

**LIMITED  
SPACES  
AVAILABLE**

**FOR SALE**



**AUTO VAULT**  
HOBE SOUND

**HOBE SOUND AUTO VAULT**

**RV & AUTO STORAGE CONDO UNITS**

**7040 SE FEDERAL HIGHWAY, STUART, FL 34997**

**PRESENTED BY: MATHEW CRADY | 772.260.1655**

**JEREMIAH BARON  
& CO**

**COMMERCIAL REAL ESTATE**

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

# TABLE OF CONTENTS

---

## **Hobe Sound Auto Vault**

RV & Auto Condo Units

- 3** EXECUTIVE SUMMARY
- 4** INVESTMENT OVERVIEW
- 5** AVAILABLE UNITS
- 6** SITE SURROUNDINGS
- 7** AERIAL VIEW
- 8** INTERIOR CONCEPT
- 9** DEMOGRAPHICS
- 10** CONTACT INFORMATION

### **CONTACT INFORMATION**

#### **Mathew Crady**

Vice President of Sales & Leasing

772.260.1655

[mcrady@commercialrealstatellc.com](mailto:mcrady@commercialrealstatellc.com)



**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

# EXECUTIVE SUMMARY

Jeremiah Baron & Co. is pleased to present Hobe Sound Auto Vault Storage, a premier storage facility strategically located in Stuart, at the gateway to Hobe Sound. The project features four modern warehouse buildings comprising a total of 64 individual storage units, designed to accommodate automobiles and other high-value assets.

Situated on  $\pm 6.67$  acres, the facility will offer a robust suite of state-of-the-art amenities, including gated access with high-perimeter fencing, comprehensive security camera coverage, air-conditioned units, multiple electric outlets, overhead lighting, and additional premium features tailored to secure asset storage. This development marks the second Auto Vault Storage location on the Treasure Coast, further expanding a proven concept within the region.

The property benefits from strong surrounding growth, with proposed nearby improvements including new restaurants, retail offerings, and a residential storage facility. The site is conveniently located less than two miles from the Publix Shopping Center and approximately 12 minutes from I-95, providing excellent regional accessibility.

Centrally positioned between Stuart and Jupiter, Hobe Sound offers an exceptional quality of life characterized by scenic surroundings, year-round sunshine, and a diverse business environment. For individuals and businesses alike, the area presents a compelling combination of accessibility, affordability, and long-term opportunity.



# INVESTMENT OVERVIEW

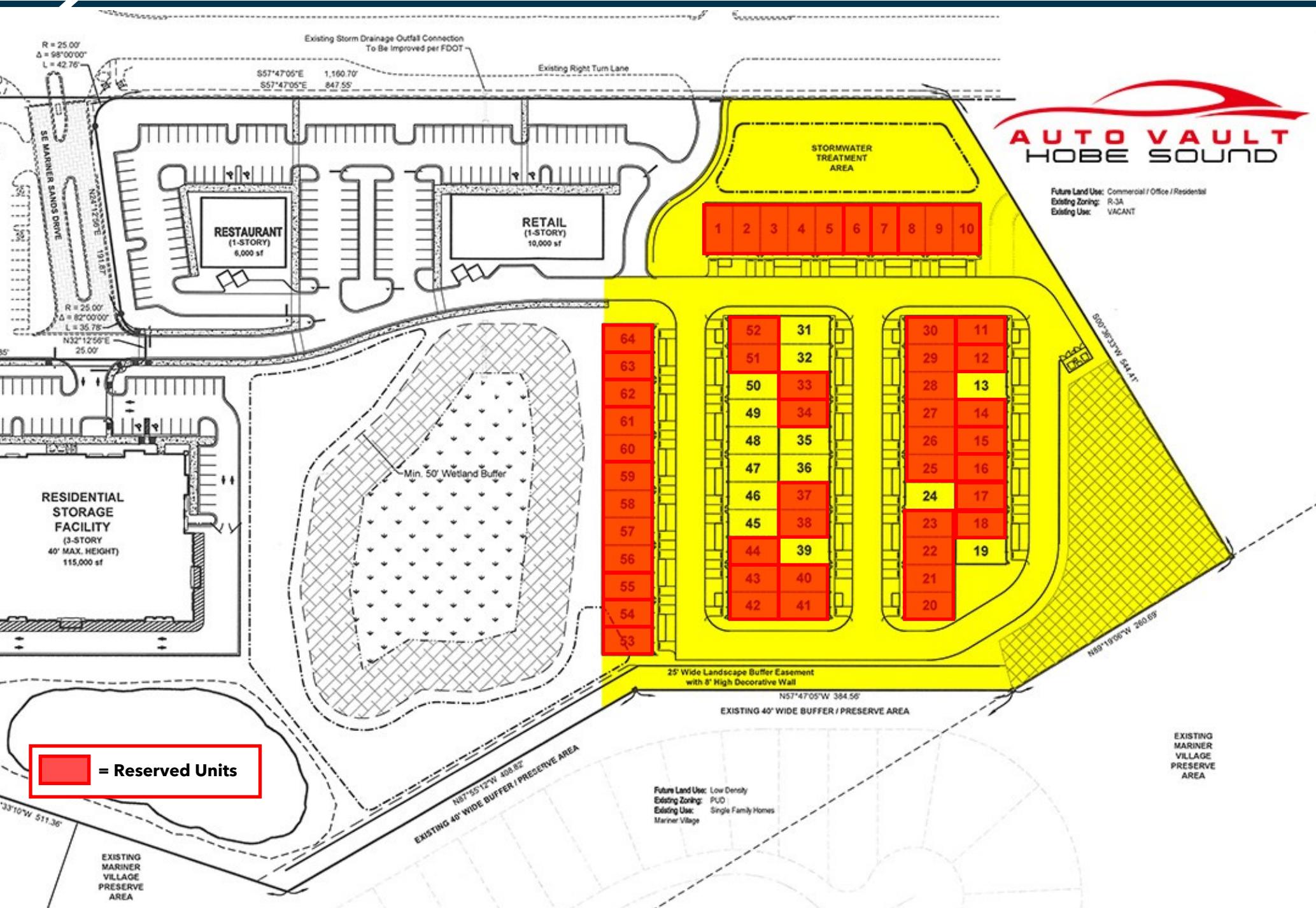
<b>PRICE</b>	Starting at <b>\$343.40/SF (\$500,000)</b>
<b>UNIT SIZE</b>	28' x 52' (1,456 SF)
<b>NO. OF UNITS</b>	64
<b>BUILDING SIZE(S)</b>	
<b>BUILDING 1</b>	14,560 SF
<b>BUILDING 2</b>	29,120 SF
<b>BUILDING 3</b>	32,032
<b>BUILDING 4</b>	17,472 SF
<b>LOT SIZE</b>	6.67 acres
<b>PROJECTED COMPLETION</b>	2024
<b>ZONING</b>	PUD-C
<b>LAND USE</b>	Commercial General
<b>PARCEL ID</b>	31-38-42-012-000-00040-0

## Investment Highlights

- Own your real estate.
- Earn equity with appreciation.
- Rent out your unit. Create income.
- Optional loft package, epoxy flooring, and shower.
- Multiple electric outlets. 240/120 125 amp service.
- Bright interior overhead LED lighting.
- Air conditioning.
- 24/7 access.



# AVAILABLE UNITS



# SITE SURROUNDINGS



# AERIAL VIEW

---



# SITE AMENITIES



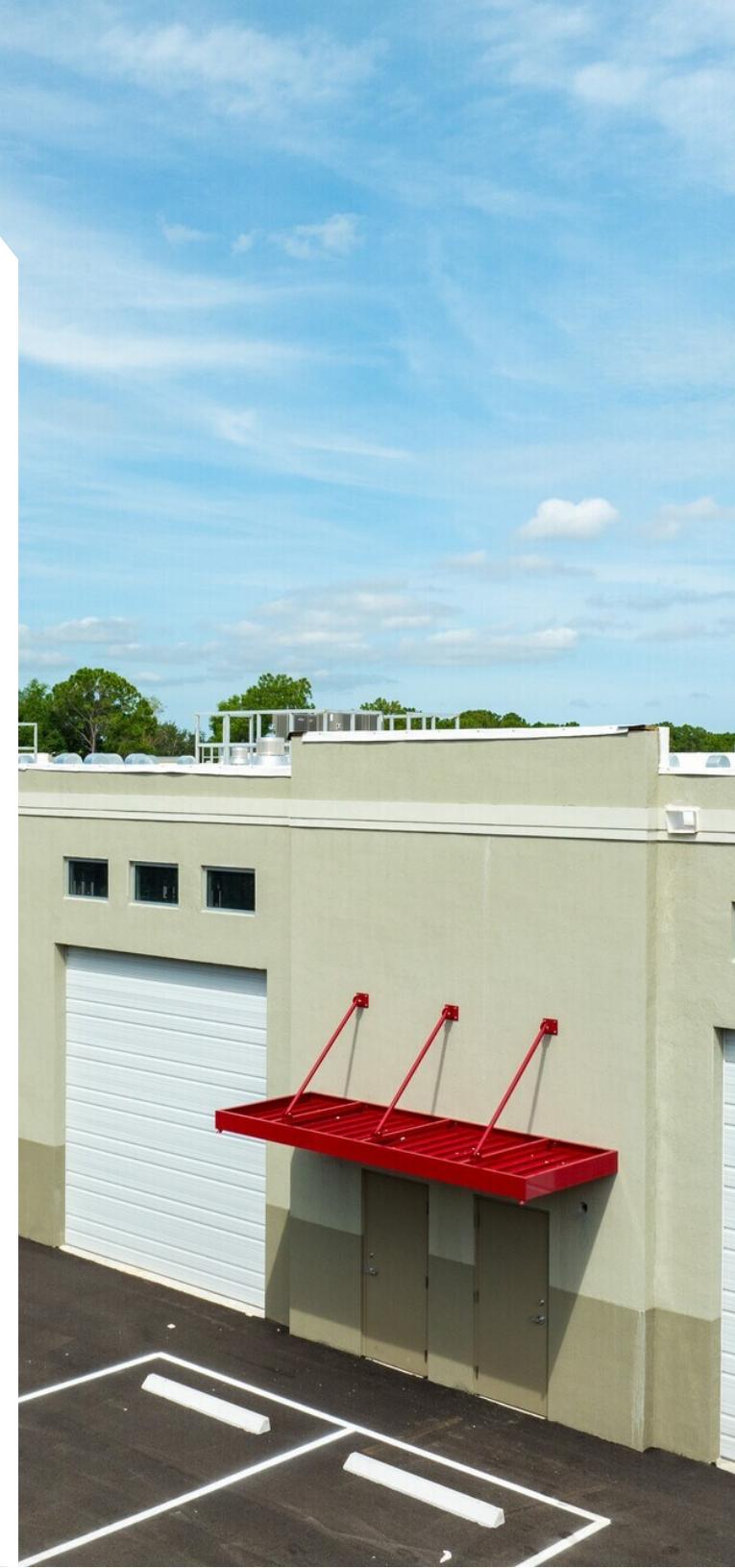
- Large aisles for easy maneuvering of motorhomes, 5th wheels or trailer boats
- 50 amp dedicated RV electrical outlet in each unit (individually metered)
- Fully air-conditioned
- Concrete construction
- Insulated walls and ceilings
- Secure, private and convenient
- Not in a noisy/dirty industrial park
- Security lights and cameras
- Vehicle washing station
- Heavy duty motorized, insulated steel sectional door. 14' x 14' roll up doors
- Windows in every unit for natural light
- Sprinklers
- Built to new Hurricane code
- Finished Bathroom

# DEMOGRAPHICS

<b>Population</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
2020 Population	6,244	30,271	59,848
2024 Population	6,519	31,383	62,135
2029 Population Projection	6,881	33,089	65,529
Annual Growth 2020-2024	1.1%	0.9%	1.0%
Annual Growth 2024-2029	1.1%	1.1%	1.1%
Median Age	64.9	59.9	54.8
Bachelor's Degree or Higher	38%	29%	29%
U.S. Armed Forces	20	56	67

<b>Income</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
Avg Household Income	\$96,783	\$87,263	\$85,262
Median Household Income	\$61,719	\$60,023	\$59,722
< \$25,000	511	2,821	4,981
\$25,000 - 50,000	830	3,428	6,872
\$50,000 - 75,000	446	2,495	4,820
\$75,000 - 100,000	365	1,760	3,545
\$100,000 - 125,000	328	1,100	2,064
\$125,000 - 150,000	147	831	1,421
\$150,000 - 200,000	220	1,238	1,961
\$200,000+	387	1,197	2,184

<b>Housing</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
Median Home Value	\$301,667	\$298,296	\$298,310
Median Year Built	1987	1986	1985



# CONTACT INFORMATION

JEREMIAH BARON  
& CO  
COMMERCIAL REAL ESTATE

## **Hobe Sound Auto Vault**

7040 SE Federal Highway  
Stuart, FL 34997

**\$343.40/SF**

PURCHASE PRICE

## **Mathew Crady**

Vice President of Sales & Leasing  
772.260.1655  
mcrady@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)

