

SHOWROOM & WAREHOUSE

508 S Colorado Ave. Stuart, FL 34994



FOR SALE | \$1,200,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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

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PROPERTY OVERVIEW

- This free-standing building features (2) offices, (2) bathrooms, and almost 1,552 SF of showroom space.
- There is an additional 1,380 SF warehouse in the rear with a 10x9 roll up bay door.
- High exposure to S Colorado Ave. plus signage, ideal for a number of uses.
- Surrounding real estate includes trendy Downtown Stuart shoppes, offices and restaurant spaces.



PRICE	\$1,200,000
BUILDING SIZE	2,932 sf
BUILDING TYPE	Retail/ Freestanding/Office
ACREAGE	.12 AC
FRONTAGE	49.7'
TRAFFIC COUNT	18,500
YEAR BUILT	1955 (recent renovations)
CONSTRUCTION TYPE	CBS
PARKING SPACE	5+
ZONING	UC-Urban Center
LAND USE	Downtown Redevelopment
PARCEL ID	05-38-41-005-021-00030-8

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DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	4,382	1 Mile	\$70,622	1 Mile	42
3 Mile	48,512	3 Mile	\$90,275	3 Mile	42
5 Mile	100,852	5 Mile	\$97,882	5 Mile	42

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	4,375	1 Mile	\$60,325	1 Mile	41
3 Mile	48,507	3 Mile	\$69,914	3 Mile	40
5 Mile	101,310	5 Mile	\$75,403	5 Mile	41

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ZONING INFORMATION

UC - Urban Center

Urban Code District Uses:

A. The following uses are permitted and are all-inclusive individually or in combination in the urban code district subject to the regulations pertaining to formula businesses in Section 2.06.12

Commercial Uses

Automobile repair service—Within an enclosed building in along U.S. 1 (Federal Hwy. and Savannah Road) only	1 per 200 square feet of sales area, plus 2 spaces per service bay, plus 1 space per employee	Health spas	1 per 200 square feet if located with retail, or 1 space per 150 square feet if located independently
Art galleries	1 per 200 square feet	Massage therapy establishments	1 per 300 square feet
Bakery, retail	One (1) space for each employee on the largest working shift plus one (1) space per three hundred (300) square feet of gross floor area	Microbreweries and craft distilleries	1 per employee plus 1 per 300 square feet for tasting, tap room, and gift shops.
Banks/financial institutions	1 per 300 square feet, plus queuing spaces per Sec. 6.01.07	Office, business or professional, medical, low intensity medical, and veterinary	1 per 350 square feet (professional); 1 per 300 square feet (low intensity medical) 1 per 200 square feet (medical and veterinary)
Barbershop, Beauty Salons, Specialty Salons	2 per station	Pharmacies (if 2,000 square feet or less)	1 per 200 square feet
Bars	1 per 4 seats	Restaurants, convenience and general	1 per 4 seats
Catering shop	1 per employee, plus 0.5 spaces per delivery truck, plus 2 spaces per 1,000 square feet	Retail sales and service (intensive and non-intensive)—Within an enclosed building only	1 per 300 square feet of floor space
Clubs, lodges and fraternal organizations	1 per 3 persons based on the maximum seating capacity of the building, or 1 space per 100 square feet (whichever is greater). One-half (½) of total parking area must be paved; the other half may be an approved stabilized surface.	Retail manufacturing—Providing such manufacturing is incidental to sales and occupies less than 75 percent of the total gross floor area	1 per 300 square feet
Dry cleaning, provided that all cleaning is conducted off-premises	1 per employee, plus 0.5 spaces per delivery truck, plus 1 space per 300 square feet	Studios (art, dance, music, exercise)	1 per 300 square feet
		Theaters	1 per 4 seats

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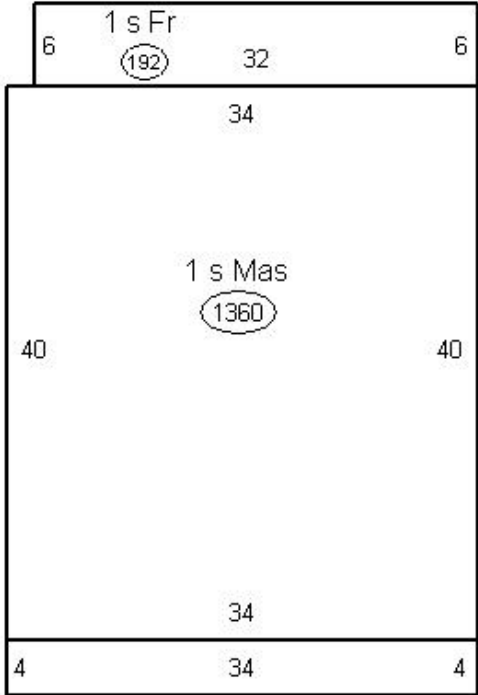
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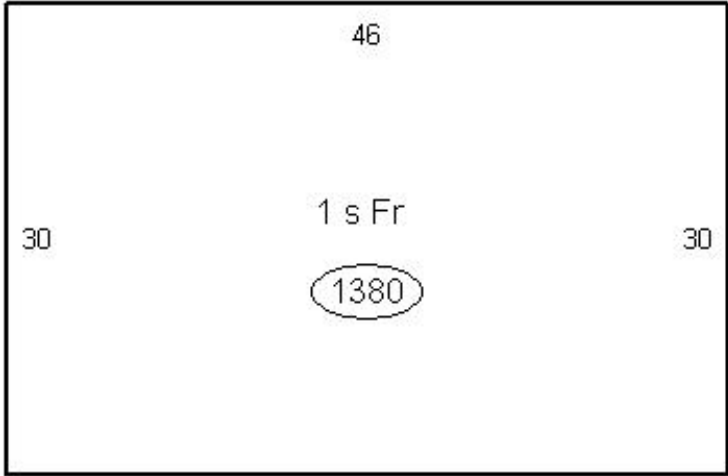
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PROPERTY SKETCH

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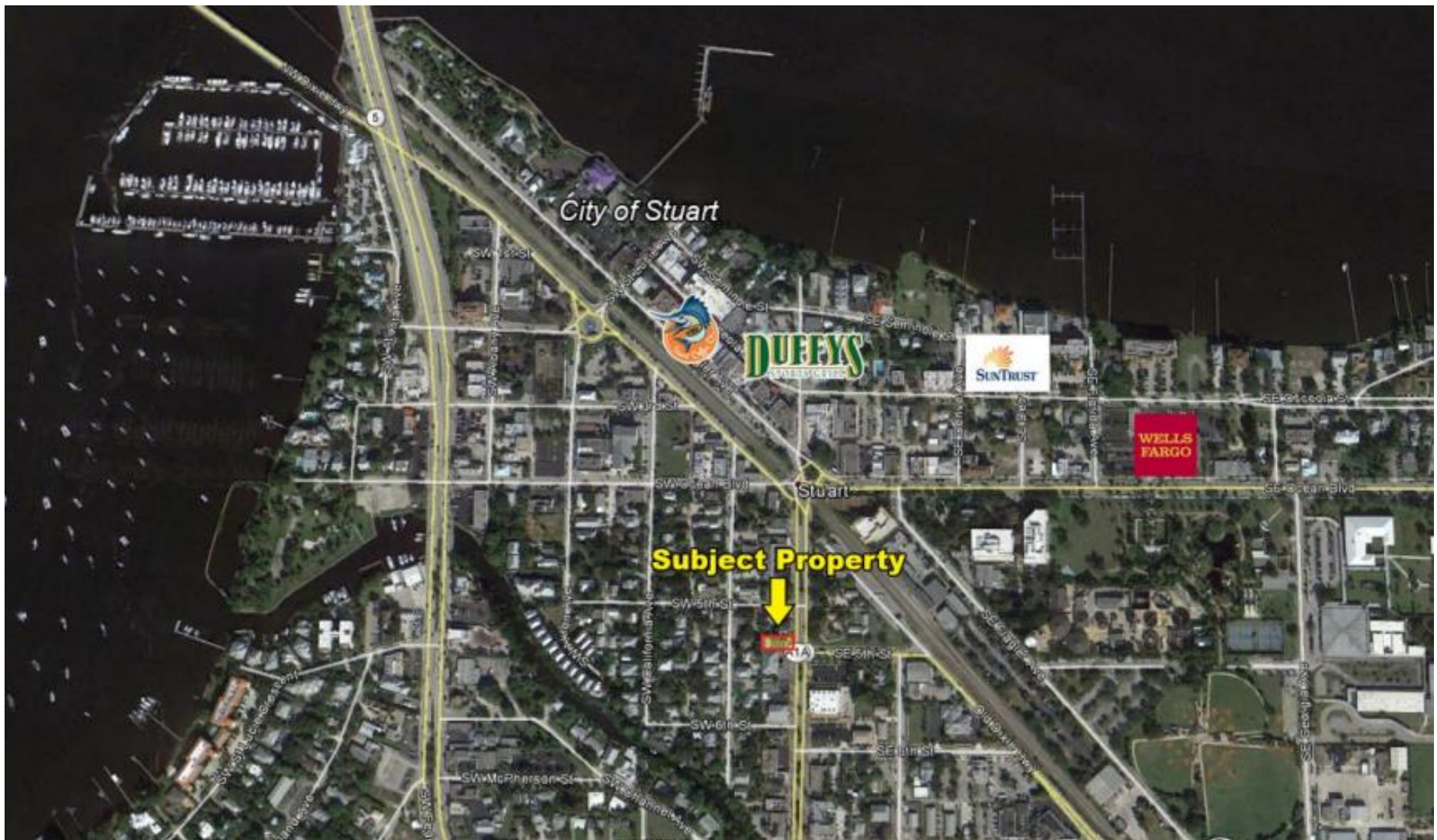


ADDRESS #'s 508, 510



506

TRADE AREA MAP



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