

0.68 VACANT LAND

SE Amherst St. Stuart FL 34997



0.68 ACRE PROPERTY

FOR SALE | \$700,000

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

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

Chris Belland
772.286.5744 Office
772.418.4506 Mobile
cbelland@commercialrealestatellc.com

PROPERTY OVERVIEW

- Rare find! 2 parcels of vacant land totaling 0.68 acres located only feet from A1A and approximately a half mile from US1.
- The property is only minutes from the inlet waterways and a mile from the local international airport.
- Surrounding real estate includes national and local retailers and residential properties.
- Positioned in the Golden Gate Redevelopment Zoning District the property hosts a variety of development opportunities.



PRICE	\$700,000
ACREAGE	0.68
FRONTAGE	250'
ZONING	Golden Gate Redevelopment Zoning District
LAND USE	CRA Center
PARCEL ID	373841007034001105 373841007034002104

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DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	7,874	1 Mile	\$67,031	1 Mile	42.60
3 Mile	44,087	3 Mile	\$84,267	3 Mile	44.80
5 Mile	82,652	5 Mile	\$90,094	5 Mile	45.10

2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	8,075	1 Mile	\$55,599	1 Mile	45
3 Mile	45,247	3 Mile	\$65,733	3 Mile	47
5 Mile	85,135	5 Mile	\$69,314	5 Mile	47

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ZONING INFORMATION

Table GG-4 Use Groups Permitted in Golden Gate Subdistricts "P" = Permitted Usage

	Core	General	Corridor	Industrial	Multi-family
Residential Use Groups, see 12.1.03					
Accessory dwelling units	P	P	P	P ¹	P
Other dwelling types	P	P	P	P ¹	P
Single-family dwellings	-	P	-	-	P
Bed and breakfast inns	P	P	P	-	P
Agricultural Use Groups, see 12.1.03					
Urban farming	-	-	P	P	-
Commercial and Business Use Groups, see 12.1.03					
Business and professional offices	P	P	P	P	-
Construction services, limited	P ³	-	P	P	-
Construction services, extensive	-	-	-	P	-
Convenience store with fuel	-	-	-	P	-
Hotels, motels, resorts spas	P	P	P	-	-
Medical offices	P	P	P	P	-
Microbreweries & Craft Distilleries	P	-	P	P	-
Parking lots and garages	P	P	P	P	-
Restaurants	P	P	P	P	-
Retail and services, limited impact	P	P	P	P	-
Retail and services, general impact	P ²	-	P ²	P	-
Retail and services, extensive impact	-	-	-	P	-

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ZONING INFORMATION

Vehicular service and maintenance	-	-	-	P	-
Wholesale trades and services	P ³	-	P	P	-
Public and Institutional Use Groups, see 12.1.03					
Institutional uses, limited impact	P	P	P	P	P
Institutional uses, general impact	P	-	P	P	-
Industrial Use Groups, see 12.1.03					
Limited impact industries	-	-	P	P	-
Extensive impact industrial industries	-	-	-	P	-

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TRADE AREA MAP



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