

FREESTANDING RETAIL BUILDING

1525 SE Luckhardt St. Stuart, FL 34994



FOR SALE | \$875,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart FL, 34997
www.commercialrealestatellc.com

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PROPERTY OVERVIEW

- Excellent opportunity to acquire a 4,000 sq ft warehouse showroom in Stuart, Florida.
- This property features a metal roof, ample parking, dual entry points, and a prominent monument sign.
- Zoned as B-1, it allows for a variety of usages.
- Situated on 0.82 acres with a fenced rear perimeter, the building is surrounded by numerous national and local retailers, ensuring high pedestrian traffic.
- Property is currently leased to 1 tenant.



PRICE	\$875,000
BUILDING SIZE	4,000 sf
BUILDING TYPE	Warehouse Showroom
ACREAGE	0.82
FRONTAGE	221' Luckhardt St 160' Martin Square Corp Hwy
TRAFFIC COUNT	33,000 ADT
YEAR BUILT	2001
ZONING	B-1
PARCEL ID	38-38-41-006-000-00051-0

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DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	5,409	1 Mile	\$65,338	1 Mile	36.00
3 Mile	102,038	3 Mile	\$95,378	3 Mile	38.70
5 Mile	219,726	5 Mile	\$92,571	5 Mile	40.00

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	5,378	1 Mile	\$59,020	1 Mile	33
3 Mile	101,803	3 Mile	\$74,004	3 Mile	39
5 Mile	225,215	5 Mile	\$71,768	5 Mile	41

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ZONING INFORMATION

Land Use	Zoning Districts															
	Residential				Nonresidential							PUD				
	R-1A	R-1	R-2	R-3	B-1	B-2	B-3	B-4	P	I	H	RPUD	CPUD	MXPUD	PSPUD	IPUD
<i>Residential Land Uses</i>																
Family day care home in a residence	P	P		P	P	P	-	-	-	-	-	A	A	A	-	-
Residential units combined with non-residential uses	-	-		P	P	P	P	-	-	-	-	A	A	A	-	-
<i>Transient Residential Land Uses and Overnight Accommodations</i>																
Hotels/motels	-	-		P	P	-	-	-	-	-	-	A	A	-	-	-
<i>Institutional Uses</i>																
Adult day care centers (< five acres)	-	-		CU	P	P	P	CU	-	-	-	A	A	A	-	-
Adult day care centers (> five acres)	-	-		-	P	P	P	CU	-	-	-	-	A	A	-	-
Cemeteries	-	-		-	-	P	-	-	-	-	-	A	-	-	-	-
Child care center (< five acres)	-	-		CU	P	P	P	CU	-	-	-	A	A	A	-	-
Child care center (> five acres) (refer to supplemental standards in section 2.06.04)	-	-		-	P	P	P	CU	-	-	-	-	A	A	-	-
Crematoriums	-	-		-	-	CU	-	-	-	-	-	A	A	-	-	-
Funeral homes	-	-		-	-	P	-	-	-	-	-	A	A	-	-	-
Funeral homes with crematoriums	-	-		-	-	CU	-	-	-	-	-	A	A	-	-	-
Museums	-	-		P	P	-	-	P	-	-	-	A	A	A	-	-
Religious institutions (< five acres)	-	-		CU	P	-	P	-	P	-	-	A	A	A	A	-
Religious institutions (> five acres)	-	-		-	CU	-	P	-	-	-	-	A	A	A	-	-

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Schools—Private, parochial, or technical (< five acres)	CU	CU		CU	CU	P	P	-	-	P	-	-	A	A	A	A	-
Schools—Private, parochial, or technical (> five acres)	-	-		-	-	P	P	-	-	-	-	-	A	A	A	A	-
<i>Health Care Uses</i>																	
Massage therapy establishment	-	-		-	P	P	P	P	-	-	-	-	A	A	A	-	-
Office, low intensity medical	-	-		-	P	P	P	P	-	-	-	-	A	A	A	-	-
Office, medical	-	-		-	P	P	P	P	-	-	-	-	A	A	A	-	-
<i>Commercial Uses</i>																	
Adult business (refer to supplemental standards in section 2.06.10)	-	-		-	-	-	CU	-	-	-	CU	-	-	-	-	-	A
Automatic amusement center and game room	-	-		-	-	-	P	-	-	-	-	-	-	A	A	-	-
Automobile rental/leasing	-	-		-	-	-	P	-	-	-	-	-	-	A	A	-	-
Automobile repair services, major and minor (refer to supplemental standards in section 2.06.05)	-	-		-	-	-	P	-	-	-	P	-	-	A	-	-	A
Automobile sales provided all repair and service shall be done within an enclosed building (refer to supplemental standards in section 2.06.05)	-	-		-	-	-	P	-	-	-	-	-	-	A	A	-	-

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ZONING INFORMATION

Bakeries, retail and/or wholesale warehouses	-	-	-	-	-	P	-	P	-	-	-	-	-	A	A	-	-
Banks/financial institutions	-	-	-	-	P	P	-	P	-	-	-	-	-	A	A	-	-
Barbershop, beauty salons, specialty salons	-	-	-	-	P	P	-	-	-	-	-	-	-	A	A	-	-
Bars	-	-	-	-	P	P	-	-	-	-	-	-	-	A	A	-	-
Boat sales and service (refer to supplemental standards in Section 2.06.05)	-	-	-	-	-	P	-	-	-	-	-	-	-	A	A	-	-
Boat storage, dry	-	-	-	-	-	P	-	P	-	P	-	-	-	A	A	-	A
Bowling alleys	-	-	-	-	-	P	-	-	-	-	-	-	-	A	A	-	-
Car washes	-	-	-	-	-	P	-	-	-	-	-	-	-	A	A	-	-
Catering shops	-	-	-	-	P	P	-	-	-	-	-	-	-	A	A	-	-
Clubs, lodges, fraternal organizations	-	-	-	-	-	P	-	-	-	-	-	-	-	A	A	-	-
Craft distillery	-	-	-	-	P	P	-	P	-	-	-	-	-	A	A	-	-
Dry cleaning establishment	-	-	-	-	-	P	-	P	-	-	-	-	-	A	A	-	-
Gasoline or other motor fuel stations (refer to supplemental standards in sections 2.06.05 and 2.06.20)	-	-	-	-	-	P	-	-	-	-	-	-	-	A	A	-	-
Health clubs	-	-	-	-	-	P	-	-	-	-	-	-	-	A	A	-	-
Health spas	-	-	-	-	-	P	-	-	-	-	-	-	-	A	A	-	-
Kennels	-	-	-	-	-	P	-	-	-	-	-	-	-	A	A	-	-
Laundry establishments (self-service)	-	-	-	-	-	P	-	P	-	-	-	-	-	A	A	-	-
Marinas including the sale, display, and storage of new and used boats for sale,	-	-	-	-	P	P	-	-	-	-	-	-	-	A	A	-	-

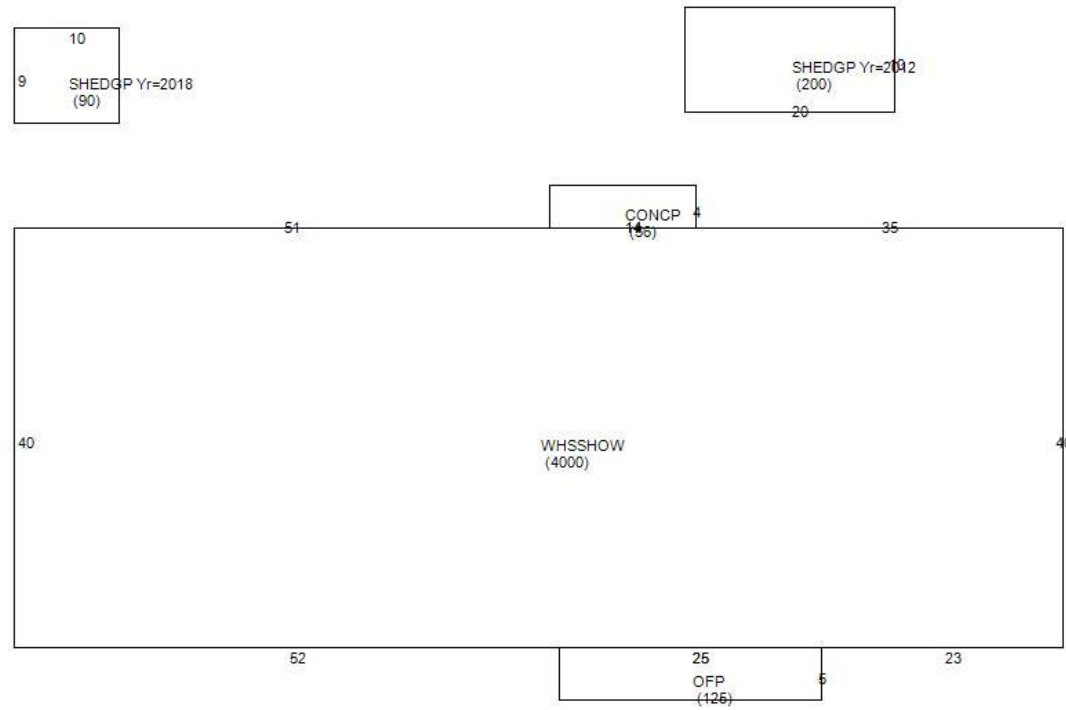
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SITE PLAN



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TRADE AREA MAP



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