

**FOR SALE**



OFFERING MEMORANDUM  
**FREESTANDING STORAGE WAREHOUSE**

319 SE FLORIDA STREET  
STUART, FL 34994

**JEREMIAH BARON  
& CO**

**COMMERCIAL REAL ESTATE**

[www.CommercialRealEstateLLC.com](http://www.CommercialRealEstateLLC.com)

# TABLE OF CONTENTS

---

## **Freestanding Storage Warehouse**

Stuart, FL

- 3 EXECUTIVE SUMMARY
- 4 INVESTMENT OVERVIEW
- 5 PROPERTY PHOTOS
- 6 PROPERTY PHOTOS
- 7 ZONING INFORMATION
- 8 FLOOR SKETCH
- 9 SITE SURROUNDINGS
- 10 DEMOGRAPHICS
- 11 CONTACT INFORMATION

### **CONTACT INFORMATION**

**Chris Belland**

Senior VP of Sales & Leasing

772.418.4506

[cbelland@commercialrealestatellc.com](mailto:cbelland@commercialrealestatellc.com)



**JEREMIAH BARON  
& CO**

**COMMERCIAL REAL ESTATE**

# 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

<b>PRICE</b>	\$1,129,000
<b>BUILDING SIZE</b>	2,682 SF
<b>BUILDING TYPE</b>	Storage Warehouse
<b>ACREAGE</b>	0.12 AC
<b>FRONTAGE</b>	153'
<b>TRAFFIC COUNT</b>	9,100 ADT (SE Dixie Hwy)
<b>YEAR BUILT</b>	2018
<b>CONSTRUCTION TYPE</b>	Block with Stucco
<b>ZONING</b>	CI: Creek Industrial (Stuart)
<b>LAND USE</b>	Downtown
<b>PARCEL ID</b>	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

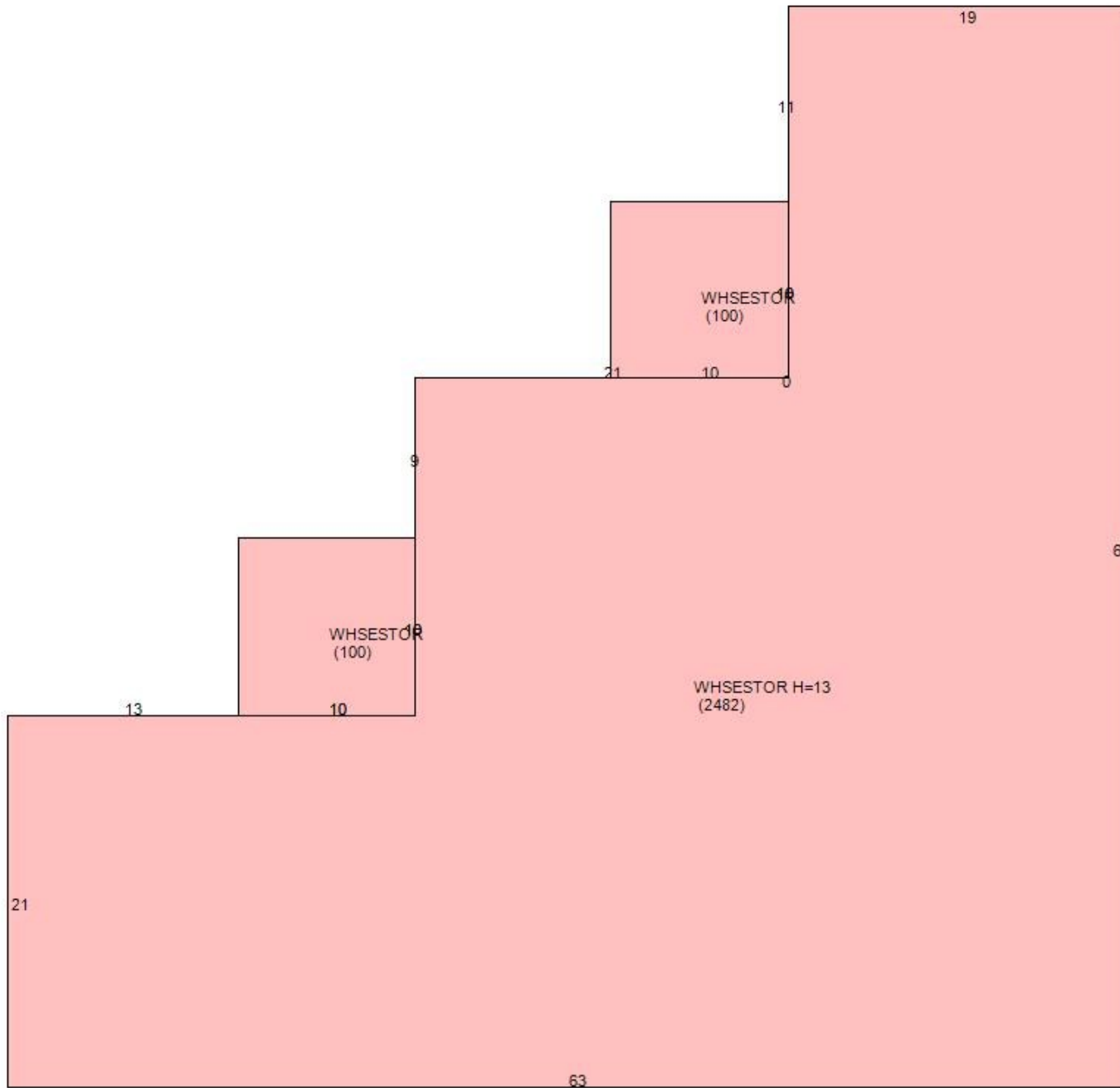


# ZONING INFORMATION

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 build-	√ 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

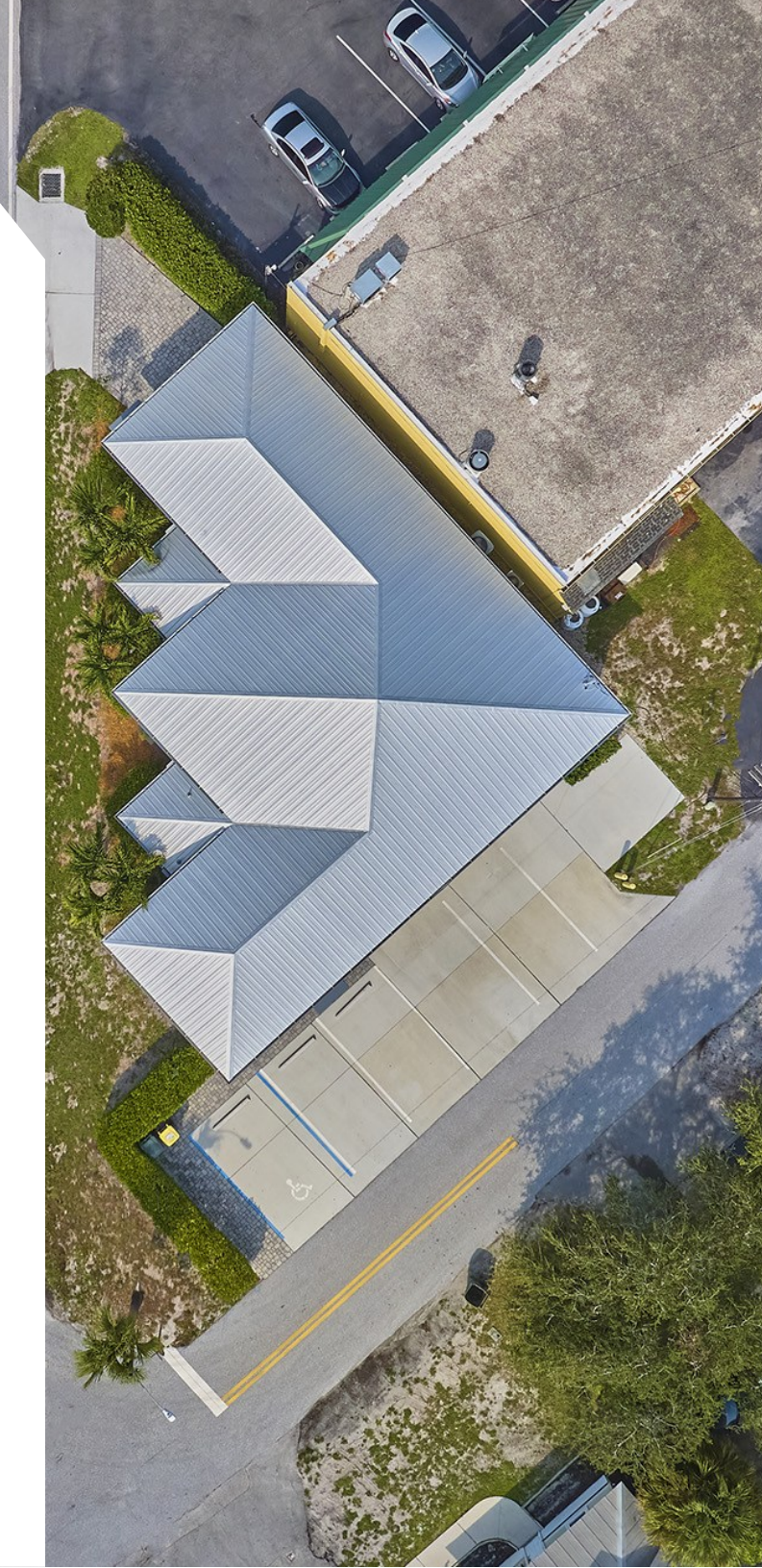


# SITE SORROUNDINGS



# DEMOGRAPHICS

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



# CONTACT INFORMATION



## Freestanding Storage Warehouse

319 SE Florida Street

Stuart, FL 34994

# \$1,129,000

PURCHASE PRICE

### Chris Belland

Senior VP of Sales & Leasing

772.418.4506

[cbelland@commercialrealestatellc.com](mailto:cbelland@commercialrealestatellc.com)

### 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.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Jeremiah Baron & Co. Commercial Real Estate LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Jeremiah Baron & Co. Commercial Real Estate LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements

thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Jeremiah Baron & Co.

Commercial Real Estate LLC has not verified, and will not verify, any of the information contained herein, nor has Jeremiah Baron & Co. Commercial Real Estate LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

[www.CommercialRealEstateLLC.com](http://www.CommercialRealEstateLLC.com)

