

SITE PLAN APPROVED WAREHOUSE CONDOS

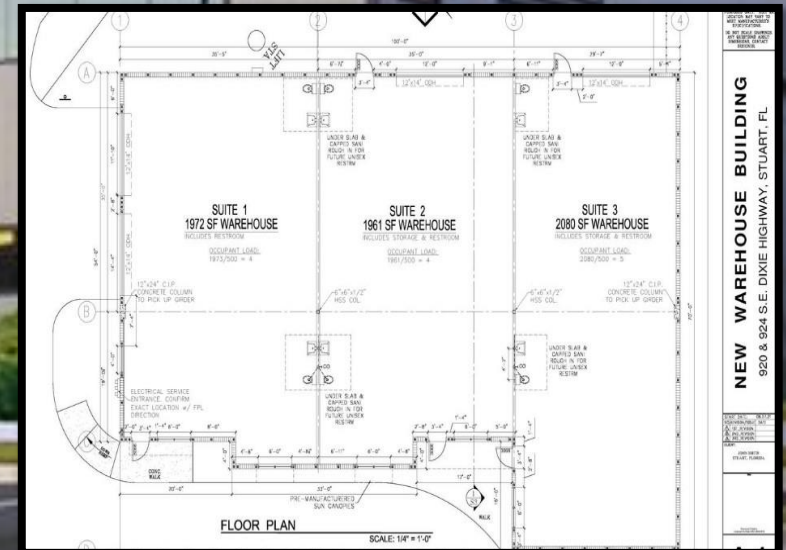
920 & 924 Dixie Hwy Stuart FL 34994

*For Visual Representation Only



SITE PLAN APPROVED

FOR SALE | \$1,503,250



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

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Matt Crady
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PROPERTY OVERVIEW

Rare opportunity to purchase a site plan approved 3-suite warehouse building in Stuart. The property site is positioned at the corner of Dixie Hwy & Florida St which offers excellent frontage. Units are +/- 2,000ft and will feature 14ft roll doors, private restrooms, storefront and rear entries. The condos can be purchased together or separately. Neighboring real estate includes residential and commercial properties. The site is located only .3 miles from US1 offering terrific logistical benefits.



UNIT 1 1,972 SF	\$493,000
UNIT 2 1,961 SF	\$490,250
UNIT 3 2,080 SF	\$520,000
ACREAGE	.42
FRONTAGE	162' SE Dixie Hwy 140' SE Florida St
TRAFFIC COUNT	8,800 ADT
ZONING	Business General
LAND USE	Vacant Acreage
PARCEL ID	04-38-41-009-003-00110-8 04-38-41-009-003-00130-4

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DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	7,411	1 Mile	\$70,944	1 Mile	43.60
3 Mile	51,346	3 Mile	\$88,960	3 Mile	45.20
5 Mile	272,214	5 Mile	\$86,744	5 Mile	45.50

2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	7,578	1 Mile	\$62,140	1 Mile	45
3 Mile	52,861	3 Mile	\$68,685	3 Mile	48
5 Mile	298,989	5 Mile	\$68,150	5 Mile	48

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ZONING INFORMATION

Land Use	Zoning Districts										
	Residential			Nonresidential							
	R-1A	R-1	R-2	R-3	B-1	B-2	B-3	B-4	P	I	
<i>Residential Land Uses</i>											
Residential units combined with non-residential uses	-	-	-	P	P	P	-	-	-	-	-
Single-family dwelling unit	P	P	P	P	-	-	-	S	-	-	
<i>Transient Residential Land Uses and Overnight Accommodations</i>											
<i>Institutional Uses</i>											
Adult day care centers (< five acres)	-	-	-	CU	P	P	CU	-	-	-	
Adult day care centers (> five acres)	-	-	-	-	P	P	CU	-	-	-	
Cemeteries	-	-	-	-	-	P	-	-	-	-	
Child care center (< five acres)	-	-	-	CU	P	P	CU	-	-	-	
Child care center (> five acres) (refer to supplemental standards in section 2.06.04)	-	-	-	-	P	P	CU	-	-	-	
Libraries	-	-	P	P	P	-	P	-	P	-	
<i>Health Care Uses</i>											
Massage therapy establishment	-	-	-	P	P	P	P	-	-	-	
Nursing homes	-	-	-	P	-	-	-	-	-	-	
Office, low intensity medical	-	-	-	P	P	P	P	-	-	-	
Office, medical	-	-	-	P	P	P	P	-	-	-	

Office, business or professional	-	-	-	P	P	P	P	P	-	-	-
Office, low intensity medical	-	-	-	P	P	P	P	P	-	-	-
Office, veterinary	-	-	-	-	P	P	P	P	-	-	-
Public parks	P	P	P	P	P	P	P	P	P	P	P
Swimming pools	-	-	-	-	-	P	-	-	P	-	-
<i>Utility and Service Uses</i>											
Public facilities and services	P	P	P	P	P	P	P	P	P	P	P
Public utilities (refer to section 6.02.00)	P	P	P	P	P	P	P	P	P	P	P
<i>Industrial Uses</i>											
<i>Storage, Transportation and Logistics Uses</i>											
Accessory structures (refer to section 6.09.00)	P	P	P	P							
Bus and train (passenger) station/terminals	-	-	-	-	-	P	-	-	-	-	-
Parking garages (private or government provided public)	-	-	-	-	-	P	P	-	-	-	-
Parking lots (private or government provided public)	-	-	-	-	-	P	P	-	-	-	-
<i>Railroad freight stations and terminals</i>											
Truck terminals	-	-	-	-	-	-	-	-	-	P	-
Storage yards	-	-	-	-	-	-	-	-	-	P	-
Warehouse, general storage	-	-	-	-	-	-	-	-	P	-	P
Warehouse, <u>mini-storage</u>	-	-	-	-	-	-	-	-	P	-	P

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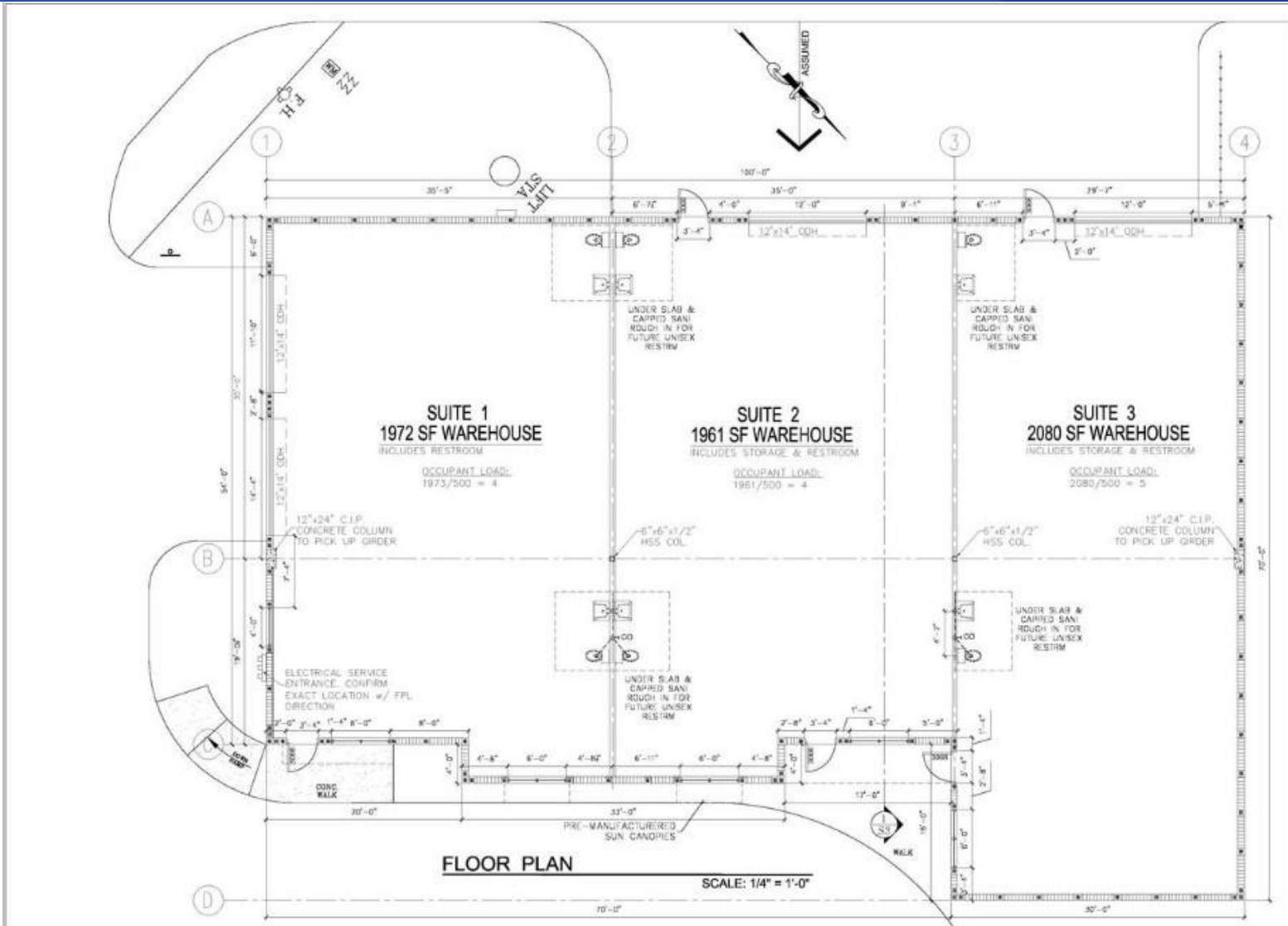
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FLOOR PLAN



Edit

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NEW WAREHOUSE BUILDING
920 & 924 S.E. DIXIE HIGHWAY, STUART, FL

DRAWN BY: [Name] CHECKED BY: [Name] DATE: [Date]
PROJECT NO.: [Number] SHEET NO.: [Number]

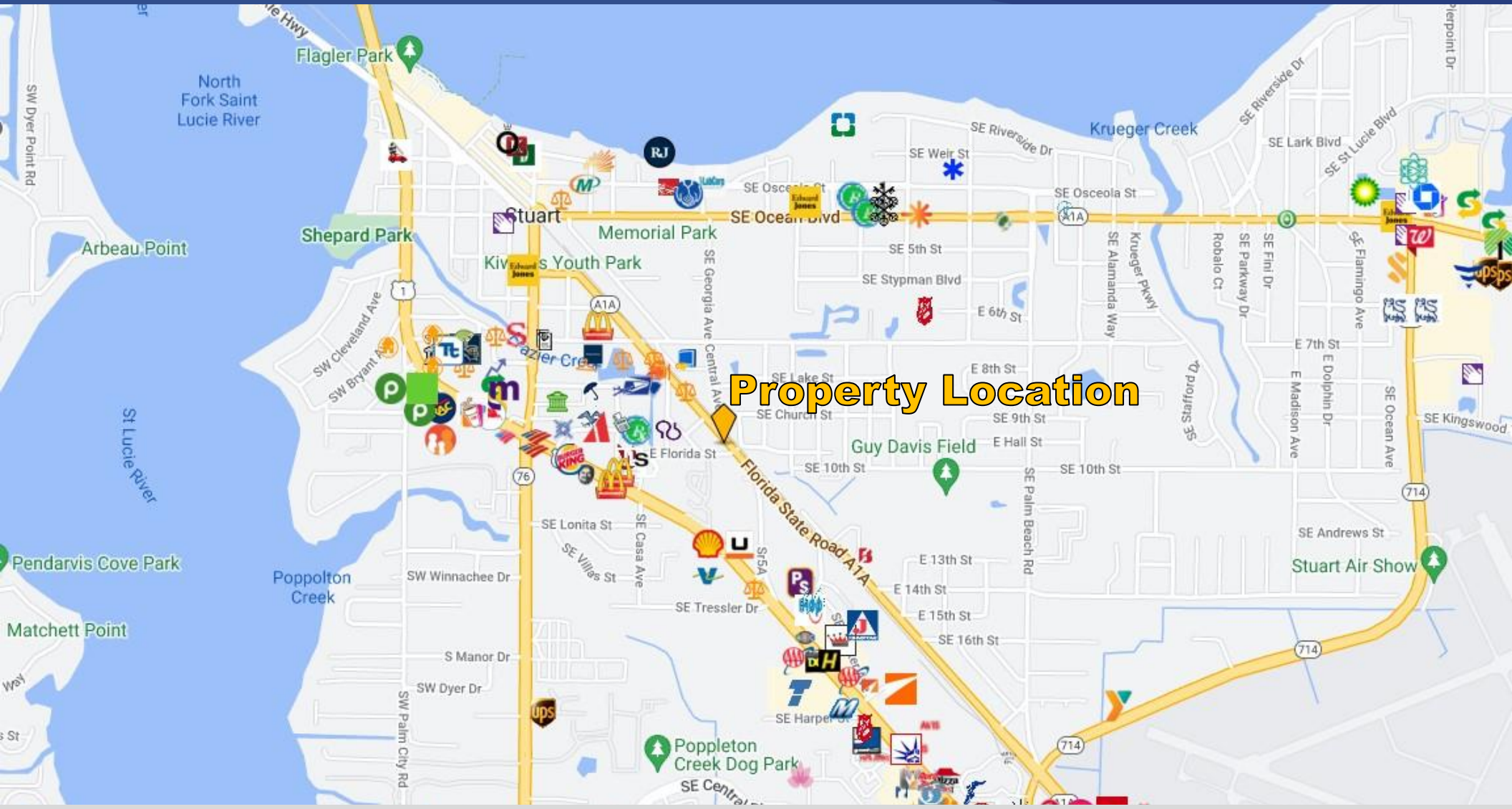
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TRADE AREA MAP



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