

# Downtown Stuart Arcade Shops

13-31 SW Osceola St, Stuart FL 34994

143 Year Land Lease with the Option to Purchase



OFFERING MEMORANDUM

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



# Downtown Stuart Arcade Shops

## CONTENTS

### 01 Executive Summary

Investment Summary  
Location Summary

### 02 Property Description

Property Features  
Aerial Map

### 03 Demographics

Demographics  
Demographic Charts

### 04 Company Profile

Company Bio

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We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.





01

Executive Summary

Investment Summary

Location Summary



## OFFERING SUMMARY

ADDRESS	13-31 SW Osceola St Stuart FL 34994
BUILDING SF	15,082 SF
YEAR BUILT	1925

## FINANCIAL SUMMARY

OFFERING PRICE	\$6,250,000
PRICE PSF	\$414.40
NOI (CURRENT)	\$389,538
CAP RATE (CURRENT)	6.23 %
CAP RATE (2023 PROJECTION)	6.89 %

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
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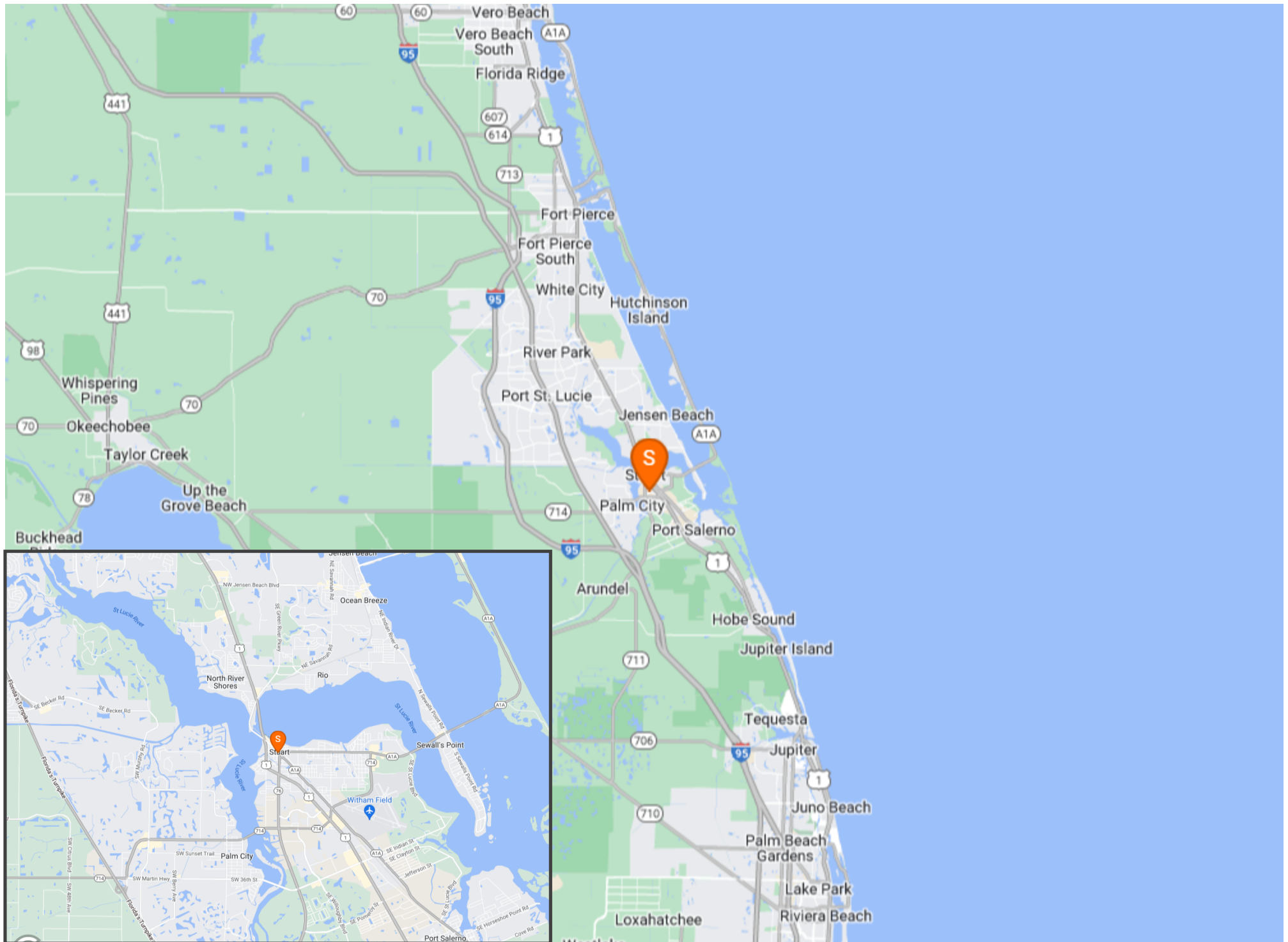
2021 Population	3,335	46,465	97,414
2021 Median HH Income	\$46,268	\$62,678	\$68,180
2021 Average HH Income	\$66,378	\$89,988	\$96,548

## PROPERTY OVERVIEW

- Extraordinary investment opportunity of a fully leased row of boutique shops located in the heart of historic Downtown Stuart, Florida.
- There are a total of seven tenants featuring clothing shops, restaurants, and cosmetics.
- Long-term triple-net established tenants with the addition of parking lot income. There's also a land lease in-place.
- The area receives excellent foot traffic from both local and out of town visitors. Weekly events are held which brings an additional influx of traffic.
- 143 year land lease with the option to purchase.











02

Property Description

Property Features

Aerial Map



# PROPERTY FEATURES

NUMBER OF TENANTS	8
BUILDING SF	15,082
YEAR BUILT	1925
ZONING TYPE	UC - Urban Center
LAND USE	Downtown Redevelopment
TOPOGRAPHY	Flat
NUMBER OF PARKING SPACES	Street + Parking Lot
STREET FRONTAGE	145.83'
TRAFFIC COUNTS	6650 ADT





ST. LUCIE RIVER

SUBJECT PROPERTY

DUFFEYS

Kilwins

OSCEOLA STREET

Cafe

Funky Monkey  
lifestyle wear

Spritz CITY BISTRO

The LYRIC  
THEATRE

LUNA

On the  
B

MULLIGAN'S  
Beach House Bar & Grill

CITY HALL

Flagler Place

AZUL APARTMENTS

US HIGHWAY 1 - 57,541 ADT





03

Demographics

Demographics

Demographic Charts



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,149	40,143	76,144
2010 Population	3,124	43,238	88,120
2021 Population	3,335	46,465	97,414
2026 Population	3,442	48,891	102,124
2021 African American	702	2,797	4,893
2021 American Indian	10	147	515
2021 Asian	38	666	1,729
2021 Hispanic	565	5,510	12,997
2021 Other Race	234	1,750	4,068
2021 White	2,263	39,988	83,901
2021 Multiracial	86	1,080	2,230
2021-2026: Population: Growth Rate	3.15 %	5.10 %	4.75 %
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	300	1,943	3,385
\$15,000-\$24,999	157	2,019	3,357
\$25,000-\$34,999	123	2,207	3,787
\$35,000-\$49,999	237	2,650	5,386
\$50,000-\$74,999	209	3,554	7,423
\$75,000-\$99,999	174	3,041	6,304
\$100,000-\$149,999	189	3,398	7,161
\$150,000-\$199,999	114	1,347	2,883
\$200,000 or greater	39	1,717	3,904
Median HH Income	\$46,268	\$62,678	\$68,180
Average HH Income	\$66,378	\$89,988	\$96,548

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,710	21,806	40,496
2010 Total Households	1,452	20,404	39,588
2021 Total Households	1,542	21,876	43,591
2026 Total Households	1,594	22,981	45,638
2021 Average Household Size	2.06	2.07	2.20
2000 Owner Occupied Housing	888	13,859	26,496
2000 Renter Occupied Housing	625	4,845	7,823
2021 Owner Occupied Housing	904	15,494	32,852
2021 Renter Occupied Housing	638	6,382	10,739
2021 Vacant Housing	374	4,589	8,506
2021 Total Housing	1,916	26,465	52,097
2026 Owner Occupied Housing	945	16,256	34,591
2026 Renter Occupied Housing	649	6,725	11,047
2026 Vacant Housing	381	4,636	8,670
2026 Total Housing	1,975	27,617	54,308
2021-2026: Households: Growth Rate	3.35 %	4.95 %	4.60 %



Source: esri



2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	167	2,114	4,379
2021 Population Age 35-39	166	2,087	4,447
2021 Population Age 40-44	174	2,099	4,659
2021 Population Age 45-49	197	2,421	5,308
2021 Population Age 50-54	227	2,944	6,186
2021 Population Age 55-59	269	3,532	7,477
2021 Population Age 60-64	271	4,032	8,251
2021 Population Age 65-69	260	3,920	8,083
2021 Population Age 70-74	212	3,629	7,459
2021 Population Age 75-79	163	2,916	6,055
2021 Population Age 80-84	107	2,118	4,354
2021 Population Age 85+	170	2,774	5,008
2021 Population Age 18+	2,773	39,894	82,313
2021 Median Age	50	55	53

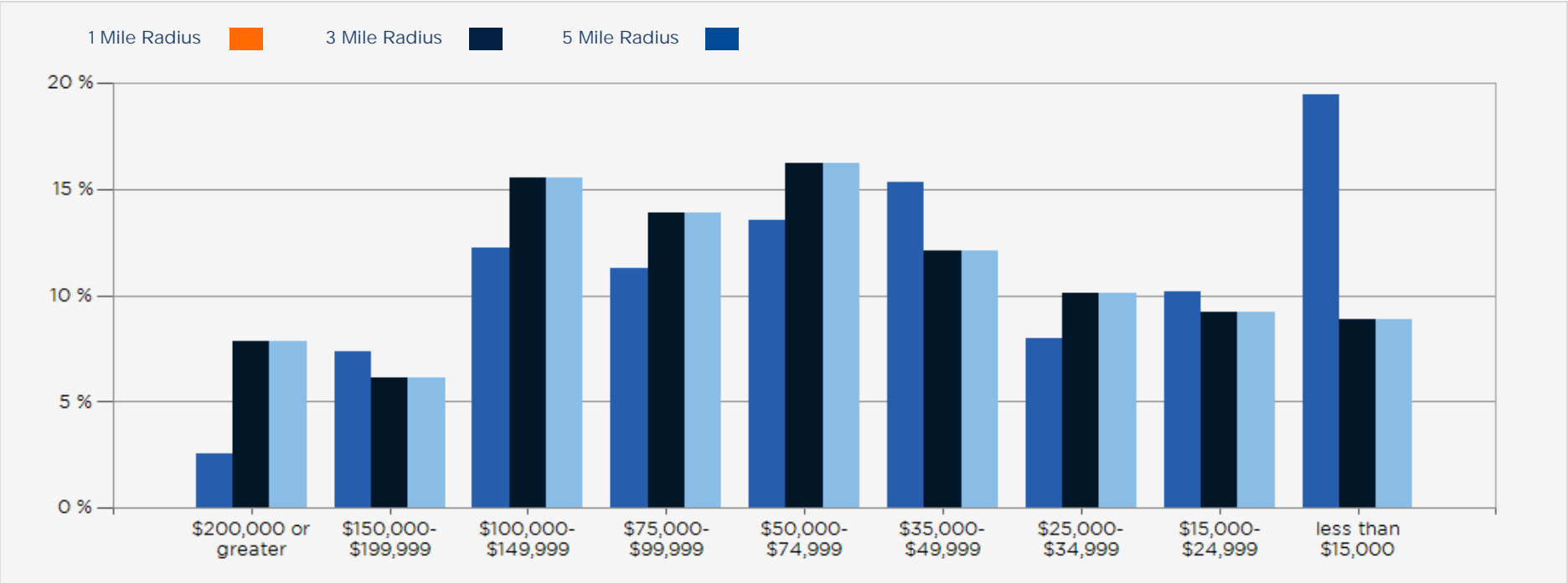
2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$50,609	\$64,647	\$63,851
Average Household Income 25-34	\$63,760	\$82,157	\$80,754
Median Household Income 35-44	\$57,392	\$75,345	\$78,287
Average Household Income 35-44	\$75,491	\$96,680	\$101,928
Median Household Income 45-54	\$56,507	\$87,843	\$91,041
Average Household Income 45-54	\$78,423	\$116,127	\$123,303
Median Household Income 55-64	\$54,267	\$77,906	\$80,971
Average Household Income 55-64	\$74,043	\$105,652	\$112,995
Median Household Income 65-74	\$40,523	\$57,825	\$64,790
Average Household Income 65-74	\$60,568	\$88,362	\$94,441
Average Household Income 75+	\$50,494	\$67,922	\$75,360

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	171	2,363	4,872
2026 Population Age 35-39	149	2,284	4,911
2026 Population Age 40-44	203	2,416	5,259
2026 Population Age 45-49	197	2,403	5,243
2026 Population Age 50-54	192	2,614	5,564
2026 Population Age 55-59	256	3,152	6,597
2026 Population Age 60-64	266	4,050	8,414
2026 Population Age 65-69	289	4,698	9,447
2026 Population Age 70-74	221	4,015	8,311
2026 Population Age 75-79	223	3,667	7,366
2026 Population Age 80-84	131	2,495	5,162
2026 Population Age 85+	176	2,858	5,371
2026 Population Age 18+	2,881	42,163	86,725
2026 Median Age	51	56	55

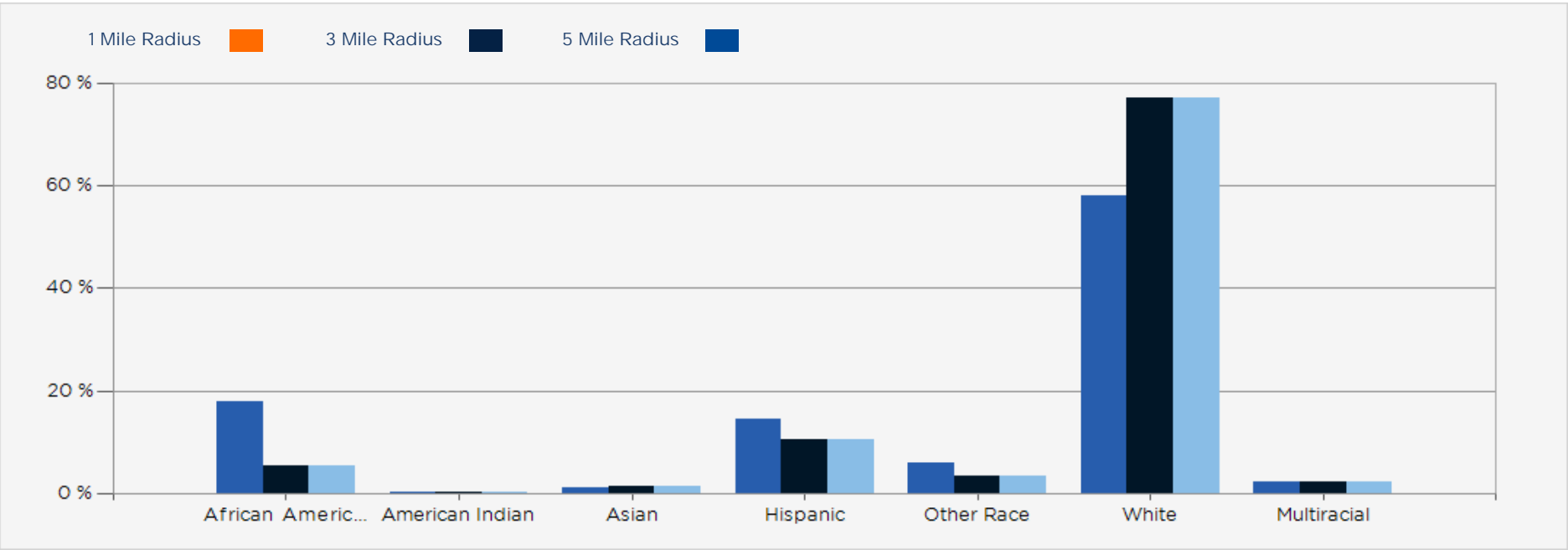
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$54,472	\$73,273	\$72,331
Average Household Income 25-34	\$68,491	\$92,590	\$91,411
Median Household Income 35-44	\$68,653	\$82,952	\$84,777
Average Household Income 35-44	\$86,924	\$110,228	\$115,053
Median Household Income 45-54	\$69,761	\$97,837	\$100,523
Average Household Income 45-54	\$91,109	\$129,536	\$137,232
Median Household Income 55-64	\$64,600	\$86,228	\$89,897
Average Household Income 55-64	\$85,031	\$118,944	\$127,285
Median Household Income 65-74	\$43,243	\$68,127	\$76,172
Average Household Income 65-74	\$68,737	\$103,523	\$109,347
Average Household Income 75+	\$59,151	\$80,633	\$88,410



2021 Household Income

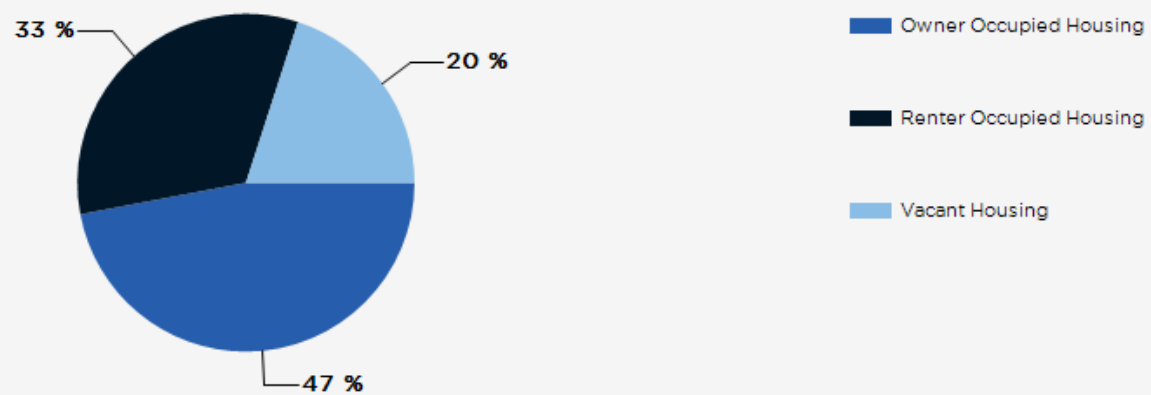


2021 Population by Race

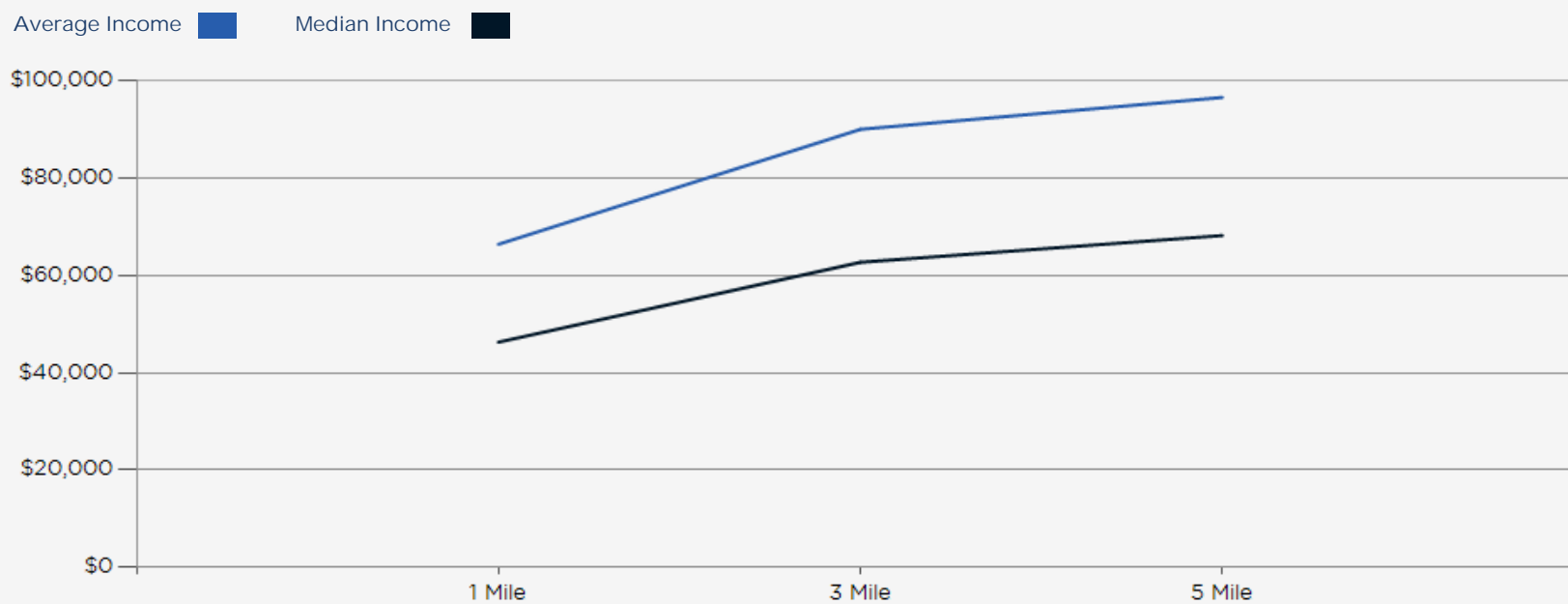




## 2021 Household Occupancy - 1 Mile Radius



## 2021 Household Income Average and Median







04

Company Profile  
Company Bio



## 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.





# Downtown Stuart Arcade Shops

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