

PRIME OFFICE CONDO IN DOWNTOWN STUART

50 SE Ocean Blvd. Suite 201, Stuart FL 34994



FOR SALE | \$335,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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

Brendan Deblois
772.286.5744 Office
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PROPERTY OVERVIEW

- Elevate your business to new heights with this exceptional second-floor office overlooking SE Flagler Ave. in the vibrant heart of downtown Stuart.
- Situated in the bustling downtown district, this office condo provides unparalleled accessibility to key amenities, dining options, and a dynamic business environment. Your clients and team will appreciate the convenience of a central location.
- Functional office layout that features three private offices, a dedicated conference room, and a reception area.
- Practically walking distance to many points of interest such as the Martin County Courthouse, medical practices, and several cultural attractions. The downtown Stuart area provides a dynamic backdrop for your business endeavors.



PRICE	\$335,000
CONDO SIZE	1,167 SF
POA FEES	\$13,046/Yr. (Paid Quarterly)
ROOF ASSESSMENT	\$2,389.09/Yr.
BUILDING SIZE	15,647 SF
BUILDING TYPE	Retail / Office
ACREAGE	0.47 AC
FRONTAGE	195'
TRAFFIC COUNT	12,300 ADT
YEAR BUILT	2007
CONSTRUCTION TYPE	Block with Stucco
ZONING	UG–Urban General
LAND USE	Downtown
PARCEL ID	04-38-41-033-000-02010-0

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INTERIOR PHOTOS



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DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	3,697	1 Mile	\$70,379	1 Mile	45
3 Mile	101,416	3 Mile	\$97,915	3 Mile	47.9
5 Mile	282,941	5 Mile	\$88,687	5 Mile	46.4

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	3,688	1 Mile	\$60,196	1 Mile	48.1
3 Mile	101,942	3 Mile	\$75,310	3 Mile	52.1
5 Mile	292,623	5 Mile	\$69,603	5 Mile	49.5

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ZONING INFORMATION

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
Art galleries	1 per 200 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
Banks/financial institutions	1 per 300 square feet, plus queuing spaces per section 6.01.07
Barbershop, Beauty Salons, Specialty Salons	2 per station
Bars	1 per 4 seats
Catering shop	1 per employee, plus 0.5 spaces per delivery truck, plus 2 spaces per 1,000 square feet
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
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
Health spas	1 per 200 square feet if located with retail, or 1 space per 150 square feet if located independently
Marinas, Commercial	1 per 4 slips for operations that do not require a utilities agreement, and 1 per each slip that requires a utility agreement, plus 1 per each employee
Massage therapy establishments	1 per 300 square feet

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ZONING INFORMATION

Massage therapy establishments	1 per 300 square feet
Microbreweries and craft distilleries	1 per employee plus 1 per 300 square feet for tasting, tap room, and gift shops
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)
Pharmacies (if 2,000 square feet or less)	1 per 200 square feet
Restaurants, convenience and general	1 per 4 seats
Retail sales and service (intensive and non-intensive)–Within an enclosed building only	1 per 300 square feet of floor space
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
Studios (art, dance, music, exercise)	1 per 300 square feet
Theaters	1 per 4 seats

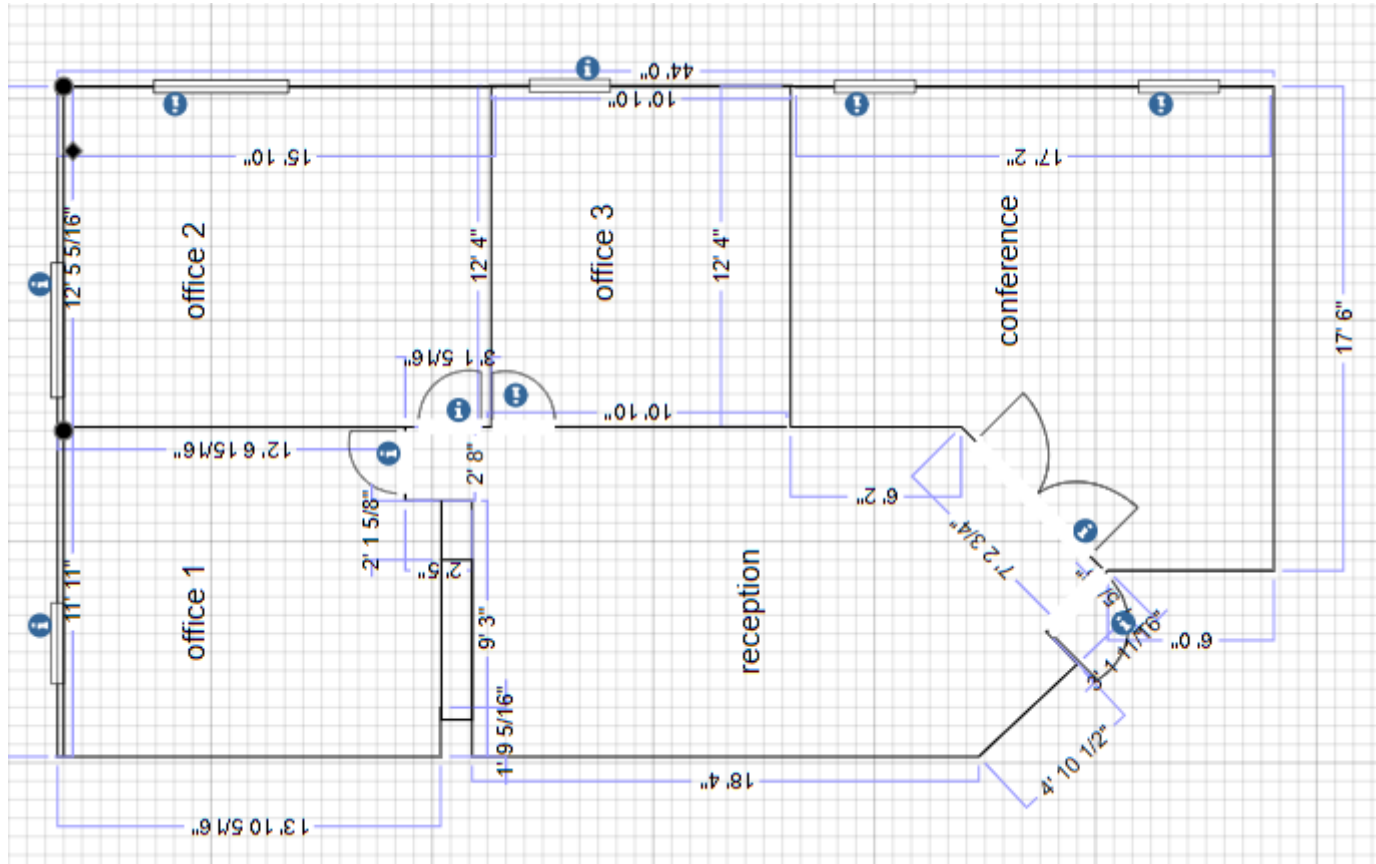
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FLOOR PLAN



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TRADE AREA MAP



SUBJECT PROPERTY

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