

WAREHOUSE CONDO

AT AVONLEA COMMERCE CENTER
391 NE Baker Road, Stuart FL 34994



FOR SALE | \$450,000

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301

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PROPERTY OVERVIEW

- Great move-in ready opportunity consisting of two adjacent warehouse condos located in the Avonlea Commerce Center in Stuart, Florida.
- Site features an air-conditioned office space with restrooms, ample warehouse space with a mezzanine and two-roll up doors.
- Available for several types of allowable uses under the Stuart CPUD Zoning.
- Site is only about a mile away from US-1 and surrounded by multiple future development of industrial and residential projects.



PRICE	\$450,000
CONDO SIZE	1,840 SF
BUILDING TYPE	Industrial Condo
FRONTAGE	+/- 80'
TRAFFIC COUNT	5,800 ADT (NE Baker Road)
YEAR BUILT	2001
CONSTRUCTION TYPE	Cement Fiber on Steel
PARKING SPACE	< 10
ZONING	CPUD (Stuart)
LAND USE	Commercial
PARCEL ID	28-37-41-012-002-02010-0 28-37-41-012-002-02020-0

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SITE PHOTOS



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DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	4,854	1 Mile	\$100,822	1 Mile	45.70
3 Mile	37,637	3 Mile	\$89,625	3 Mile	48.50
5 Mile	104,355	5 Mile	\$90,707	5 Mile	49.40

2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	5,040	1 Mile	\$79,095	1 Mile	50.00
3 Mile	38,957	3 Mile	\$67,567	3 Mile	53.30
5 Mile	111,800	5 Mile	\$70,138	5 Mile	54.40

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ZONING INFORMATION

Business and PUD Districts Uses	CPUD		
Adult businesses (refer to supplemental standards in section 2.06.11)		Dry boat storage	A
Adult day care centers	A	Drycleaning establishment	A
Automatic amusement center and game room	A	Family day care home in a residence	A
Automobile repair services, major and minor (refer to supplemental standards in section 2.06.06)	A	Farm equipment and supply sales establishments, including open storage	A
Automobile sales provided all repair and service shall be done within an enclosed building (refer to supplemental standards in section 2.06.06)	A	Flea markets	A
Bakery, retail and/or wholesale warehouses	A	Funeral homes	A
Banks/financial institutions	A	Funeral homes with crematorium	A
Barbershop, beauty salons, specialty salons	A	Gasoline or other motor fuel stations (refer to supplemental standards in section 2.06.06)	A
Bars	A	Golf course	A
Boat building, indoors	A	Golf driving range (not accessory to golf course)	A
Boat sales and service (refer to supplemental standards in section 2.06.06)	A	Golf course, miniature	A
Boat storage, dry	A	Health club	A
Bowling alleys	A	Health spas	A
Bus and train (passenger) station/terminals	A	Hotels, motels	A
Car wash	A	Industrial, low-impact within enclosed facility	
Catering shops	A	Kennels	A
Cemeteries	A	Laundry establishments (self service)	A
Child care center (refer to supplemental standards in section 2.06.05)	A	Libraries	A
Clubs, lodges, and fraternal organizations	A	Massage therapy establishments	A
Cold storage	A	Microbrewery	A
Community garden (refer to supplemental standards in section 2.06.08)	A	Manufactured/mobile home park/RV park	A
Craft distillery	A	Multi-family dwelling units	
Crematoriums	A	Museums	A
		Newspaper or publishing plant	A

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ZONING INFORMATION

Office, business or professional	A
Office, low intensity medical	A
Office, medical	A
Office, veterinary	A
Outdoor storage (refer to standards in section 6.10.00)	A
Parking garages (private or government provided public)	A
Parking lots (private or government provided public)	A
Place of public assembly	A
Pool hall/billiard parlor	A
Public facilities and services	A
Public parks	A
Public utilities ¹	A
Radio and/or television broadcast stations	A
Religious institutions	A
Repair services	A
Residential units combined with non-residential uses	A
Restaurants, convenience and general	A
Restaurants, limited	
Retail, bulk merchandise	A
Retail, department store	A
Retail, furniture stores	A
Retail, intensive sales and service	A
Retail, non-intensive sales and service	A
Retail, regional mall	A
Retail, strip shopping center	A
Rooftop dining area (refer to supplemental standards in section 2.06.19)	CU

Skating rink, rolling or ice	A
School-private, parochial, technical	A
Shooting range, indoor (refer to Supplemental Standards section 2.06.16)	A
Sign painting and/or sign manufacturing shops within enclosed facility without outdoor storage	A
Stealth telecommunications facilities in excess of 45 feet in height (refer to supplemental standards in section 2.06.12)	A
Stealth telecommunications facilities which do not exceed 45 feet in height or which are constructed as part of an existing architectural feature or structure provided its total height does not exceed 120 percent of the height of the architectural feature or structure (refer to supplemental standards in section 2.06.12)	A
Studio (art, dance, music, exercise)	A
Swimming pools	A
Telecommunications towers	A
Theaters	A
Urban farm (refer to supplemental standards in section 2.06.08)	A
Warehouse, general storage	A
Warehouse, mini-storage	A
Warehouse, wholesale and distribution	A

Footnotes:

P - Use permitted by right; subject to all other applicable requirements of the Code.

CU - Use permitted as a conditional use by approval of a major conditional use approval through public hearing process.

A - Allowed through city commission public hearing process.

-- Prohibited

1 - Refer to section 6.02.00. Utilities

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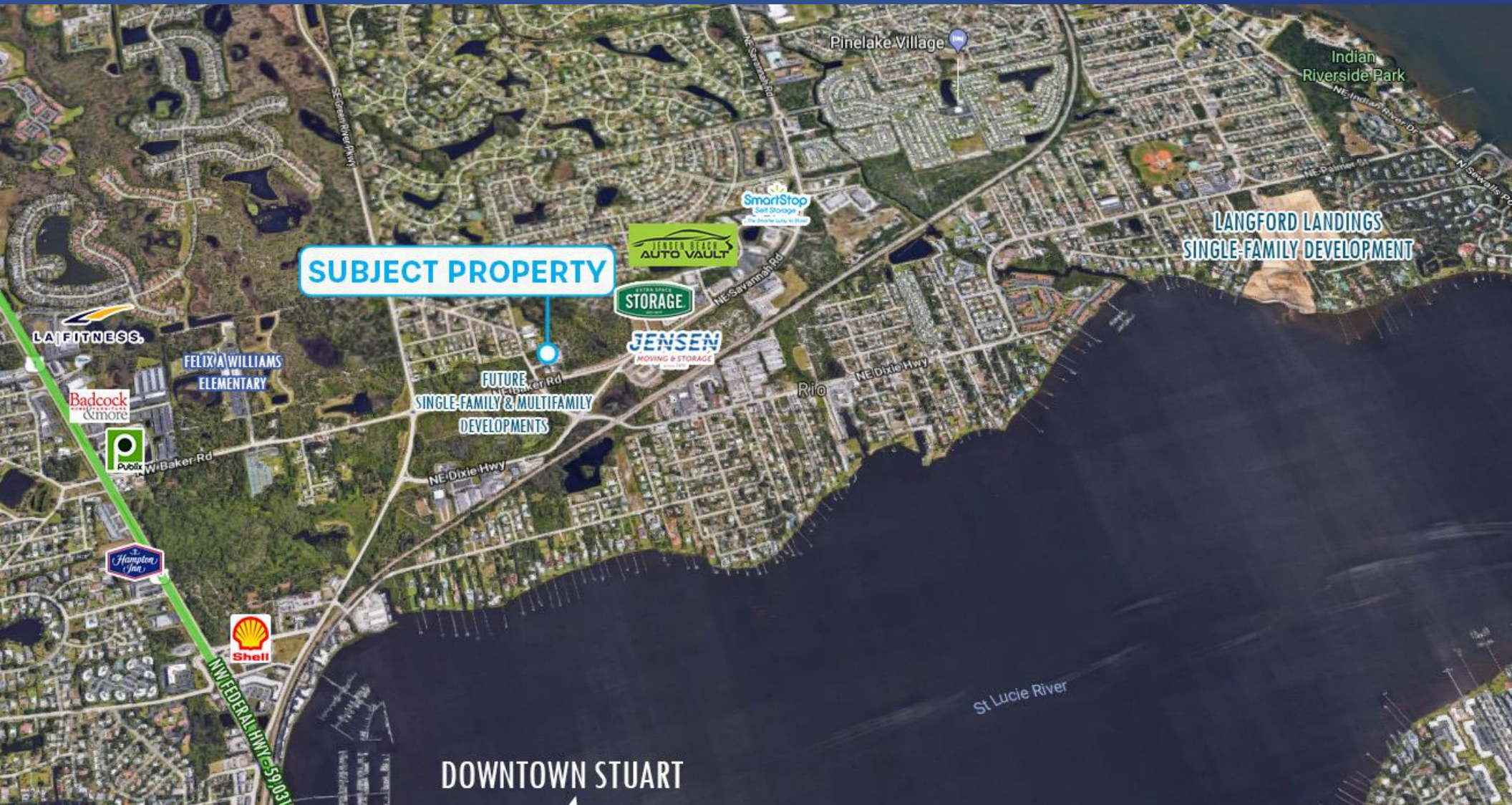
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TRADE AREA MAP



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