

FOR SALE



OFFERING MEMORANDUM
FREESTANDING STORAGE WAREHOUSE
319 SE FLORIDA STREET
STUART, FL 34994

JEREMIAH BARON
& CO

COMMERCIAL REAL ESTATE

www.CommercialRealEstateLLC.com

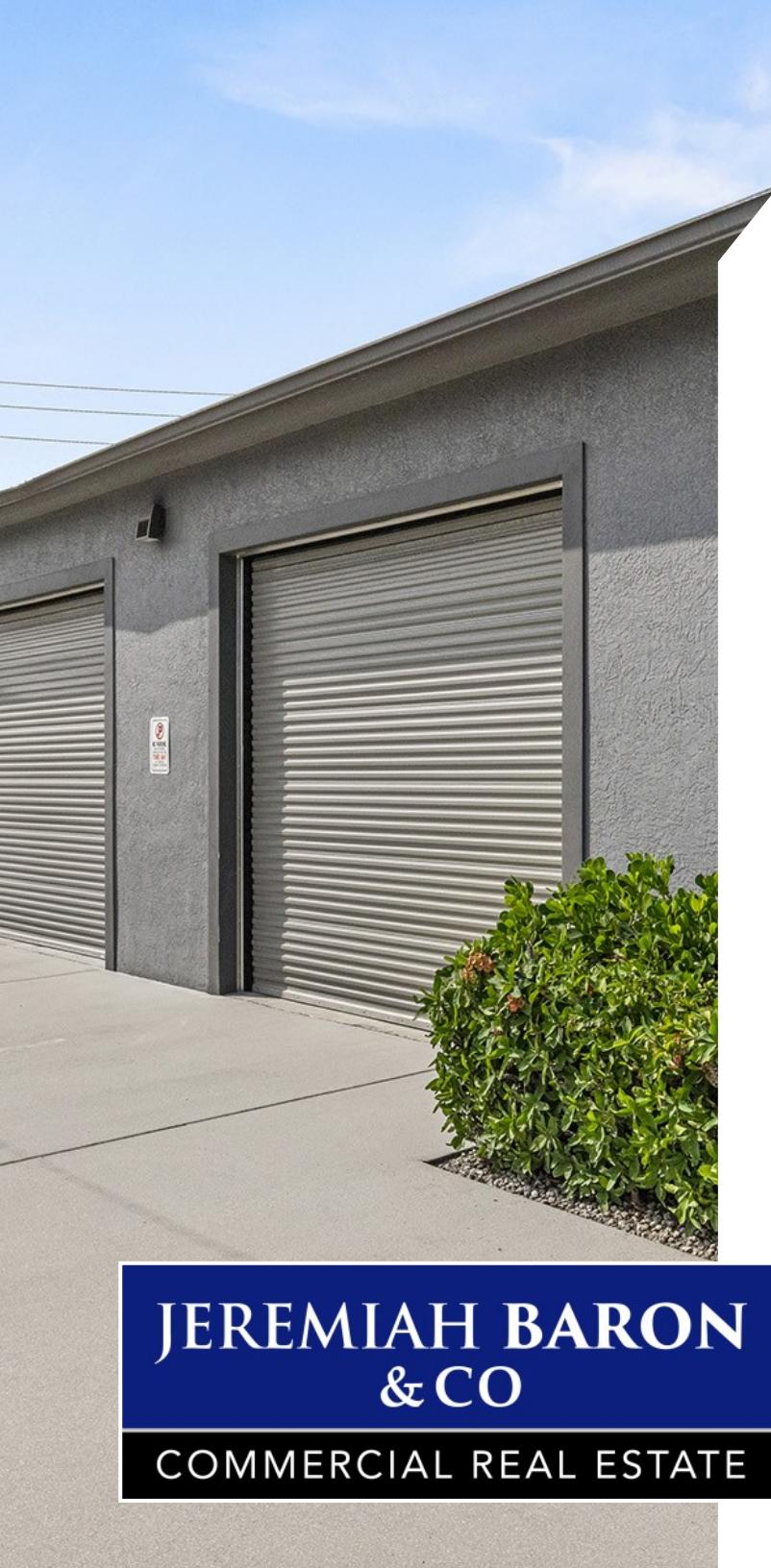


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Stuart, FL

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CONTACT INFORMATION

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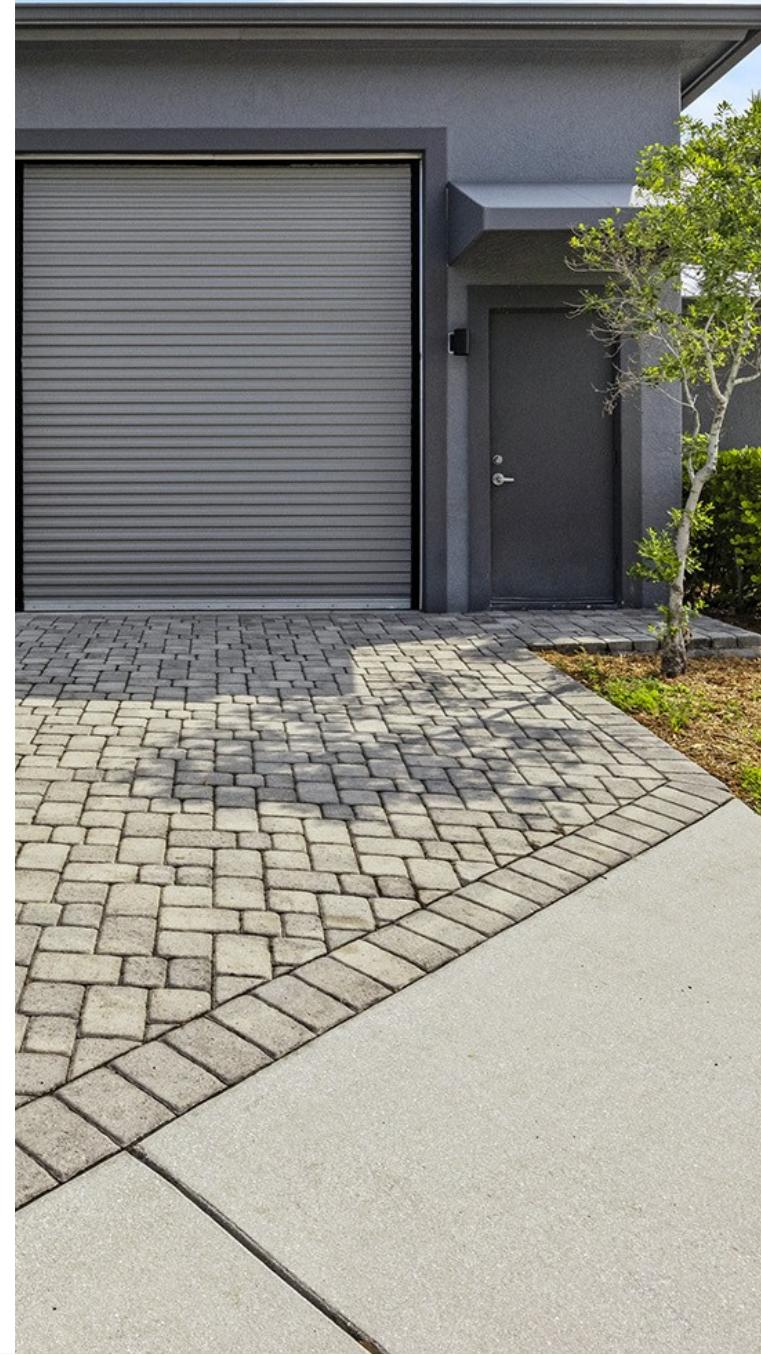
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EXECUTIVE SUMMARY

Exceptional opportunity to acquire a freestanding 2,682 SF storage warehouse located on the corner of SE Florida Street and SE Hillcrest Avenue in Stuart, FL. Built in 2018, the property has been meticulously maintained and offers a highly functional layout ideal for a variety of uses.

The warehouse features a fully air-conditioned open-concept interior with 14-foot ceilings, three roll-up bay doors, and insulated block walls for energy efficiency. Additional amenities include LED lighting, a metal roof, and a private bathroom with a shower.

Perfectly suited for an owner/user, the site provides excellent accessibility to Downtown Stuart and US-1, making it a prime location for business operations or storage needs.



INVESTMENT OVERVIEW

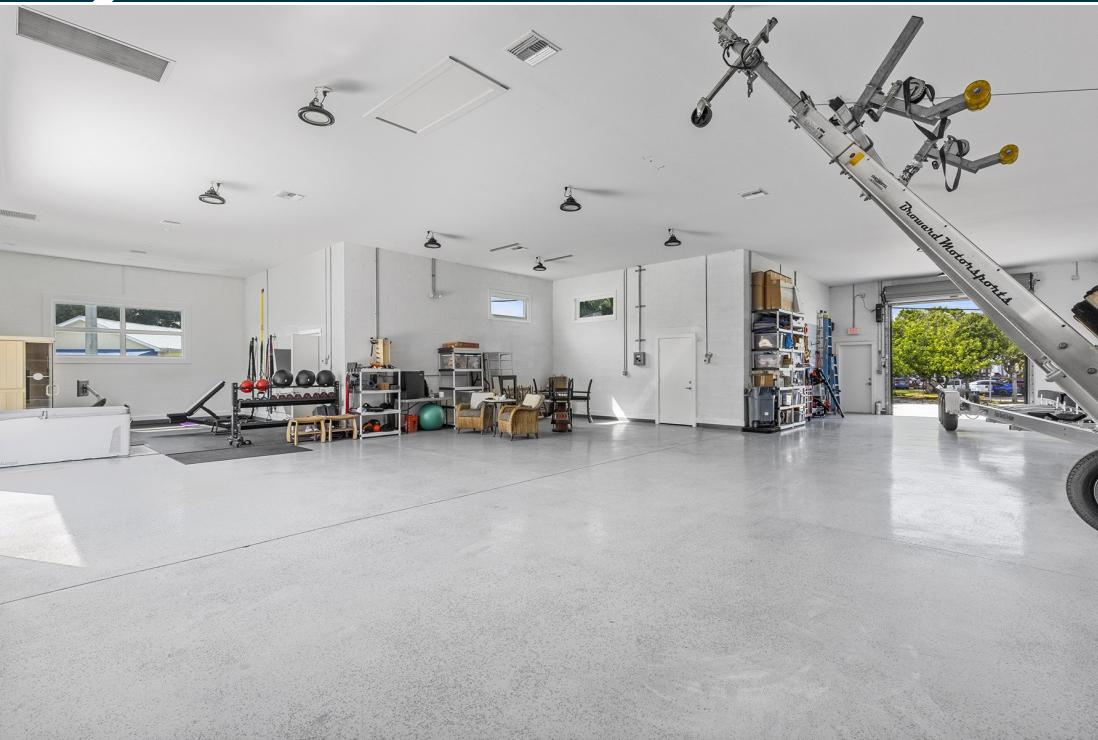
PRICE	\$1,179,000
BUILDING SIZE	2,682 SF
BUILDING TYPE	Storage Warehouse
ACREAGE	0.12 AC
FRONTAGE	153'
TRAFFIC COUNT	9,100 ADT (SE Dixie Hwy)
YEAR BUILT	2018
CONSTRUCTION TYPE	Block with Stucco
ZONING	CI: Creek Industrial (Stuart)
LAND USE	Downtown
PARCEL ID	04-38-41-009-005-00120-1

HIGHLIGHTS

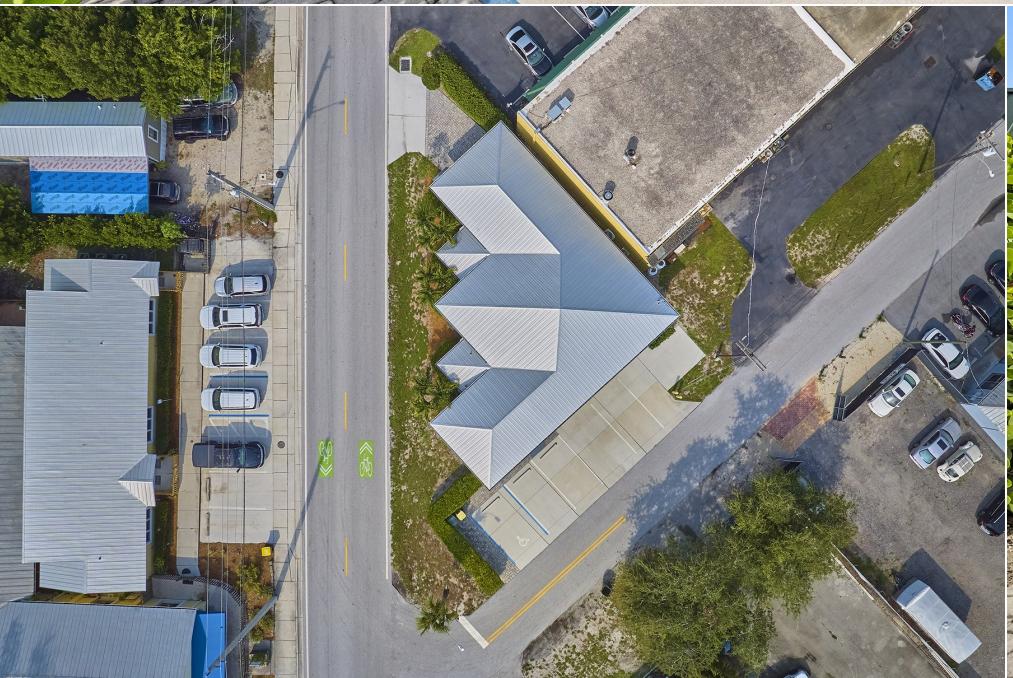
- Fully air-conditioned open-concept interior
- 14 ft ceilings with 3 roll-up bay doors
- Insulated block walls and metal roof
- LED lighting throughout for energy efficiency
- Bathroom with shower



PROPERTY PHOTOS



PROPERTY PHOTOS

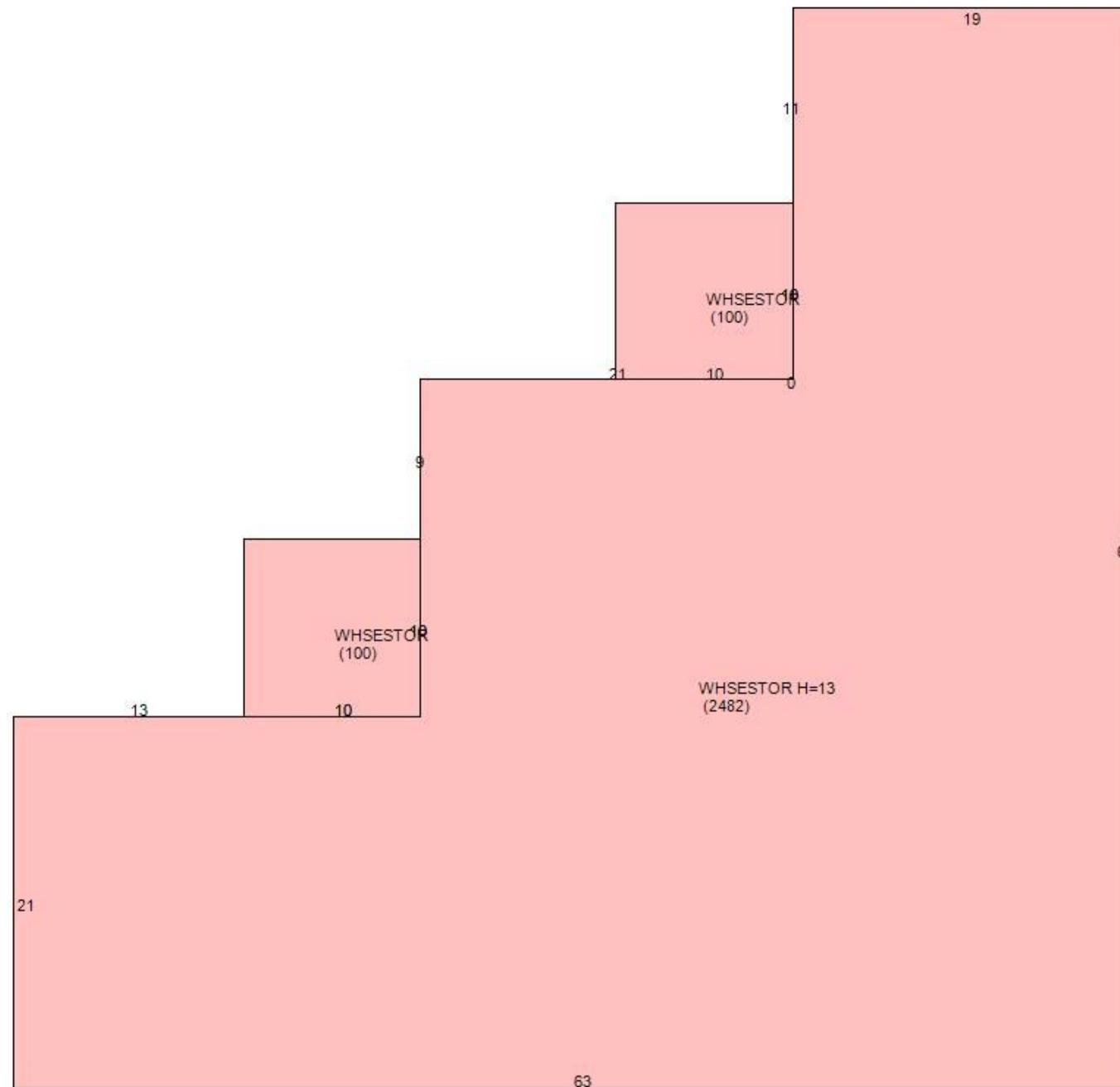


ZONING INFORMATION

Commercial Uses	CI
Automobile repair service, within an enclosed building	✓
Automobile repair service, within an enclosed building along US-1/ Federal Highway or SE Florida Street	✓
Art shops or galleries	✓
Bakery, retail	✓
Banks or financial institutions	✓
Barbershops, beauty salons, specialty salons	✓
Bars	✓
Boat building, sales, service and storage, within an enclosed building	✓ CU
Catering shop	✓
Formula business	✓
Clubs, lodges, and fraternal organizations	-
Dry cleaning establishment, provided that all cleaning is conducted off-premises	✓
Health clubs and health spas	✓
Kennels	✓
Massage therapy establishment	✓
Microbreweries and craft distilleries	✓

Office, business, professional, medical, or veterinary	✓
Outdoor storage	✓
Pharmacies, 2,000 sf or less	-
Restaurants, convenience and general, excluding drive-in/through	✓
Retail sales and service	✓
Retail manufacturing, provided such manufacturing is incidental to sales and occupies less than 75% of the total gross floor area	✓
Repair services	✓
Rooftop dining	✓ CU
Studios, art, dance, music, or exercise	✓
Theater, excluding drive-in theaters	✓

FLOOR SKETCH

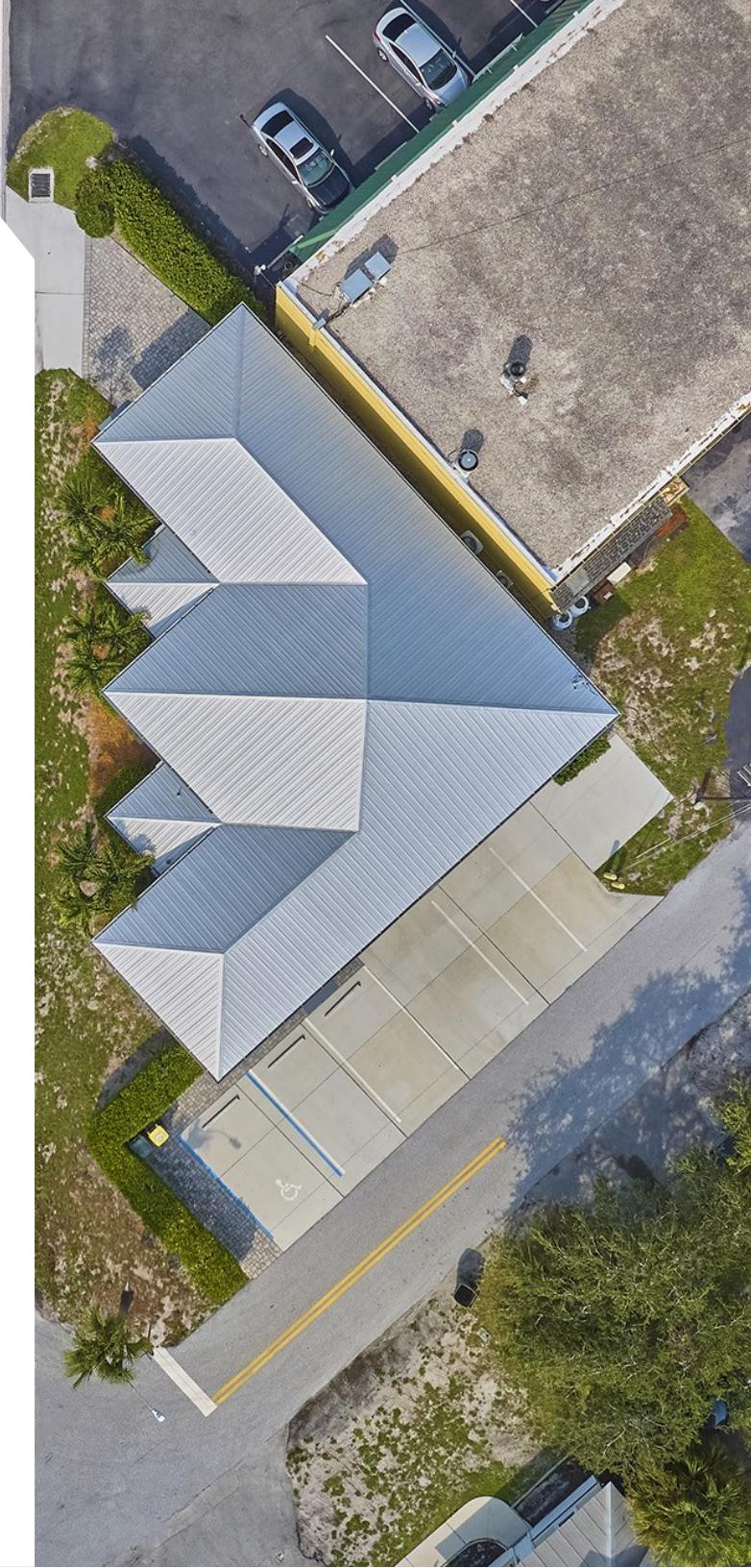


SITE SURROUNDINGS



DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2024 Estimated Population	8,452	52,851	105,576
2029 Projected Population	9,008	56,014	112,407
2020 Census Population	7,635	49,463	99,165
2024 Estimated Households	3,680	23,833	46,556
2029 Projected Households	3,925	25,285	49,632
2020 Census Households	3,343	22,372	43,808
2024 Estimated White	5,491	40,650	84,079
2024 Estimated Black or African American	1,249	2,567	3,724
2024 Estimated Hawaiian & Pacific Islander	0	0	1
2024 Estimated American Indian or Native Alaskan	19	112	211
2024 Estimated Other Races	1,618	8,900	16,072
2024 Estimated Average Household Income	\$68,407	\$82,298	\$94,150
2024 Estimated Median Household Income	\$46,818	\$58,109	\$66,722
Median Age	50.8	52	52.8
Average Age	47.3	48.1	48.3



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Freestanding Storage Warehouse

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Stuart, FL 34994

\$1,179,000

PURCHASE PRICE

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