

FREESTANDING RETAIL | SHOWROOM WITH YARD SPACE

1218 SE Federal Hwy., Stuart, FL 34994



FOR SALE | \$1,700,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart, FL 34996
www.commercialrealestatellc.com

Chris Belland
772.286.5744 Office
772.418.4506 Mobile
cbelland@commercialrealestatellc.com

PROPERTY OVERVIEW

- Excellent Opportunity to purchase a freestanding retail building in Stuart.
- Located on US1, this property boasts exceptional frontage, a prominent monument sign, ample parking with designated entry and exit points.
- The 400-square-foot building showcases a well-kept exterior with a metal roof.
- Ideally suited for a car dealership or boat brokerage.
- Property benefits from a high traffic count and is surrounded by national and local retailers.



PRICE	\$1,700,000
BUILDING SIZE	400 sf
BUILDING TYPE	General Office
ACREAGE	0.6899
FRONTAGE	273'
TRAFFIC COUNT	34,000 ADT
YEAR BUILT	1983
PARKING SPACE	Ample
ZONING	B-2 Business General
PARCEL ID	09-38-41-000-000-00101-3

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart, FL 34996
www.commercialrealestatellc.com

Chris Belland
772.286.5744 Office
772.418.4506 Mobile
cbelland@commercialrealestatellc.com

SITE PHOTOS



**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart, FL 34996
www.commercialrealestatellc.com

Chris Belland
772.286.5744 Office
772.418.4506 Mobile
cbelland@commercialrealestatellc.com

DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	8,976	1 Mile	\$66,492	1 Mile	45.10
3 Mile	102,823	3 Mile	\$97,228	3 Mile	46.10
5 Mile	263,612	5 Mile	\$89,946	5 Mile	46.30

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	8,944	1 Mile	\$53,398	1 Mile	47
3 Mile	102,960	3 Mile	\$74,825	3 Mile	49
5 Mile	272,041	5 Mile	\$70,562	5 Mile	48

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart, FL 34996
www.commercialrealestatellc.com

Chris Belland
772.286.5744 Office
772.418.4506 Mobile
cbelland@commercialrealestatellc.com

ZONING INFORMATION

	R-1A	R-1	R-2	R-3	B-1	B-2
Residential units combined with non-residential uses	-	-	P	P	P	P
Adult day care centers (< five acres)	-	-	CU	P	P	P
Adult day care centers (> five acres)	-	-	-	P	P	P
Child care center (< five acres)	-	-	CU	P	P	P
Child care center (> five acres) (refer to supplemental standards in section 2.06.04)	-	-	-	P	P	P
Massage therapy establishment	-	-	P	P	P	P
Office, low intensity medical	-	-	P	P	P	P
Office, medical	-	-	P	P	P	P
Office, business or professional	-	-	P	P	P	P
Office, low intensity medical	-	-	P	P	P	P
Office, veterinary	-	-	-	P	P	P
Public parks	P	P	P	P	P	P
<i>Utility and Service Uses</i>						
Public facilities and services	P	P	P	P	P	P
Public utilities (refer to section 6.02.00)	P	P	P	P	P	P
Community gardens (refer to supplemental standards in section 2.06.08)	P	P	P	P	P	P
Urban farms (refer to supplemental standards in section 2.06.08)	-	-	-	P	P	P

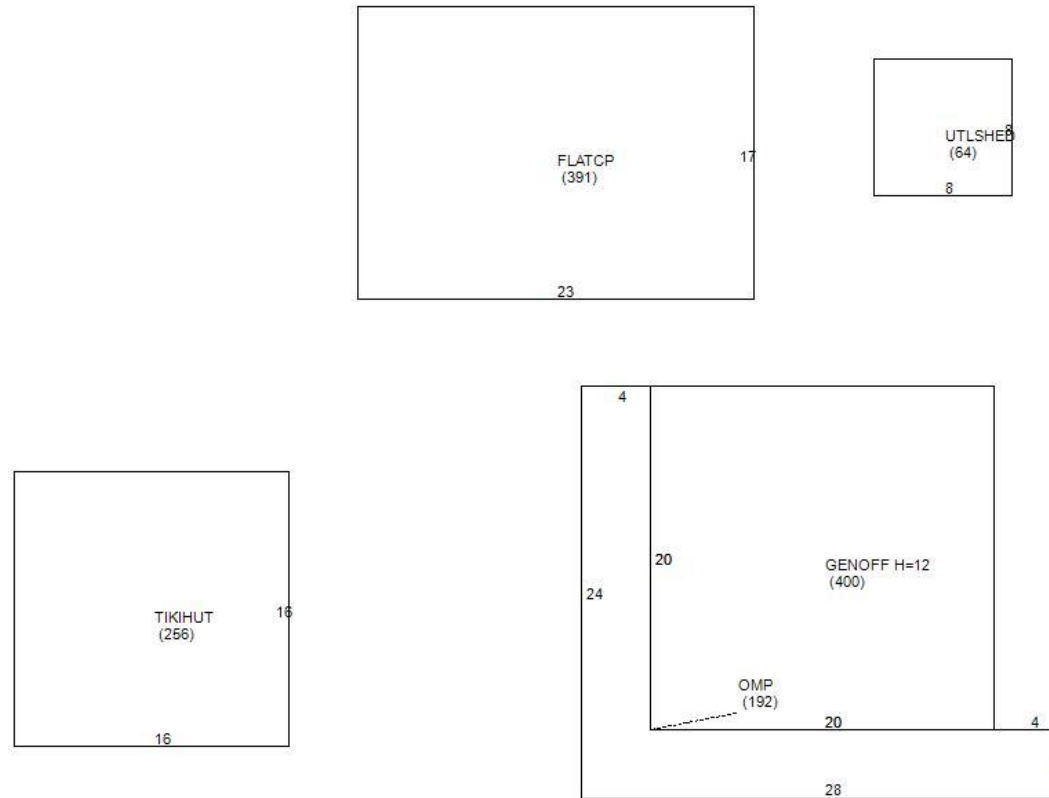
**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart, FL 34996
www.commercialrealestatellc.com

Chris Belland
772.286.5744 Office
772.418.4506 Mobile
cbelland@commercialrealestatellc.com

SITE PLAN



**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart, FL 34996
www.commercialrealestatellc.com

Chris Belland
772.286.5744 Office
772.418.4506 Mobile
cbelland@commercialrealestatellc.com

TRADE AREA MAP



**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart, FL 34996
www.commercialrealestatellc.com

Chris Belland
772.286.5744 Office
772.418.4506 Mobile
cbelland@commercialrealestatellc.com