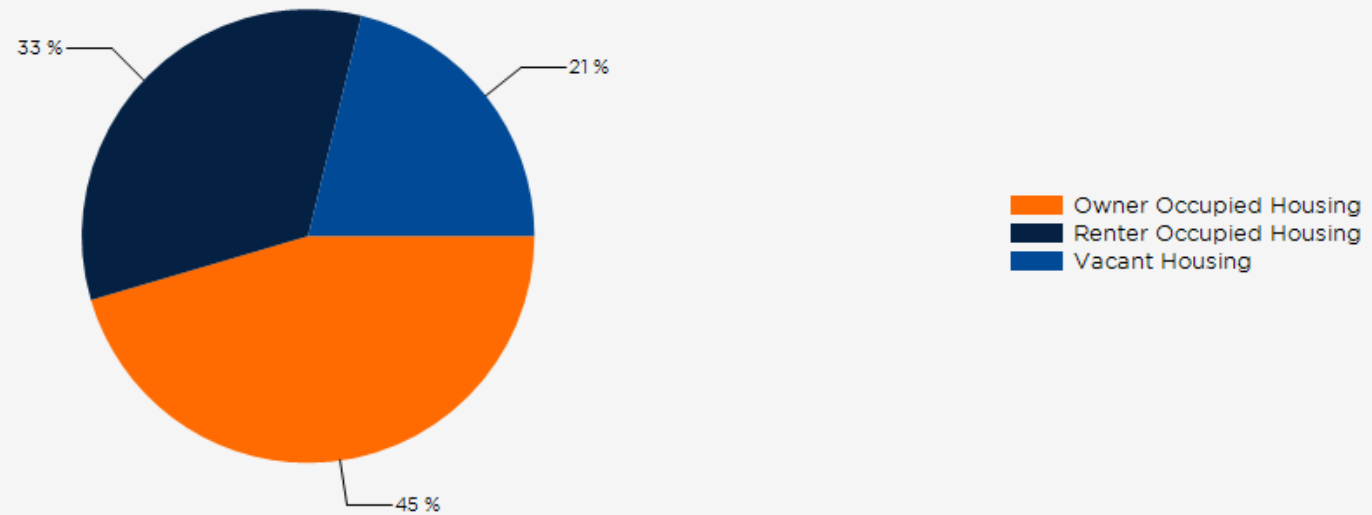
2021 Household Income



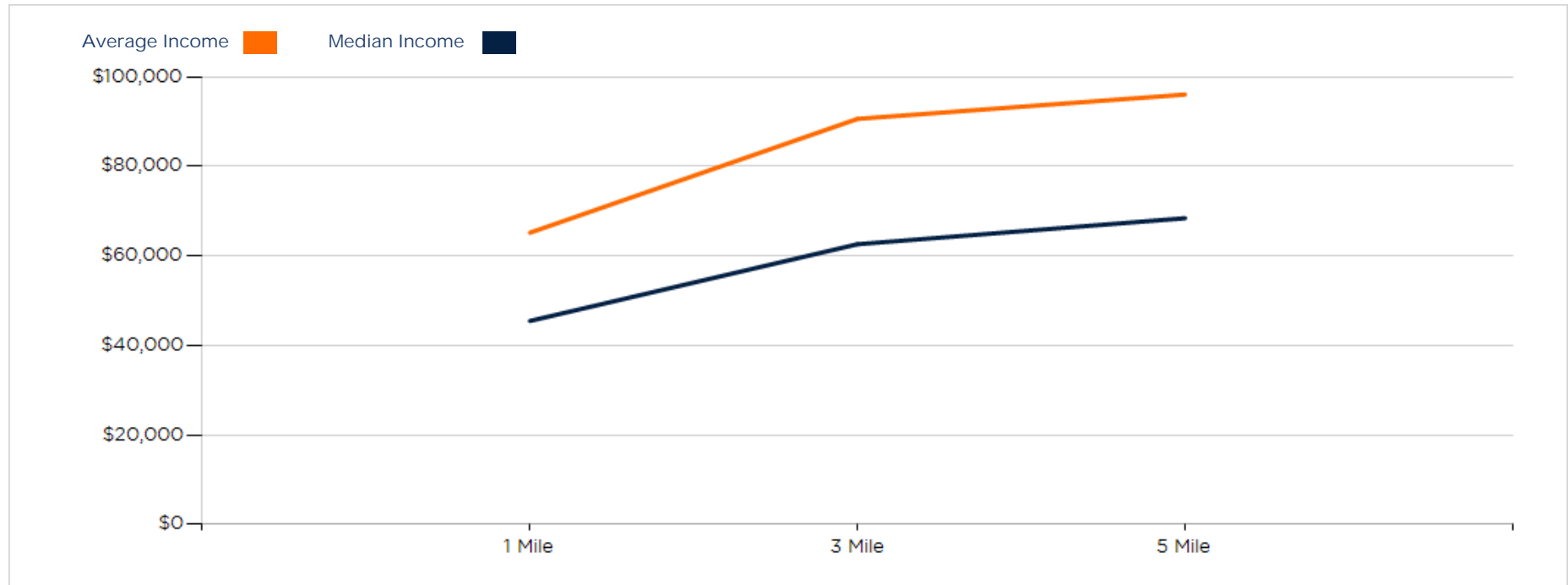
2021 Population by Race



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.





Matthew Mondo
Sales & Leasing Agent

Focus

Income producing properties, owner user property, value add centers, property management, land sales and commercial leasing. Specializing in treasure coast commercial real estate.

Education

DeVry University, with a concentration in communication and tech sales.
Licensed Real Estate Sales Associate. License #: SL3445909

Professional Experience

20+ years of business to business sales experience
10+ years in Commercial Real Estate and Property Management
Negotiated and closed millions of dollars in real estate sales and leases.

Multi-Tenant Office Building

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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Jeremiah Baron & Co. Commercial Real Estate LLC and it should not be made available to any other person or entity without the written consent of Jeremiah Baron & Co. Commercial Real Estate LLC.

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