

FREESTANDING RETAIL BUILDING

2223 SE Ocean Blvd. | Stuart, FL
OFFERING MEMORANDUM



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Freestanding Retail Building

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Exclusively Marketed by:

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01

Executive Summary

Investment Summary

Location Summary

OFFERING SUMMARY

ADDRESS	2223 SE Ocean Blvd. Stuart FL 34996
BUILDING SF	3,285 SF
LAND ACRES	0.68
YEAR BUILT	1986
APN	03-38-41-000-000-00104-3

FINANCIAL SUMMARY

OFFERING PRICE	\$1,800,000
PRICE PSF	\$547.95

DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

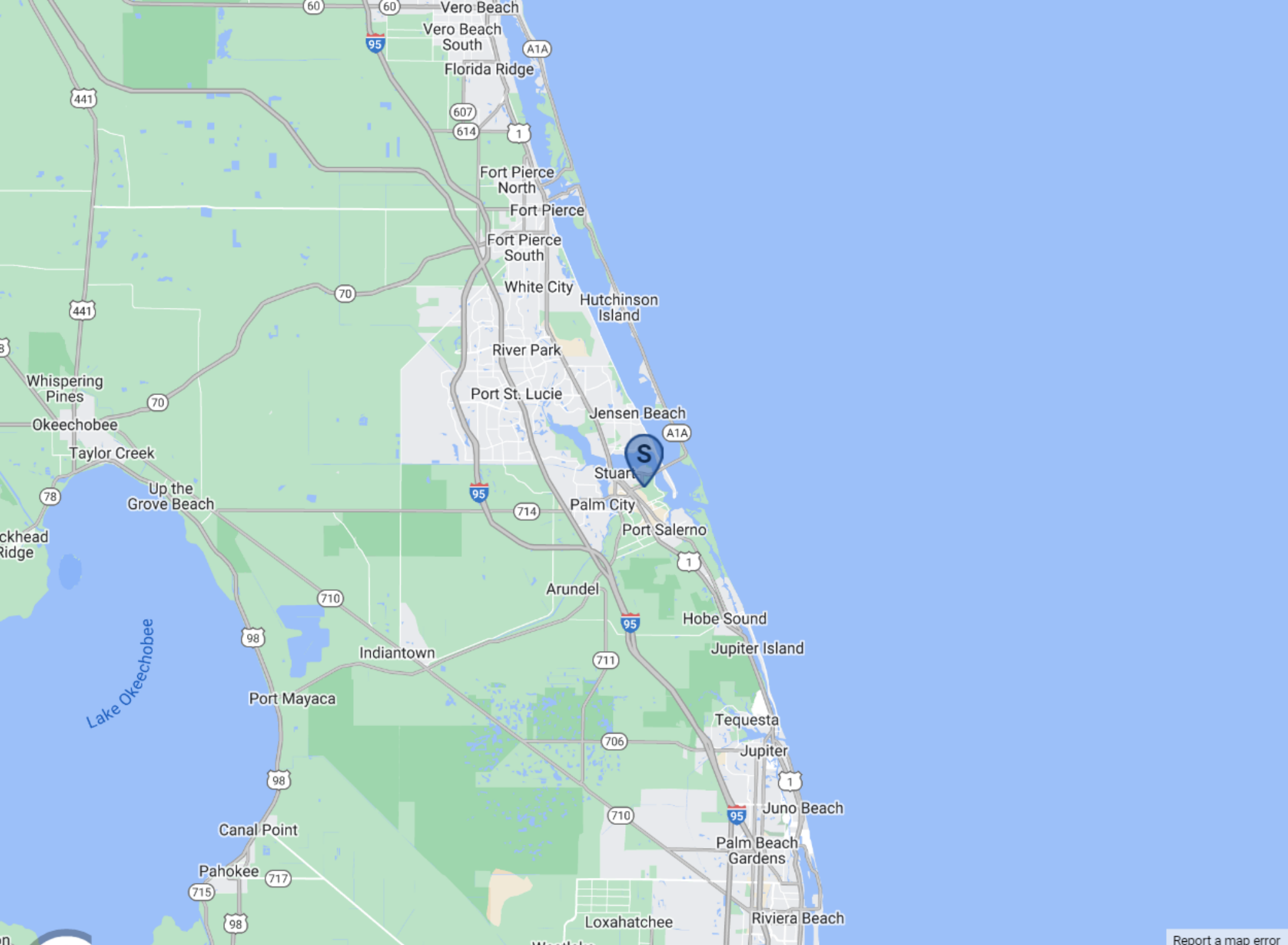
2022 Population	5,966	37,484	92,279
2022 Median HH Income	\$65,954	\$64,123	\$77,067
2022 Average HH Income	\$103,165	\$98,054	\$109,152

Former Restaurant with Drive-thru

- Exceptional freestanding building with a dedicated drive-thru lane located adjacent to the Smithfield Shopping Plaza in Stuart, FL.
- Great location for a National brand quick service restaurant or capable to be converted for retail related uses.
- There is very little quick service options in the immediate area making it a hot spot for a food service establishment.
- Mainly open concept floor plan, with a backroom, and restrooms.
- Site has ample parking, its own monument sign and building sign.



- Located between many National and regional tenants such as Dunkin', Subway, Chase Bank, Walgreens, and several professional and medical offices.





02

Property Description

Property Features
Aerial Map
Property Images

PROPERTY FEATURES

NUMBER OF TENANTS	1
BUILDING SF	3,285
LAND ACRES	0.68
YEAR BUILT	1986
# OF PARCELS	1
ZONING TYPE	B-1
BUILDING CLASS	General Retail
NUMBER OF STORIES	1
NUMBER OF PARKING SPACES	30
STREET FRONTAGE	101'
TRAFFIC COUNTS	21,500 ADT

NEIGHBORING PROPERTIES

NORTH	Retail / Residential
SOUTH	Retail / Office
EAST	Residential / Office
WEST	Retail / Residential

CONSTRUCTION

EXTERIOR	Stucco
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03

Demographics

Demographics

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,752	33,476	75,664
2010 Population	5,715	34,984	84,679
2022 Population	5,966	37,484	92,279
2027 Population	5,900	37,931	93,882
2022 African American	367	2,577	4,090
2022 American Indian	32	288	548
2022 Asian	56	428	1,374
2022 Hispanic	676	6,915	13,726
2022 Other Race	222	2,993	5,096
2022 White	4,810	27,603	72,569
2022 Multiracial	477	3,592	8,567
2022-2027: Population: Growth Rate	-1.10 %	1.20 %	1.75 %
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	278	1,417	2,736
\$15,000-\$24,999	311	1,317	2,593
\$25,000-\$34,999	289	1,729	3,298
\$35,000-\$49,999	396	2,198	4,634
\$50,000-\$74,999	492	3,030	6,773
\$75,000-\$99,999	370	2,445	6,509
\$100,000-\$149,999	648	2,650	7,600
\$150,000-\$199,999	137	1,069	3,222
\$200,000 or greater	329	1,423	4,144
Median HH Income	\$65,954	\$64,123	\$77,067
Average HH Income	\$103,165	\$98,054	\$109,152

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,679	19,011	41,417
2010 Total Households	3,124	16,310	38,459
2022 Total Households	3,250	17,279	41,510
2027 Total Households	3,225	17,487	42,186
2022 Average Household Size	1.79	2.08	2.17
2000 Owner Occupied Housing	2,266	10,870	26,284
2000 Renter Occupied Housing	764	4,843	8,049
2022 Owner Occupied Housing	2,476	11,754	30,653
2022 Renter Occupied Housing	774	5,525	10,857
2022 Vacant Housing	822	3,935	8,528
2022 Total Housing	4,072	21,214	50,038
2027 Owner Occupied Housing	2,481	11,926	31,175
2027 Renter Occupied Housing	745	5,562	11,010
2027 Vacant Housing	830	3,881	8,312
2027 Total Housing	4,055	21,368	50,498
2022-2027: Households: Growth Rate	-0.75 %	1.20 %	1.60 %



Source: esri

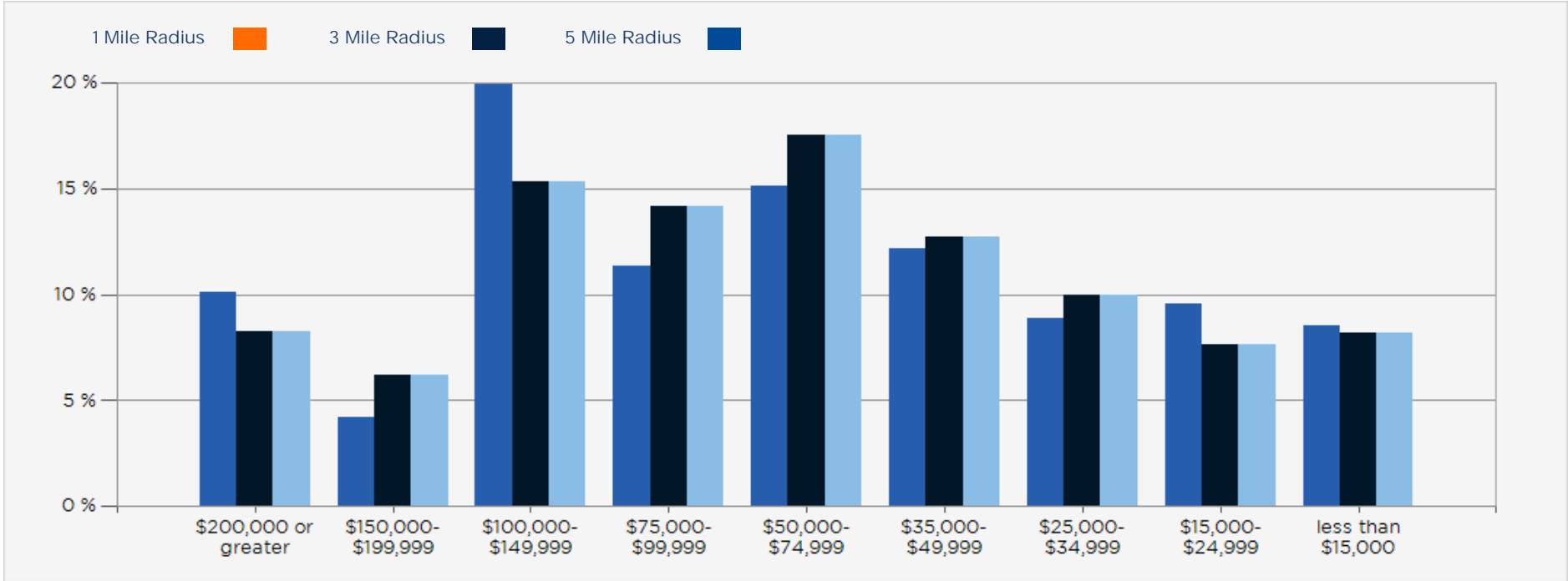
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	249	1,999	4,314
2022 Population Age 35-39	218	1,906	4,270
2022 Population Age 40-44	237	1,758	4,354
2022 Population Age 45-49	262	1,865	4,848
2022 Population Age 50-54	327	2,179	5,736
2022 Population Age 55-59	349	2,501	6,854
2022 Population Age 60-64	532	2,990	7,733
2022 Population Age 65-69	579	3,105	7,816
2022 Population Age 70-74	597	2,878	7,103
2022 Population Age 75-79	540	2,419	5,988
2022 Population Age 80-84	397	1,718	4,223
2022 Population Age 85+	488	2,170	4,932
2022 Population Age 18+	5,304	31,761	78,238
2022 Median Age	61	53	54

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$62,195	\$61,515	\$73,099
Average Household Income 25-34	\$89,496	\$85,591	\$94,696
Median Household Income 35-44	\$86,316	\$70,052	\$85,115
Average Household Income 35-44	\$111,065	\$98,934	\$116,075
Median Household Income 45-54	\$95,048	\$79,761	\$97,150
Average Household Income 45-54	\$128,890	\$117,617	\$132,877
Median Household Income 55-64	\$83,743	\$79,889	\$90,061
Average Household Income 55-64	\$127,339	\$118,086	\$126,087
Median Household Income 65-74	\$66,846	\$64,396	\$76,330
Average Household Income 65-74	\$105,504	\$98,565	\$108,073
Average Household Income 75+	\$85,045	\$81,893	\$89,247

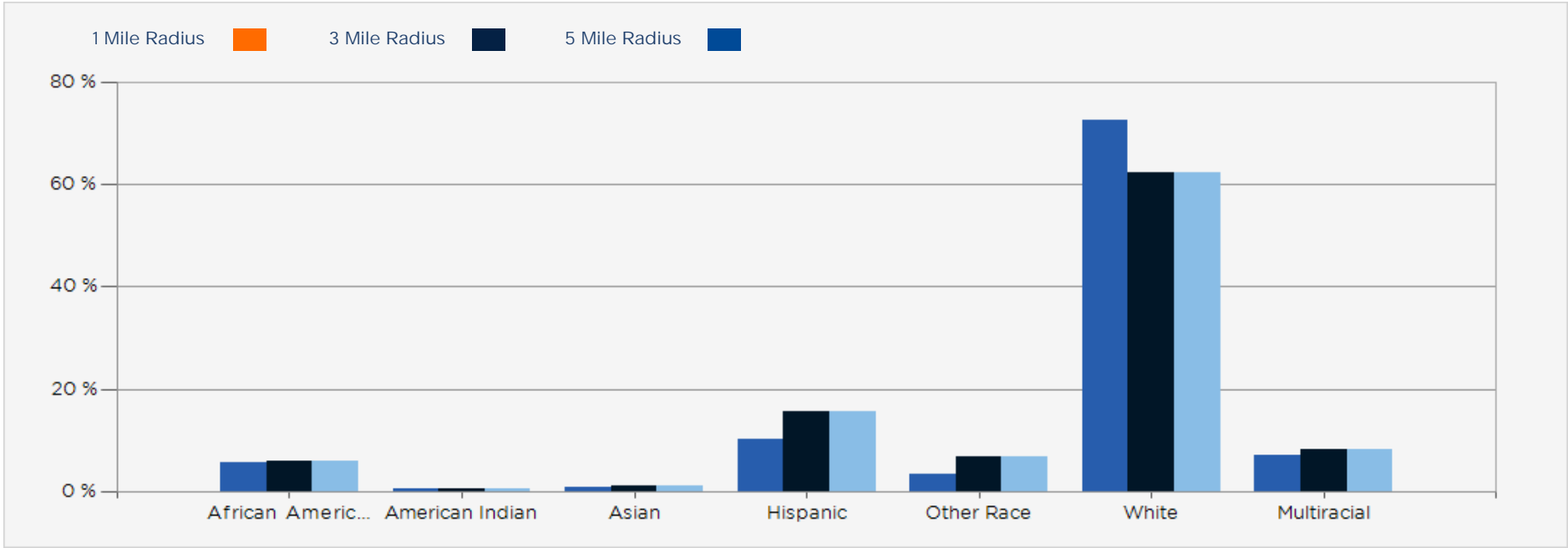
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	212	1,772	4,571
2027 Population Age 35-39	251	1,959	4,612
2027 Population Age 40-44	238	1,961	4,675
2027 Population Age 45-49	237	1,831	4,711
2027 Population Age 50-54	277	1,934	5,006
2027 Population Age 55-59	311	2,249	5,905
2027 Population Age 60-64	451	2,801	7,465
2027 Population Age 65-69	652	3,426	8,680
2027 Population Age 70-74	625	3,134	7,843
2027 Population Age 75-79	637	2,811	6,783
2027 Population Age 80-84	450	1,995	5,058
2027 Population Age 85+	474	2,182	5,164
2027 Population Age 18+	5,274	32,353	80,003
2027 Median Age	64	54	55

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$82,625	\$74,438	\$83,959
Average Household Income 25-34	\$108,711	\$100,615	\$111,224
Median Household Income 35-44	\$103,415	\$83,437	\$100,368
Average Household Income 35-44	\$129,653	\$116,289	\$134,705
Median Household Income 45-54	\$104,690	\$92,471	\$109,288
Average Household Income 45-54	\$143,667	\$132,416	\$150,996
Median Household Income 55-64	\$99,477	\$96,486	\$106,012
Average Household Income 55-64	\$149,281	\$136,831	\$147,147
Median Household Income 65-74	\$83,131	\$79,855	\$89,554
Average Household Income 65-74	\$130,764	\$119,111	\$129,072
Average Household Income 75+	\$106,292	\$102,196	\$111,560

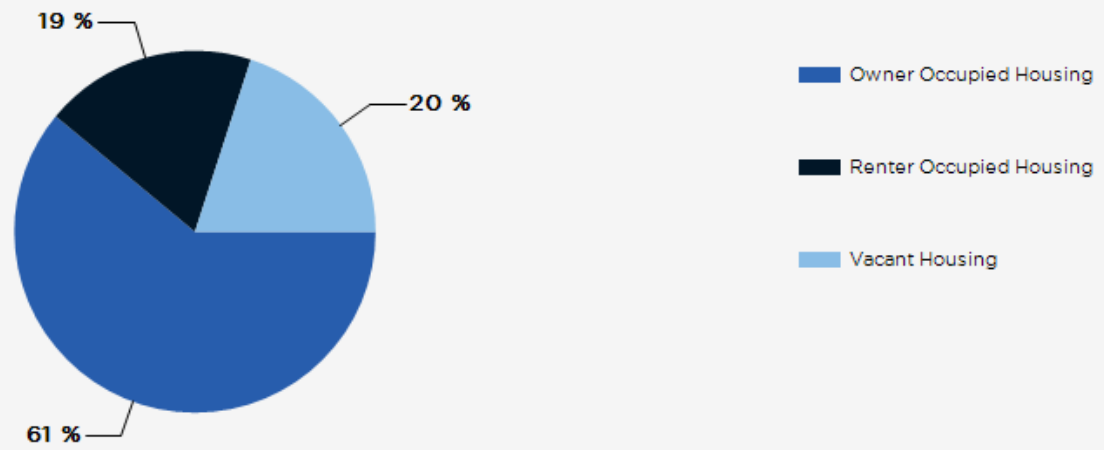
2022 Household Income



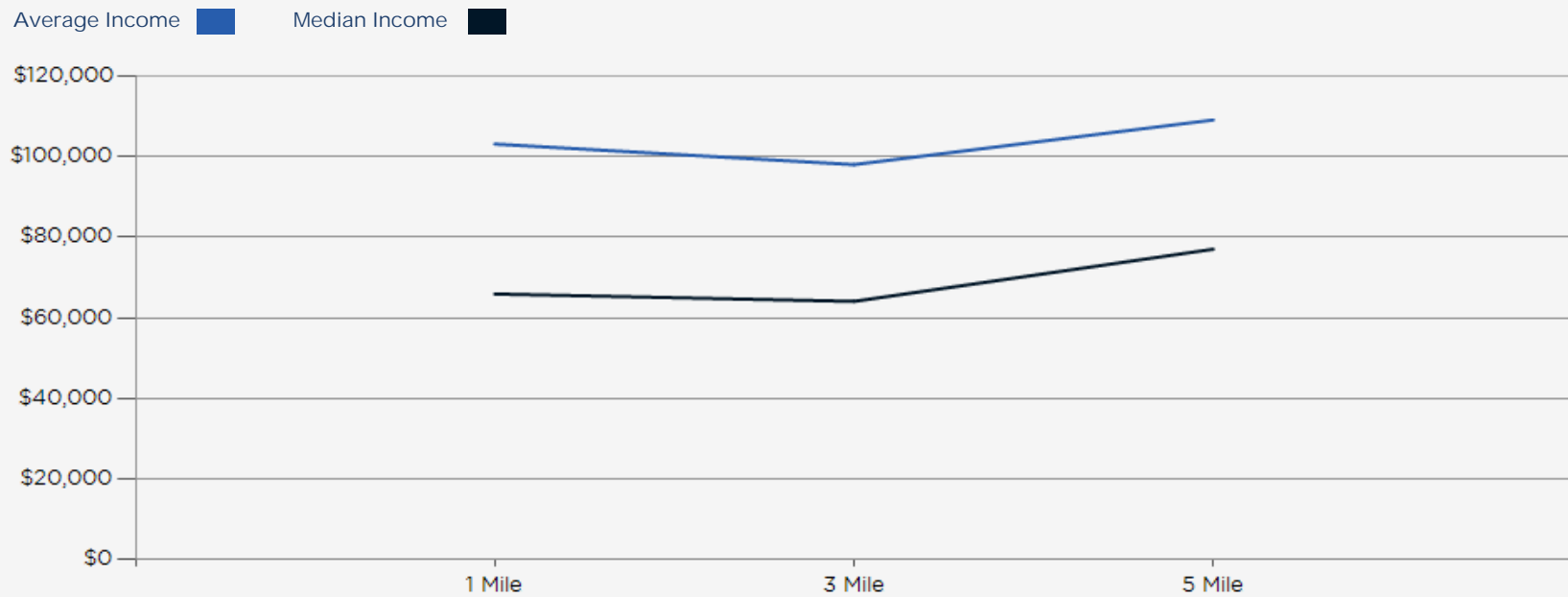
2022 Population by Race



2022 Household Occupancy - 1 Mile Radius



2022 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.



Freestanding Retail Building

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