

**LIMITED
SPACES
AVAILABLE**

FOR SALE



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

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CONTACT INFORMATION

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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 ± 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

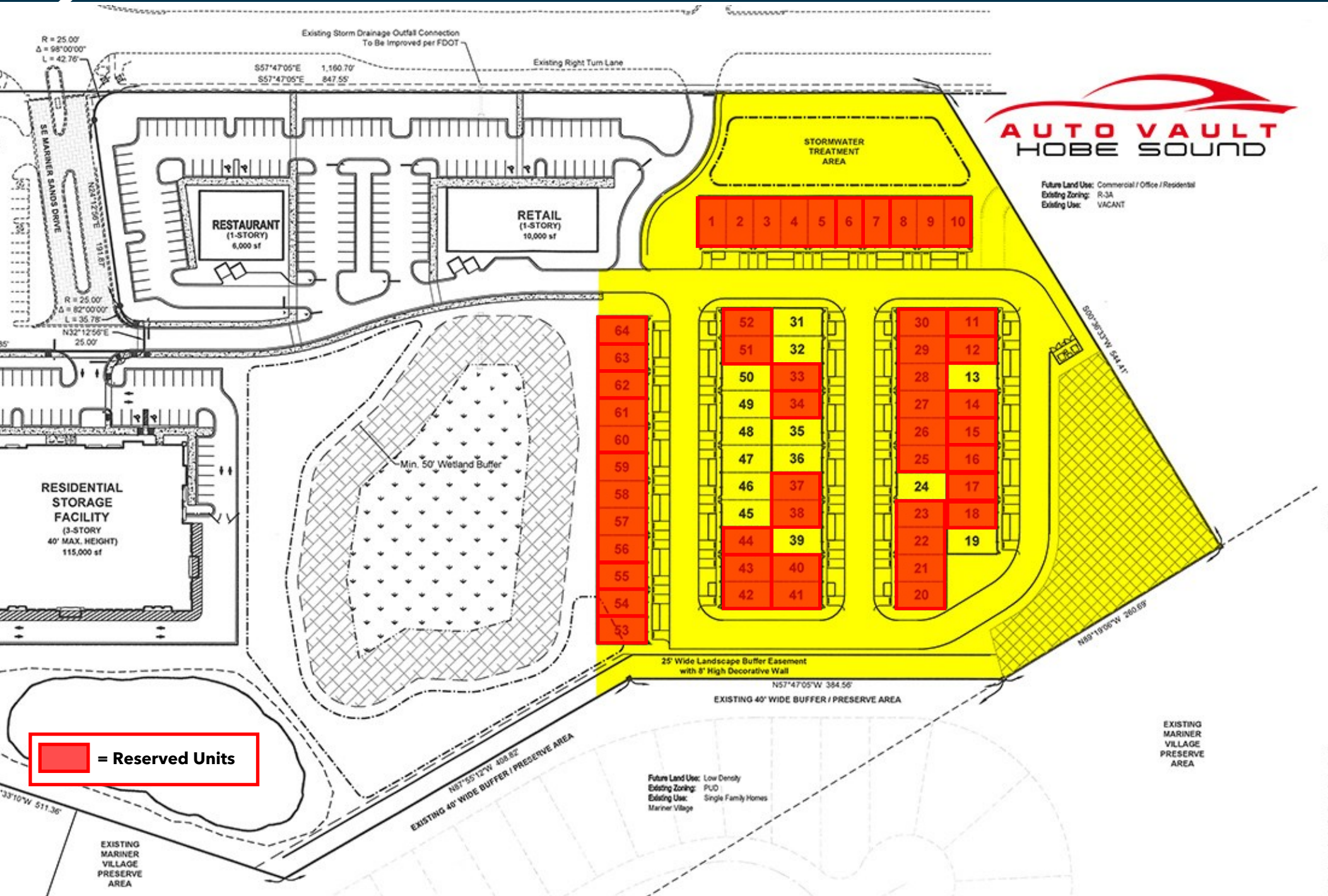
PRICE	Starting at \$343.40/SF (\$500,000)
UNIT SIZE	28' x 52' (1,456 SF)
NO. OF UNITS	64
BUILDING SIZE(S)	
BUILDING 1	14,560 SF
BUILDING 2	29,120 SF
BUILDING 3	32,032
BUILDING 4	17,472 SF
LOT SIZE	6.67 acres
PROJECTED COMPLETION	2024
ZONING	PUD-C
LAND USE	Commercial General
PARCEL ID	31-38-42-012-000-00040-0

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 trailered 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

Population	1 mile	3 miles	5 miles
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

Income	1 mile	3 miles	5 miles
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

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



CONTACT INFORMATION

Hobe Sound Auto Vault

7040 SE Federal Highway

Stuart, FL 34997

\$343.40/SF

PURCHASE PRICE

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