

SELLER FINANCING AVAILABLE!  
OFFERING MEMORANDUM



NNN Lease Furniture Retailer

2280 NW Federal Highway  
Stuart FL 34994

**Jeremiah Baron**  
& CO.  
Commercial Real Estate, LLC



# NNN Lease Furniture Retailer

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*Exclusively Marketed by:*

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01

Executive Summary

Investment Summary



## OFFERING SUMMARY

ADDRESS	2280 NW Federal Highway Stuart FL 34994
COUNTY	Martin
BUILDING SF	13,533 SF
LAND ACRES	0.97
YEAR BUILT	1976
APN	29-37-41-004-002-00075-7

## FINANCIAL SUMMARY

OFFERING PRICE	\$3,999,000
PRICE PSF	\$295.50
NOI (CURRENT)	\$250,800
CAP RATE (CURRENT)	6.27 %

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2021 Population	4,435	36,505	105,543
2021 Median HH Income	\$76,002	\$71,134	\$62,954
2021 Average HH Income	\$99,905	\$95,184	\$86,239

## Investment or Owner/User

- Seller Financing Available!
- Exceptional sale leaseback opportunity consisting of a 13,533 SF building with an established patio furniture store.
- Sale includes only the south parcel that is closely adjacent to the main Family Furniture building.
- Potential for an owner/user opportunity.
- Site features ample parking, a monument sign, and great visibility to US-1.



- Active commercial area in close proximity to many national and regional brands such as Verizon, Target, Best Buy, Bed Bath and Beyond, and many others.





02

## Property Description

Property Features

Property Images



## PROPERTY FEATURES

NUMBER OF TENANTS	1
BUILDING SF	13,533
LAND ACRES	0.97
YEAR BUILT	1976
# OF PARCELS	1
ZONING TYPE	B-1
LAND USE	Commercial General
TOPOGRAPHY	Flat
NUMBER OF STORIES	1
STREET FRONTAGE	200'
TRAFFIC COUNTS	50,500

## NEIGHBORING PROPERTIES

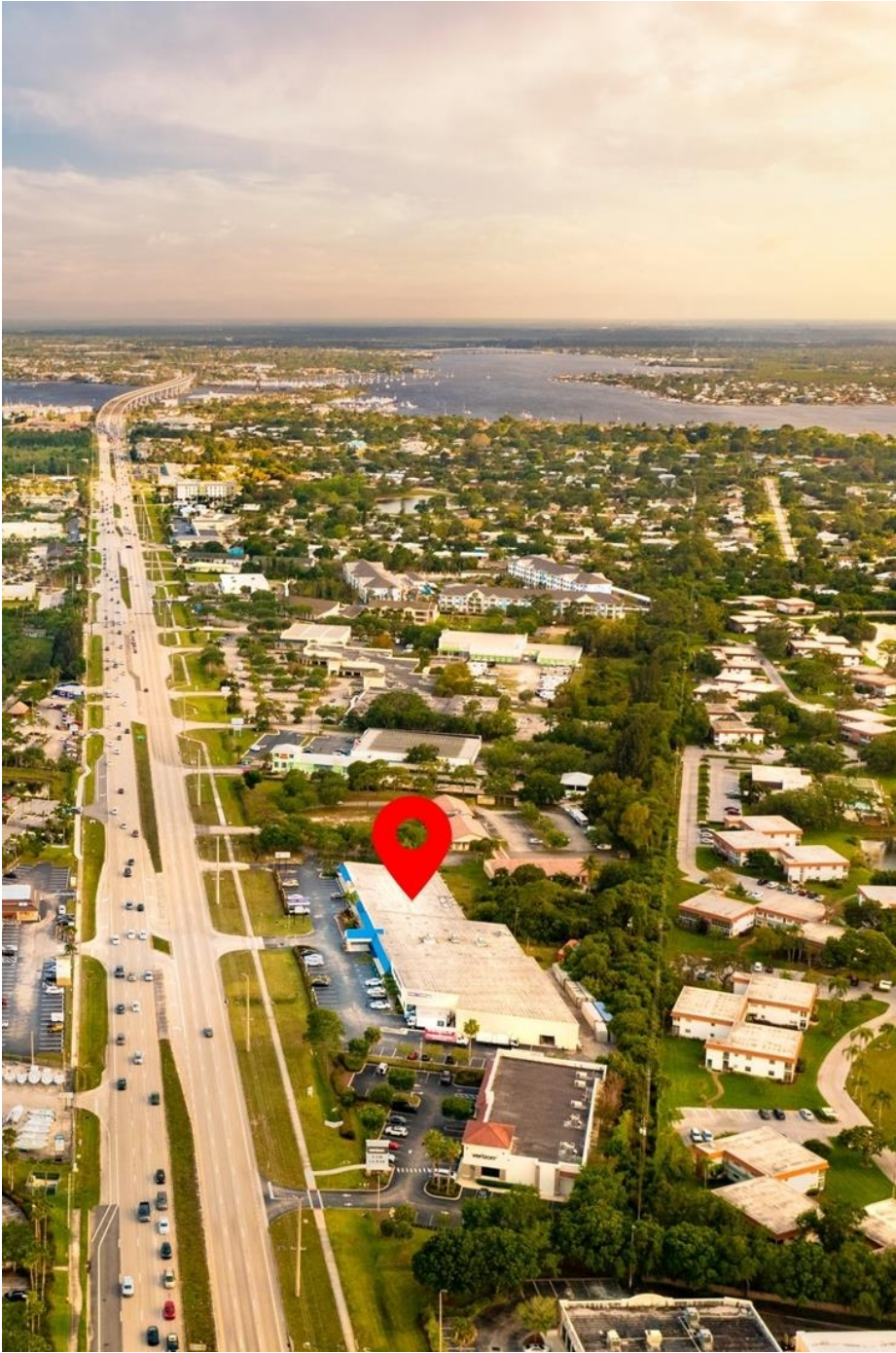
NORTH	Retail
SOUTH	Retail/Residential
EAST	Residential
WEST	Residential

## CONSTRUCTION

FRAMING	Concrete Block
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## TENANT INFORMATION

MAJOR TENANT/S	Family Furniture Patio
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03

## Demographics

Demographics

Demographic Charts



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,904	28,202	81,539
2010 Population	4,134	33,055	93,875
2021 Population	4,435	36,505	105,543
2026 Population	4,952	38,519	110,198
2021 African American	166	1,918	8,973
2021 American Indian	23	110	280
2021 Asian	83	631	1,925
2021 Hispanic	421	3,572	14,158
2021 Other Race	110	707	3,349
2021 White	3,936	32,269	88,175
2021 Multiracial	114	840	2,768
2021-2026: Population: Growth Rate	11.15 %	5.40 %	4.35 %
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	111	1,194	3,874
\$15,000-\$24,999	150	1,297	3,923
\$25,000-\$34,999	137	1,370	4,640
\$35,000-\$49,999	274	1,909	6,128
\$50,000-\$74,999	317	2,870	8,327
\$75,000-\$99,999	371	2,557	6,906
\$100,000-\$149,999	335	2,853	7,760
\$150,000-\$199,999	124	1,234	2,795
\$200,000 or greater	201	1,343	2,932
Median HH Income	\$76,002	\$71,134	\$62,954
Average HH Income	\$99,905	\$95,184	\$86,239

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,549	14,718	43,760
2010 Total Households	1,866	15,030	42,249
2021 Total Households	2,021	16,629	47,286
2026 Total Households	2,243	17,522	49,254
2021 Average Household Size	2.19	2.18	2.19
2000 Owner Occupied Housing	1,052	10,049	27,984
2000 Renter Occupied Housing	217	2,539	8,346
2021 Owner Occupied Housing	1,358	12,950	35,770
2021 Renter Occupied Housing	663	3,679	11,516
2021 Vacant Housing	371	2,772	11,094
2021 Total Housing	2,392	19,401	58,380
2026 Owner Occupied Housing	1,416	13,541	37,451
2026 Renter Occupied Housing	827	3,981	11,802
2026 Vacant Housing	370	2,865	11,437
2026 Total Housing	2,613	20,387	60,691
2021-2026: Households: Growth Rate	10.55 %	5.25 %	4.10 %





2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	247	1,630	4,848
2021 Population Age 35-39	226	1,653	4,868
2021 Population Age 40-44	208	1,700	4,863
2021 Population Age 45-49	259	2,044	5,421
2021 Population Age 50-54	317	2,604	6,623
2021 Population Age 55-59	379	3,118	8,100
2021 Population Age 60-64	389	3,413	8,937
2021 Population Age 65-69	309	3,204	8,823
2021 Population Age 70-74	263	2,841	8,136
2021 Population Age 75-79	212	2,158	6,609
2021 Population Age 80-84	149	1,526	4,911
2021 Population Age 85+	153	1,609	5,862
2021 Population Age 18+	3,778	31,403	90,107
2021 Median Age	49	54	54

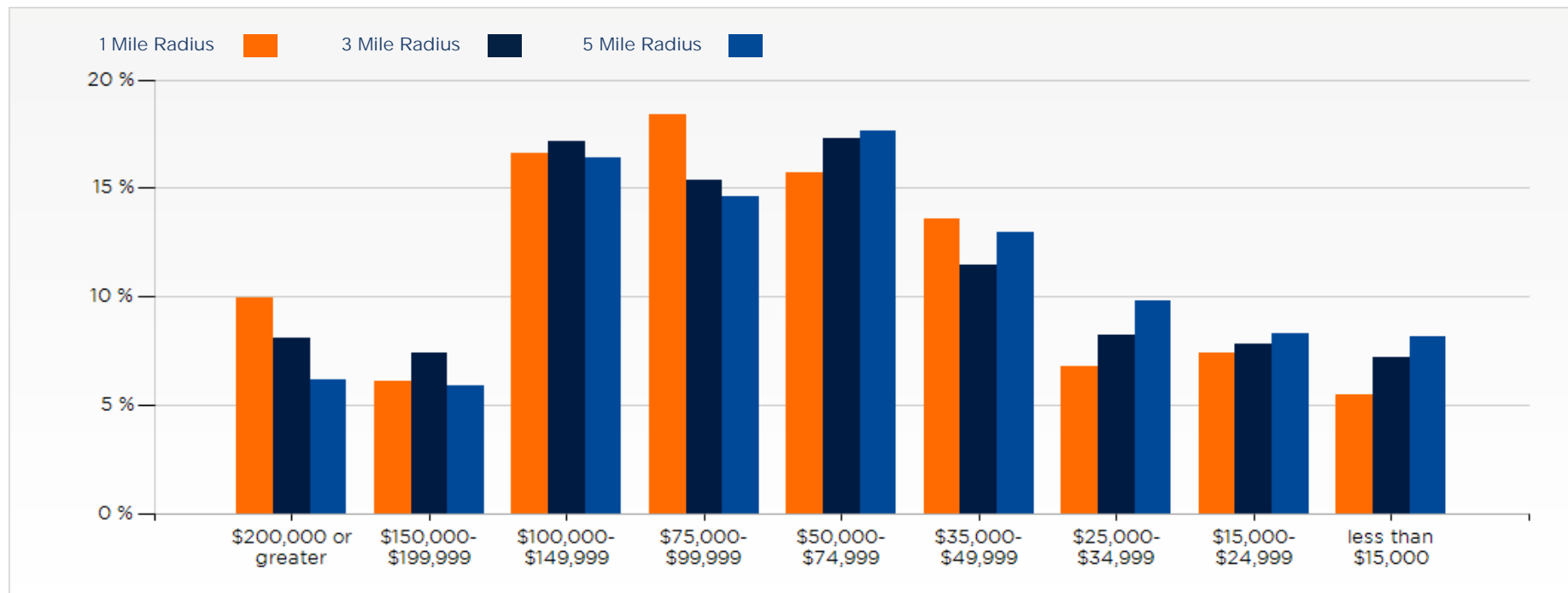
2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$71,786	\$66,083	\$64,079
Average Household Income 25-34	\$95,087	\$84,326	\$78,740
Median Household Income 35-44	\$78,623	\$79,080	\$74,801
Average Household Income 35-44	\$101,348	\$99,812	\$91,064
Median Household Income 45-54	\$94,346	\$91,923	\$82,633
Average Household Income 45-54	\$124,473	\$118,389	\$106,611
Median Household Income 55-64	\$83,717	\$82,153	\$76,920
Average Household Income 55-64	\$110,482	\$106,799	\$99,875
Median Household Income 65-74	\$71,132	\$67,194	\$60,450
Average Household Income 65-74	\$93,991	\$93,279	\$85,472
Average Household Income 75+	\$81,088	\$73,981	\$67,596

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	360	1,941	5,680
2026 Population Age 35-39	276	1,925	5,377
2026 Population Age 40-44	270	1,956	5,500
2026 Population Age 45-49	254	2,027	5,408
2026 Population Age 50-54	288	2,247	5,790
2026 Population Age 55-59	360	2,806	7,162
2026 Population Age 60-64	396	3,467	9,112
2026 Population Age 65-69	435	3,806	10,179
2026 Population Age 70-74	309	3,216	9,094
2026 Population Age 75-79	268	2,662	7,911
2026 Population Age 80-84	190	1,793	5,586
2026 Population Age 85+	172	1,780	6,121
2026 Population Age 18+	4,220	33,164	94,204
2026 Median Age	49	56	55

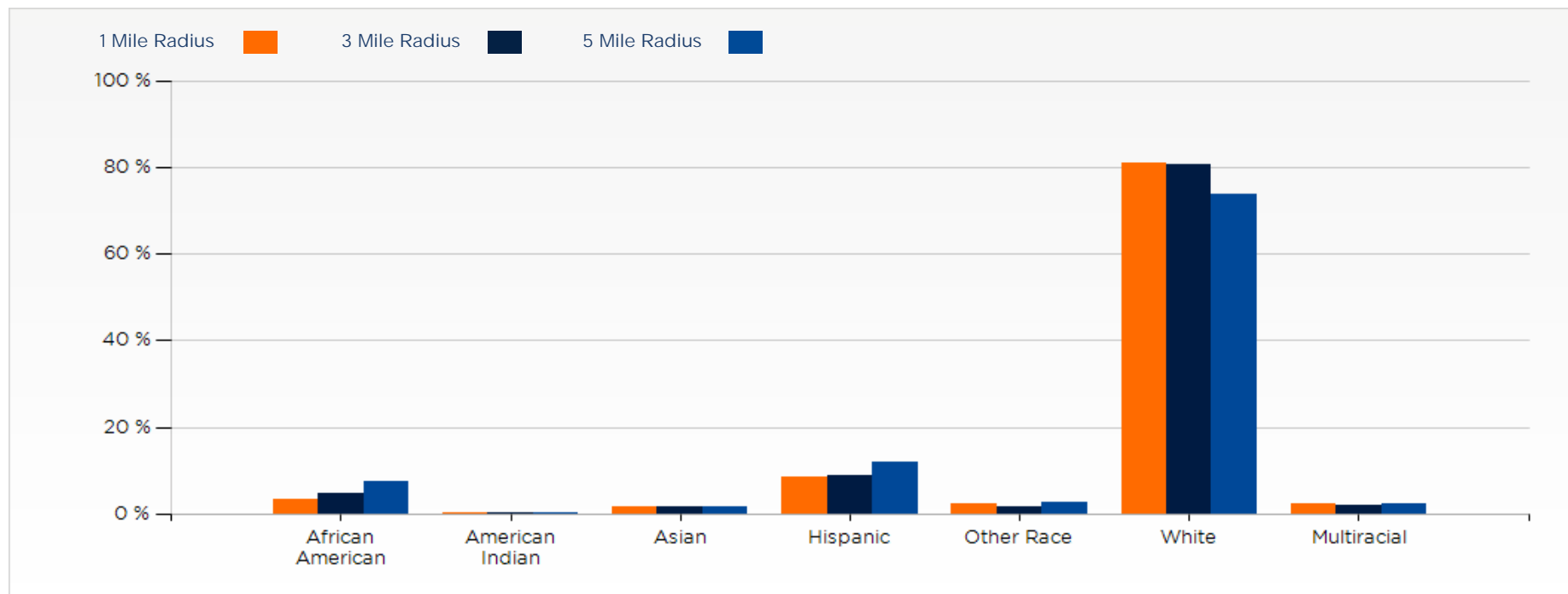
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$79,559	\$75,342	\$71,431
Average Household Income 25-34	\$106,562	\$94,920	\$87,741
Median Household Income 35-44	\$87,260	\$87,196	\$81,593
Average Household Income 35-44	\$115,062	\$111,930	\$102,547
Median Household Income 45-54	\$101,938	\$102,674	\$90,077
Average Household Income 45-54	\$137,517	\$133,850	\$118,401
Median Household Income 55-64	\$89,273	\$91,440	\$84,203
Average Household Income 55-64	\$122,637	\$121,156	\$112,597
Median Household Income 65-74	\$79,543	\$78,218	\$70,043
Average Household Income 65-74	\$111,836	\$108,192	\$99,001
Average Household Income 75+	\$94,611	\$86,623	\$78,855



## 2021 Household Income

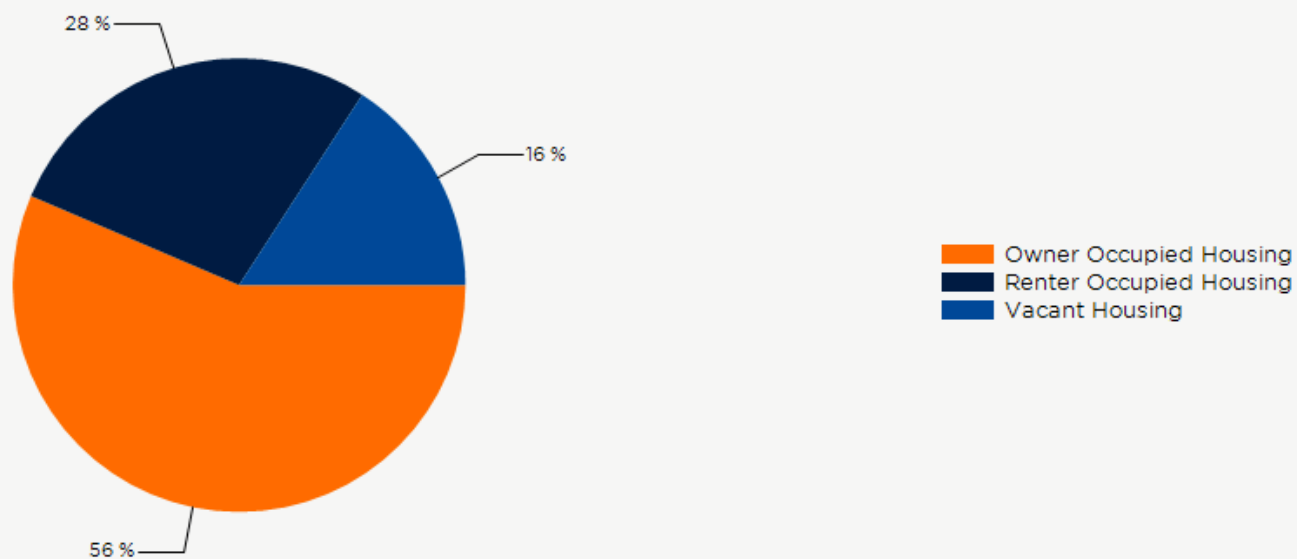


## 2021 Population by Race

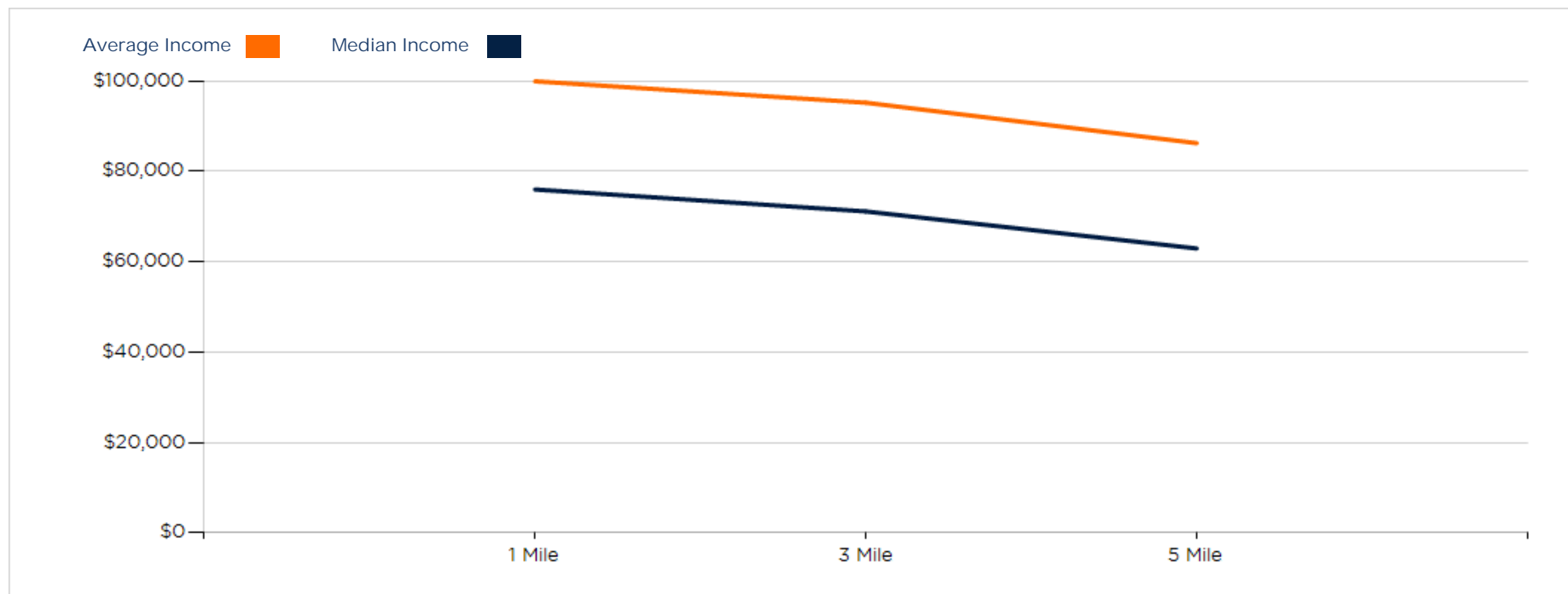




## 2021 Household Occupancy - 1 Mile Radius



## 2021 Household Income Average and Median





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