

OFFICE BUILDING

935 Hillcrest Ave. Stuart, FL 34994



FOR SALE | \$500,000

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

www.commercialrealestatellc.com

Carlos Pelaez

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PROPERTY OVERVIEW

- Located off A1A near US1 this charming office building is close to historic Downtown Stuart.
- Constructed 2001, the 2-story building is 1,478 sf and features a metal roof.
- The property is fenced in with a gate and includes 8 parking spaces.



PRICE	\$500,000
BUILDING SIZE	1,478 sf
BUILDING TYPE	Block with Stucco
ACREAGE	.3284
FRONTAGE	25'
TRAFFIC COUNT	8,800 ADT (SE Dixie Hwy)
YEAR BUILT	2001
CONSTRUCTION TYPE	Block with Stucco
ZONING	GC
LAND USE	General Commercial
PARCEL ID	04-38-41-009-003-00210-7

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SITE PHOTOS



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DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	7,511	1 Mile	\$71,274	1 Mile	45.70
3 Mile	51,287	3 Mile	\$88,951	3 Mile	47.40
5 Mile	102,267	5 Mile	\$95,554	5 Mile	47.90
2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	7,683	1 Mile	\$62,074	1 Mile	48.8
3 Mile	52,804	3 Mile	\$68,813	3 Mile	50.80
5 Mile	105,997	5 Mile	\$73,513	5 Mile	52.20

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ZONING INFORMATION

USE CATEGORY	C O	C O R 1	C O R 2	L C	C C	G C
<i>Residential Uses</i>						
Accessory dwelling units		P	P			
Apartment hotels			P	P	P	P
Plant nurseries and landscape services				P	P	P
Administrative services, not-for-profit	P	P	P	P	P	P
Community centers	P	P	P	P	P	P
Cultural or civic uses	P	P	P	P	P	P
Educational institutions	P	P	P	P	P	P
Hospitals						P
Places of worship	P	P	P	P	P	P
Post offices	P	P	P	P	P	P
Protective and emergency services	P	P	P	P	P	P
Public libraries	P	P	P	P	P	P
Public parks and recreation areas, active	P	P	P	P	P	P
Public parks and recreation areas, passive	P	P	P	P	P	P
Recycling drop-off centers	P	P	P	P	P	P
Utilities	P	P	P	P	P	P
Business and professional offices	P	P	P	P	P	P
Commercial amusements, indoor				P	P	P
Commercial amusements, outdoor						P
Commercial day care				P	P	P
Construction industry trades				P	P	P
Construction sales and services				P	P	P
Financial institutions	P	P	P	P	P	P
Flea markets						P

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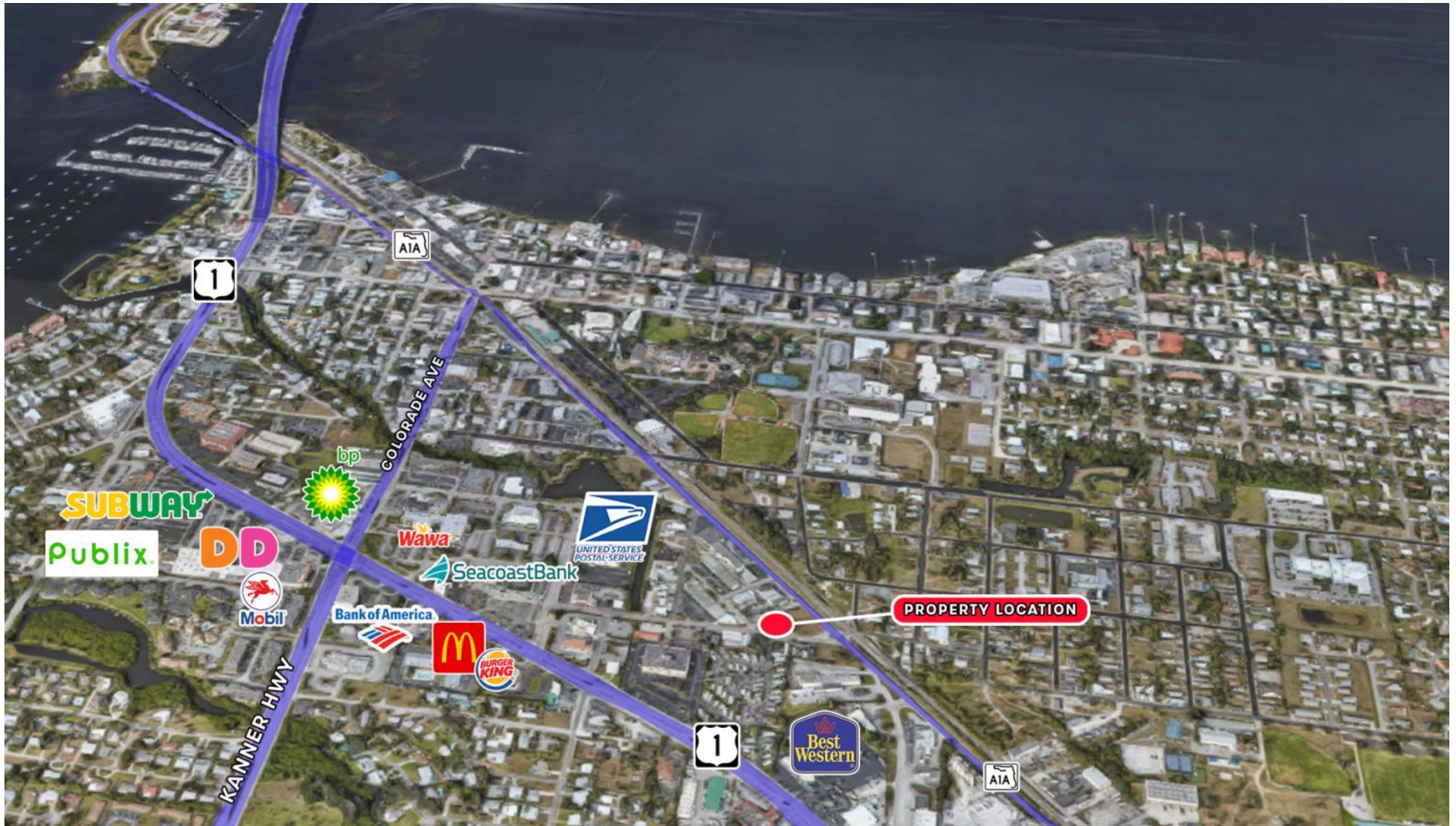
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TRADE AREA MAP



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