

FOR SALE



OFFERING MEMORANDUM
DOWNTOWN STUART GARAGE PROPERTY
WITH RESIDENTIAL INCOME
101 SW OCEAN BLVD. STUART, FL 34994

JEREMIAH BARON
& CO

COMMERCIAL REAL ESTATE

www.CommercialRealEstateLLC.com

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Downtown Stuart Garage Property

Stuart, FL

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CONTACT INFORMATION

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EXECUTIVE SUMMARY

This is a rare opportunity to acquire a well-maintained, garage property in the heart of downtown Stuart. The offering consists of two commercial buildings connected by a secured, fenced courtyard-style parking area, allowing for efficient circulation and operational flexibility.

The property benefits from excellent frontage on two sides, enhanced by a high-visibility monument sign, making it ideal for automotive, service-oriented, or creative commercial uses. The buildings showcase classic storefront architecture, multiple roll-up doors with drive-through capability, and built-in office components, creating a highly functional layout for owner-users or investors.

As an added value component, the property includes two 1-bedroom / 1-bath residential apartments, providing supplemental income or on-site flexibility, all just steps from downtown Stuart's popular shops, restaurants, and waterfront amenities.

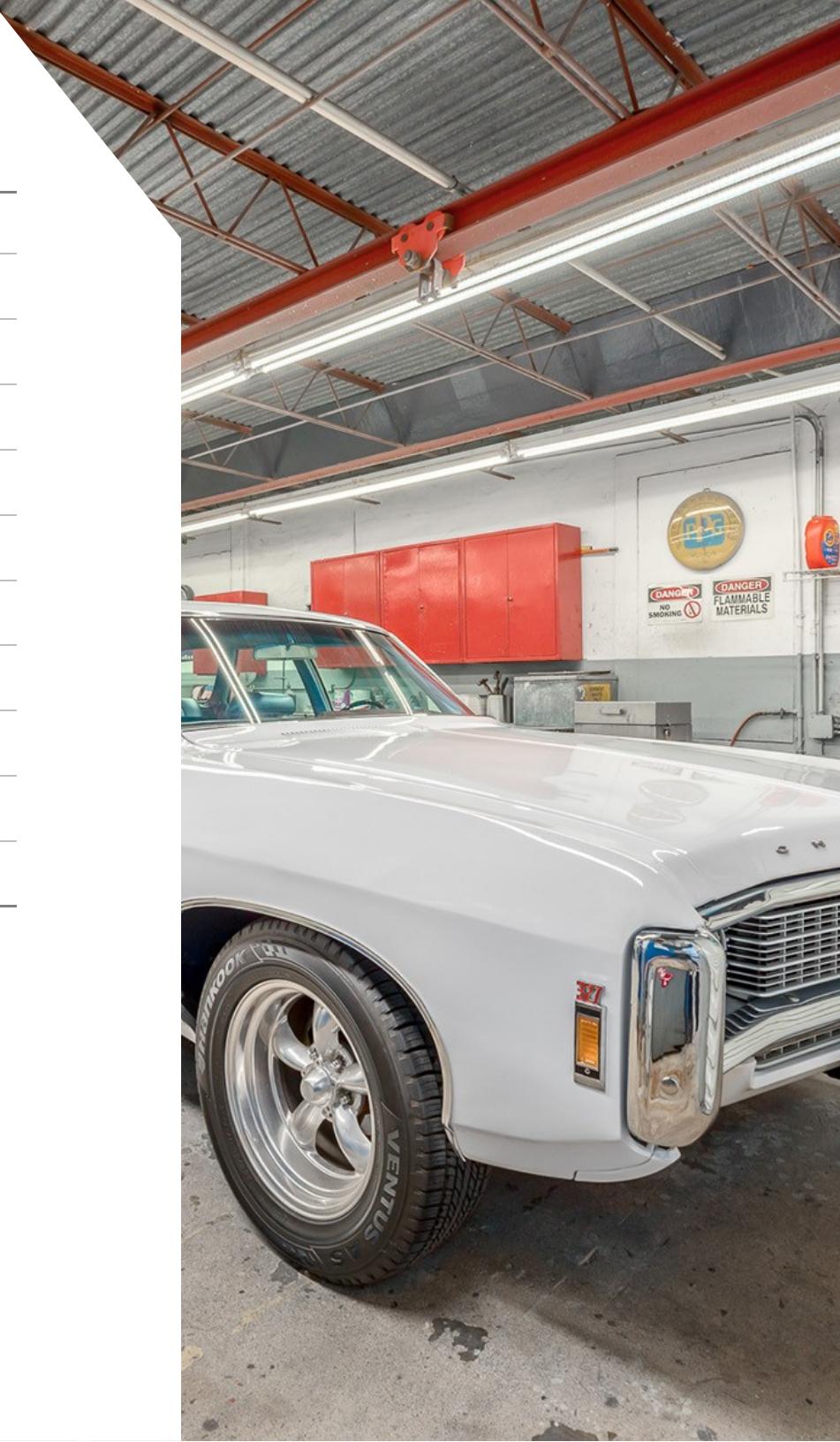


INVESTMENT OVERVIEW

PRICE	\$2,999,999 (<i>Price reduced from \$3,500,000</i>)
BUILDING SIZE	8,114 SF
BUILDING TYPE	Service Garage
ACREAGE	0.36 AC
FRONTAGE	125 ' Ocean Blvd 130' Camden Ave
TRAFFIC COUNT	11,400 ADT
YEAR BUILT	1925
CONSTRUCTION TYPE	Concrete Block
ZONING	UC—Urban Center
LAND USE	Downtown
PARCEL ID	05-38-41-014-013-00050-9

KEY HIGHLIGHTS

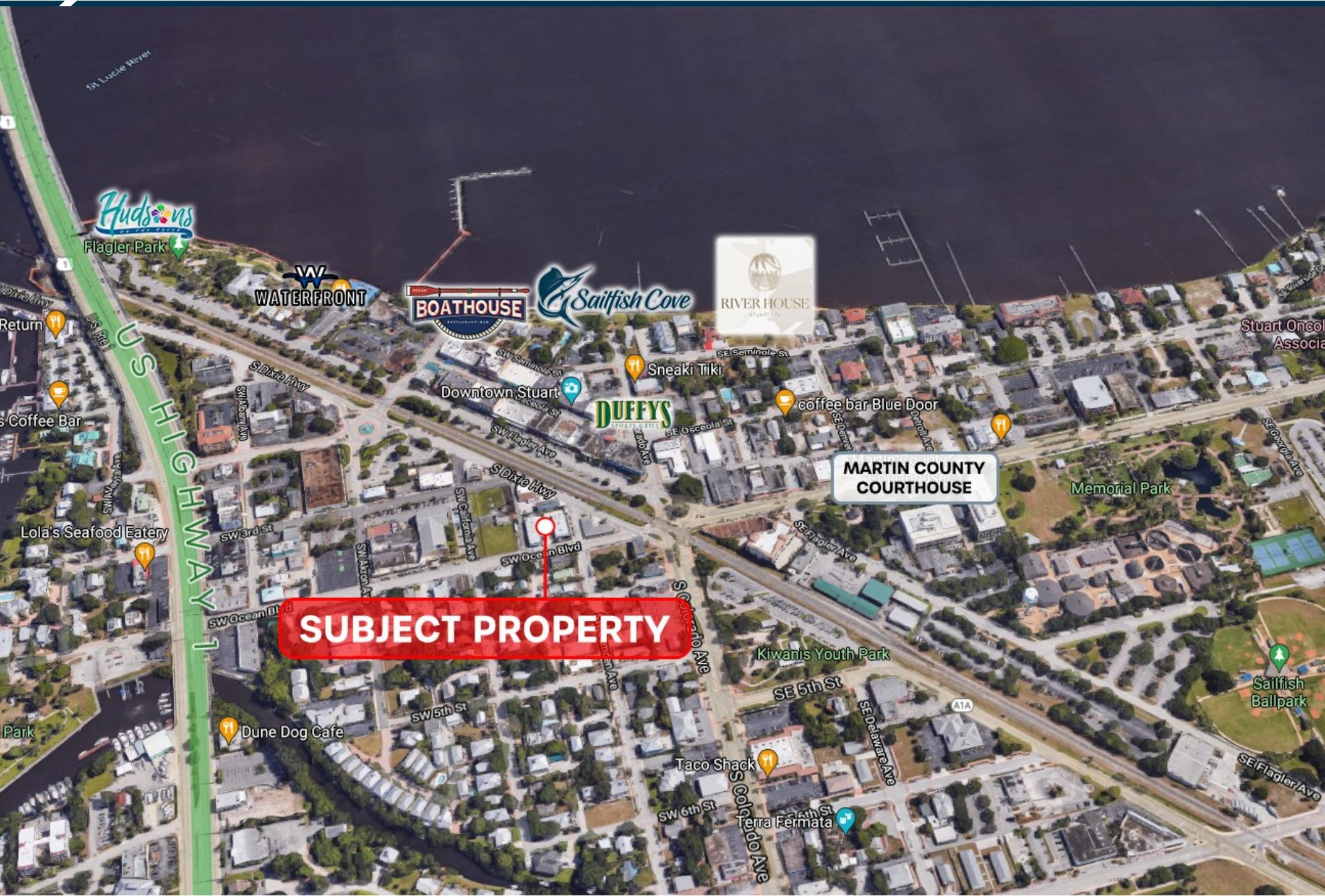
- Prime downtown Stuart location with walkability to retail, dining, and waterfront
- Two commercial buildings connected by a fenced courtyard-style parking lot
- Excellent dual frontage with prominent monument signage
- Multiple roll-up doors allowing for thru-traffic and efficient operations
- Classic storefront design with integrated office spaces
- Flexible layout suitable for automotive, service, or creative commercial uses
- Two on-site 1BR/1BA residential apartments providing additional income
- Well-maintained improvements with strong owner-user or investment appeal



AERIAL VIEW



SURROUNDING AREA



PROPERTY PHOTOS



PROPERTY PHOTOS



DEMOGRAPHICS

Population	2 miles	5 miles	10 miles
2020 Population	18,758	97,406	274,470
2024 Population	20,369	104,724	300,441
2029 Population Projection	21,643	112,341	343,214
Annual Growth 2020-2024	2.1%	1.9%	2.4%
Annual Growth 2024-2029	1.3%	1.5%	2.8%
Median Age	54.7	53	49.2
Bachelor's Degree or Higher	31%	34%	28%
U.S. Armed Forces	42	89	215

Income	1 mile	5 miles	10 miles
Avg Household Income	\$83,367	\$94,399	\$88,656
Median Household Income	\$55,000	\$67,037	\$66,834
< \$25,000	481	8,244	19,055
\$25,000 - 50,000	322	9,901	26,945
\$50,000 - 75,000	185	7,335	23,440
\$75,000 - 100,000	157	5,344	18,061
\$100,000 - 125,000	252	4,709	11,851
\$125,000 - 150,000	36	2,855	7,228
\$150,000 - 200,000	76	3,036	7,773
\$200,000+	161	4,905	9,628



CONTACT INFORMATION

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Stuart, FL 34994

\$2,999,999

PURCHASE PRICE

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CONFIDENTIALITY & DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Jeremiah Baron & Co. Commercial Real Estate LLC and it should not be made available to any other person or entity without the written consent of Jeremiah Baron & Co. Commercial Real Estate LLC.

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