

WAREHOUSE CONDO

1501 SE Decker Ave. E-520, Stuart FL



FOR LEASE | \$2,200 Monthly

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

www.commercialrealestatellc.com

Matthew Mondo

772.286.5744 Office

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PROPERTY OVERVIEW

- Excellent opportunity to lease a highly sought after flex condo located in the City of Stuart.
- 1,100 sf unit, with a small 10x10 air-conditioned office, tall ceilings, open work
- space, tall roll door, recent interior painting, small storage space above the office, and access to 2 common parking spaces. Limited air conditioning available in the warehouse space
- Positioned right off US1, this condo is close to local & national retailers with great logistic advantages.

*NOTE: The POA restricts the operation of a boat or auto repair facility in these units.



PRICE	\$2,200 monthly
BUILDING SIZE	1,100 sf
BUILDING TYPE	Condo-Industrial
FRONTAGE	501.88'
TRAFFIC COUNT	32,000 ADT (US1)
YEAR BUILT	1986
ZONING	IPUD (City of Stuart)
LAND USE	IPUD
PARCEL ID	09-38-41-012-005-05200-7

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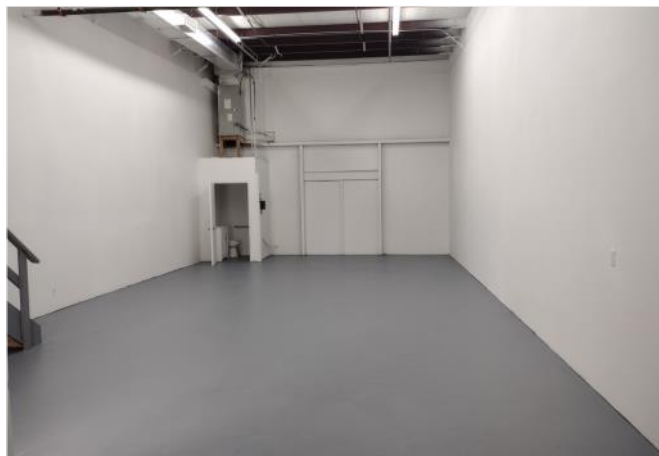
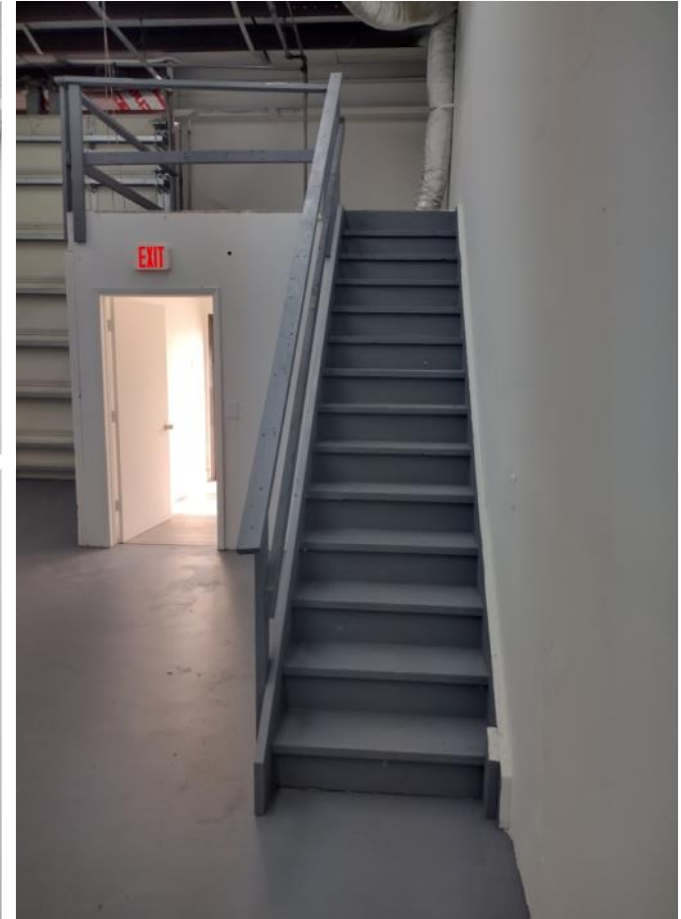
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SITE PHOTOS



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DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	7,481	1 Mile	\$55,157	1 Mile	42
3 Mile	49,814	3 Mile	\$58,136	3 Mile	42
5 Mile	104,421	5 Mile	\$61,730	5 Mile	42

2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	7,621	1 Mile	\$38,145	1 Mile	41
3 Mile	51,221	3 Mile	\$40,191	3 Mile	40
5 Mile	107,849	5 Mile	\$42,890	5 Mile	41

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ZONING INFORMATION

Land Use	Zoning Districts															
	Residential				Nonresidential				PUD							
	R-1A	R-1	R-2	R-3	B-1	B-2	B-3	B-4	P	I	H	RPUD	CPUD	MPUD	PSPUD	IPUD
<i>Residential Land Uses</i>																
<i>Transient Residential Land Uses and Overnight Accommodations</i>																
<i>Commercial Uses</i>																
Adult business (refer to supplemental standards in section 2.06.10)	-	-	-	-	-	CU	-	-	-	CU	-	-	-	-	-	A
Automobile repair services, major and minor (refer to supplemental standards in section 2.06.05)	-	-	-	-	-	P	-	-	-	P	-	-	A	-	-	A
Boat building, outdoors	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	A
Boat storage, dry	-	-	-	-	-	P	-	P	-	P	-	-	A	A	-	A
Dry cleaning plant	-	-	-	-	-	-	-	-	-	P	-	-	-	A	-	A
Farm equipment and supply sales establishments, including open storage	-	-	-	-	-	-	-	-	-	P	-	-	A	A	-	A
Gasoline or other motor fuel stations, including tank farms (refer to supplemental standards in sections 2.06.05 and 2.06.20)	-	-	-	-	-	-	-	-	-	P	-	-	-	A	-	A
Microbrewery	-	-	-	-	P	P	-	P	-	P	-	-	A	A	-	-
Newspaper or publishing plant	-	-	-	-	-	-	-	P	-	P	-	-	A	A	-	A
Repair services	-	-	-	-	-	P	-	P	-	P	-	-	A	A	-	A
Retail, intensive sales	-	-	-	-	P	P	-	P	-	CU	-	-	A	A	-	A
Retail, non-intensive sales and service	-	-	-	-	-	P	-	P	-	CU	-	-	A	A	-	A

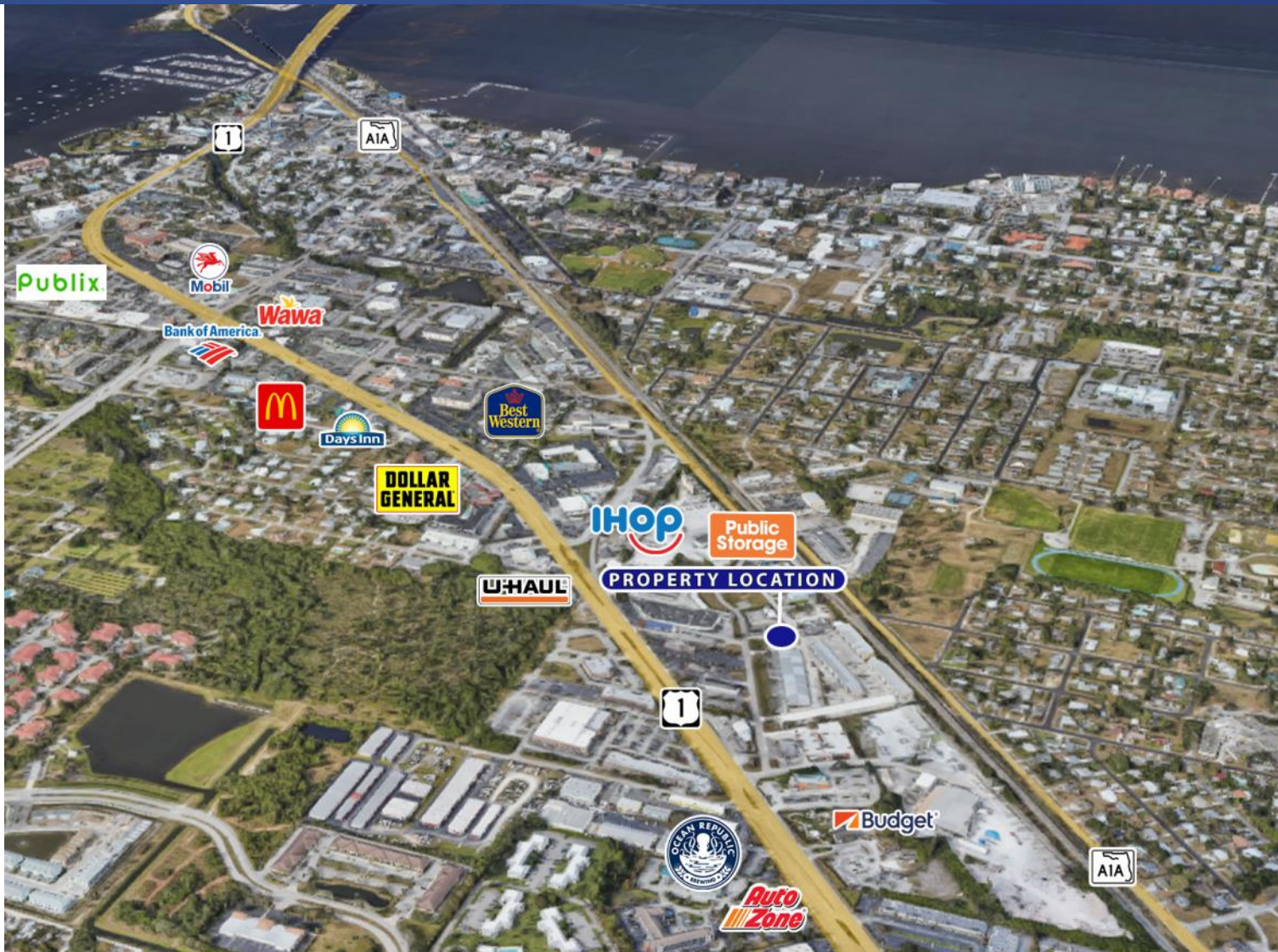
Shooting range, indoor (refer to supplemental standards in section 2.06.16)	-	-	-	-	-	P	-	P	-	P	-	-	A	-	-	A
<i>Golf course, miniature</i>																
Public parks	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A
Swimming pools	-	-	-	-	-	P	-	-	P	-	-	-	A	A	A	-
<i>Utility and Service Uses</i>																
Public facilities and services	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A
Public utilities (refer to section 6.02.00)	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A
<i>Industrial Uses</i>																
Cold storage	-	-	-	-	-	-	-	-	-	P	-	-	A	A	-	A
Fuel production facilities	-	-	-	-	-	-	-	-	-	CU	-	-	-	-	-	CU
<i>Industrial, high-impact</i>																
Industrial, low-impact *within enclosed facility	-	-	-	-	-	-	-	-	-	P	-	-	-	A	-	A
Industrial parks, planned (refer to supplemental standards in section 2.06.07)	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	A
Newspaper or publishing plant	-	-	-	-	-	-	-	-	-	P	-	-	-	A	A	-
Sign painting and/or sign manufacturing shops providing all storage and work is conducted in enclosed facility	-	-	-	-	-	-	-	-	-	P	-	-	-	A	A	-
Stealth communication facilities - In conjunction with uses other than single family or two-family residences, stealth telecommunications facilities which do	-	-	-	P	P	P	-	P	P	P	-	A	A	A	A	A



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TRADE AREA MAP



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