

FREESTANDING RETAIL BUILDING

2095 NW Federal Hwy. Stuart, FL 34994



**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

Presenting a prime retail opportunity along the highly trafficked US-1 corridor, this freestanding 1,200 SF building offers exceptional visibility and access in one of Stuart's most vibrant commercial districts. Located on the east side of US-1, just south of Treasure Coast Mall, the property is surrounded by an array of national retailers, restaurants, and service providers, making it an ideal location for a wide range of retail or office uses.

- **Zoning:** B-1 (General Business) – accommodates a variety of retail and service-oriented uses
- **Condition:** Recently renovated with updated interiors and exterior façade



PRICE	\$1,395,000
BUILDING SIZE	*/- 1,200 SF
BUILDING TYPE	Retail
ACREAGE	.48 AC
FRONTAGE	164' on US-1
TRAFFIC COUNT	52,500 AADT
YEAR BUILT	1957
CONSTRUCTION TYPE	Concrete
PARKING SPACE	4
ZONING	B-1 (Martin County)
LAND USE	Commercial
PARCEL ID	29-37-41-004-002-00111-3

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SITE PHOTOS



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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	6,293	1 Mile	\$93,711	1 Mile	46.70
3 Mile	37,052	3 Mile	\$91,652	3 Mile	48.30
5 Mile	116,818	5 Mile	\$86,942	5 Mile	48.30
2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	6,716	1 Mile	\$67,690	1 Mile	50.60
3 Mile	40,420	3 Mile	\$64,924	3 Mile	53.20
5 Mile	131,930	5 Mile	\$64,826	5 Mile	52.60

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ZONING INFORMATION

Sec. 3.417. B-1 Business District.

3.417.A. *Uses permitted.* In this district, a building or structure or land shall be used for only the following purposes, subject to any additional limitations pursuant to section 3.402:

1. Any use permitted in a HB-1 Limited Business District.
2. Churches or schools may be constructed on property presently owned and held for such purposes, if such construction is commenced within five years from the date of September 14, 1965.
3. Offices, banks, theatres (not drive-ins), beauty parlors, bars and nightclubs, photograph studios, dry cleaning and laundry pickup stations, barbershops, florists, automobile salesrooms, used car lots, parking lots and storage garages, telephone exchanges, restaurants and lunchrooms, police and fire stations, motels and hotels, golf driving ranges and putt-putt golf.
4. Mechanical garages and gasoline and other motor fuel stations, so long as such work is confined within a building, and vehicles awaiting repair shall be screened from view on the street and abutting property.
5. Signs appertaining to the above uses.
6. Refuse and storage areas, which shall be screened from view.

3.417.B. *Required lot area and width.* Lots or building sites shall have an area of not less than 7,500 square feet, with a minimum width of 60 feet measured along the front property line. Structures in this district shall be limited to 35 feet. Motels and hotels shall comply with the minimum requirements of the HR-2 Multiple-Family Residential District.

3.417.C. *Minimum yards required.*

1. *Front:* 20 feet.
2. *Rear:* 20 feet.
3. *Side:* None, except where a B-1 District lies adjacent to a residential district or is separated only by a road, no building shall be built within 20 feet of a common property line, and a landscaped buffer strip shall be provided between the two uses with an evergreen hedge, uniformly colored masonry wall or board fence six feet high. Such screen shall be located on the sides and rear of the property:
 - a. No structure shall be built within 50 feet of the center line of any public platted right-of-way not a designated through-traffic highway.
 - b. No structure shall be built with 65 feet of the center line of a designated through-traffic highway.

(Ord. No. 608, pt. 1, 3-19-2002)

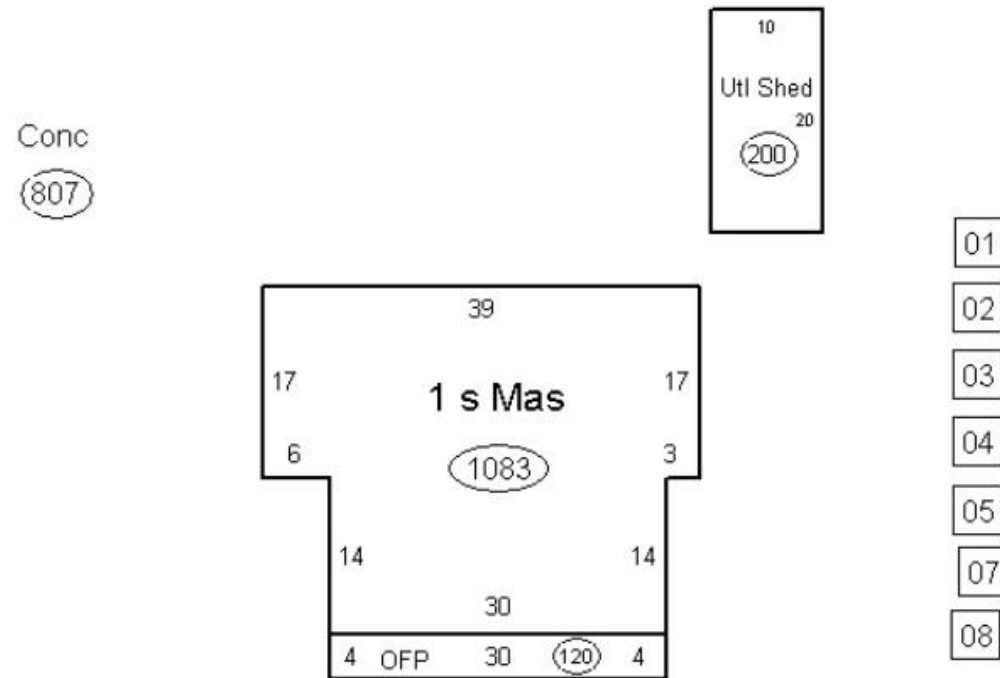
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SITE PLAN



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TRADE AREA MAP



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