

FOR SALE



OFFERING MEMORANDUM

PREMIER OFFICE/RETAIL BUILDINGS

LOCATED IN THE HEART OF PORT SALERNO'S MARINE DISTRICT
4629 SE DIXIE HIGHWAY, STUART, FL 34997

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

www.CommercialRealEstateLLC.com



TABLE OF CONTENTS

Premier Office/Retail Buildings

Stuart, FL

- 3 EXECUTIVE SUMMARY
- 4 INVESTMENT OVERVIEW
- 5 SITE SURROUNDINGS
- 6 TRAVEL TIME MAP
- 7-9 PROPERTY PHOTOS
- 10 DEMOGRAPHICS
- 11 CONTACT INFORMATION

CONTACT INFORMATION

Brian Schwan

Sales & Leasing Associate

772.215.1167

bschwan@commercialrealestatellc.com

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

EXECUTIVE SUMMARY

Presenting a unique opportunity to acquire two side-by-side office buildings totaling $\pm 3,500$ SF, prominently situated on a 0.25-acre corner parcel at SE Dixie Highway and SE Westfield Street in the highly desirable Stuart / Port Salerno submarket. The property consists of a $\pm 2,643$ SF office building and a ± 870 SF office, offering flexibility for a variety of professional or service-oriented users.

The site has recently undergone several exterior improvements, including fresh paint, a newer metal roof, upgraded pylon and monument signage, and enhanced landscaping, providing strong curb appeal and visibility along SE Dixie Highway. The corner positioning further enhances accessibility and exposure.

Located just minutes from Pirate's Cove Resort & Marina and surrounded by a concentration of marinas, marine service providers, and waterfront amenities, the property is ideally suited for businesses catering to the boating and marine industry. The surrounding area is a vibrant mix of residential neighborhoods, local eateries, and service-based businesses, contributing to consistent traffic and a strong local customer base.

With immediate access to US-1, the property offers convenient connectivity throughout the Treasure Coast.

This offering presents an excellent owner-user opportunity, with the added benefit of leasing one or both buildings to generate supplemental income. The flexible layout allows for single or multiple tenancy, making it attractive for investors and end-users alike.

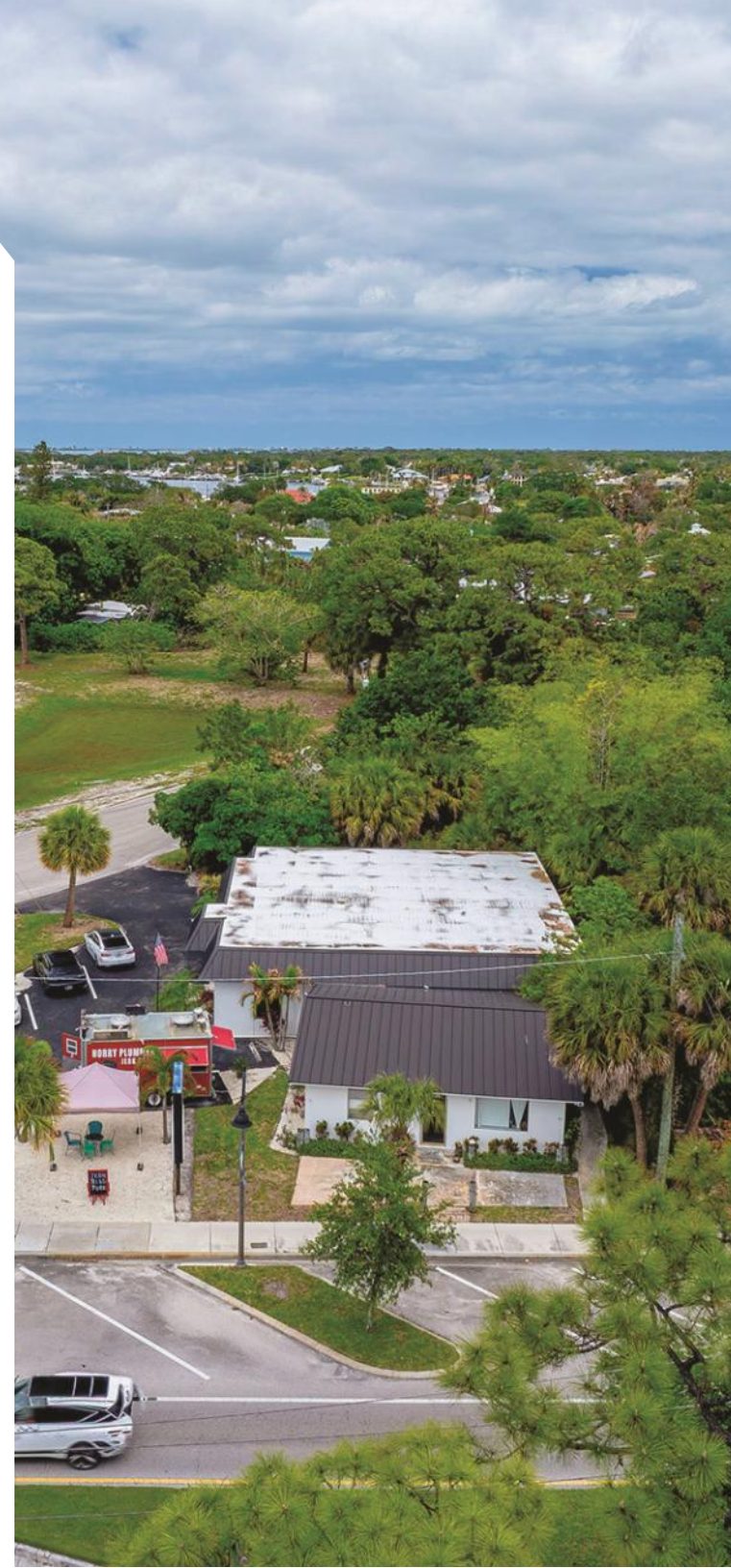


INVESTMENT OVERVIEW

PRICE	\$1,699,000
BUILDING SIZE	±3,500 SF (combined total)
BUILDING TYPE	Office
ACREAGE	0.25 AC
FRONTAGE	±120' / 130'
TRAFFIC COUNT	13,800 AADT
YEAR BUILT	1960 / 1976
CONSTRUCTION TYPE	Block with Stucco
ZONING	Port Salerno Redevelopment Zoning
LAND USE	CRA Center
PARCEL ID	51-38-41-001-061-00010-6

PROPERTY HIGHLIGHTS

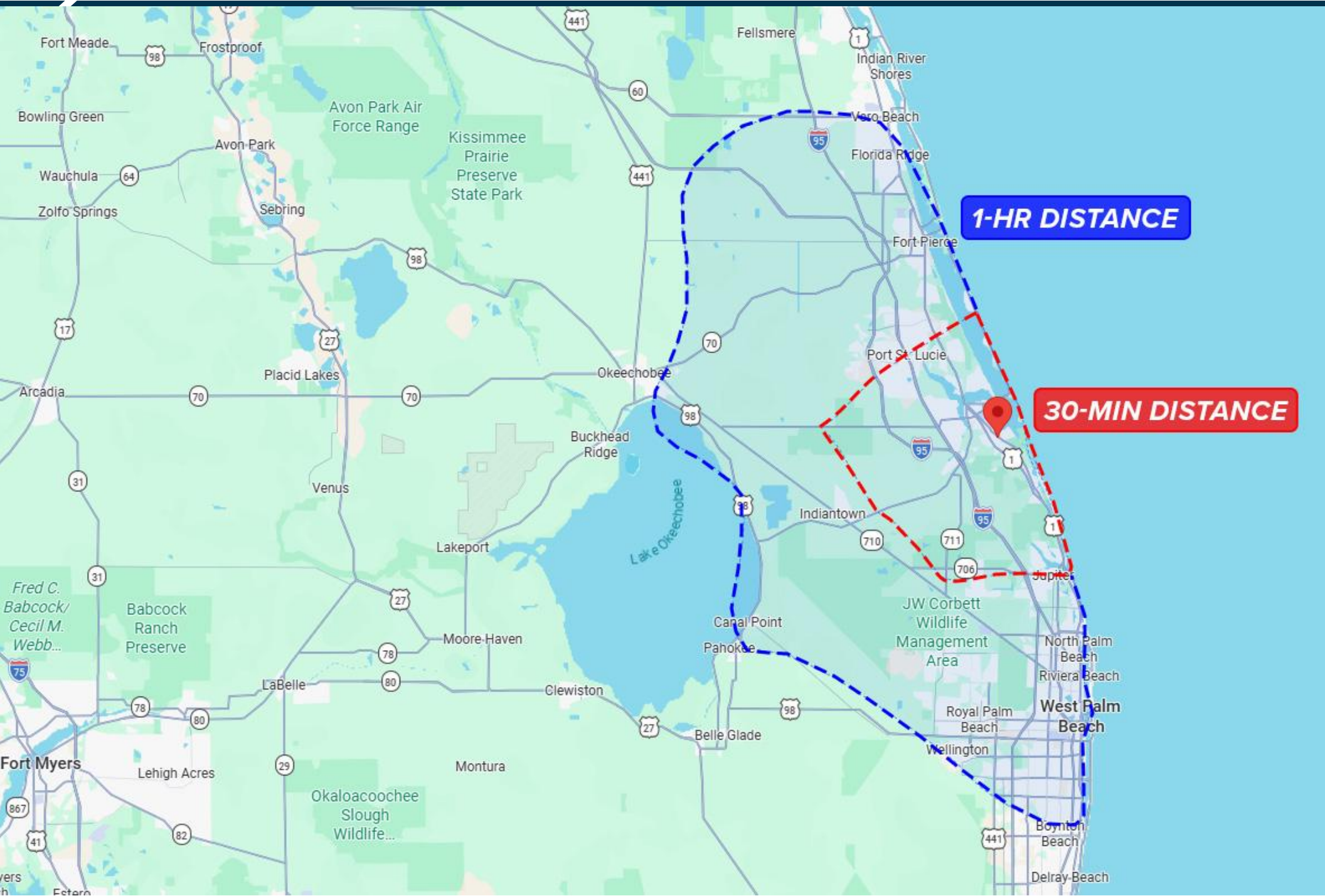
- Two (2) office buildings totaling ±3,500 SF
- ±2,643 SF main office + ±870 SF secondary building
- Situated on ±0.25-acre corner lot
- Excellent visibility along SE Dixie Highway
- Pylon & monument signage
- Flexible layout for single or multi-tenant use
- Ideal for owner/user with income potential
- Strong proximity to marinas and marine-related businesses
- Quick access to US-1



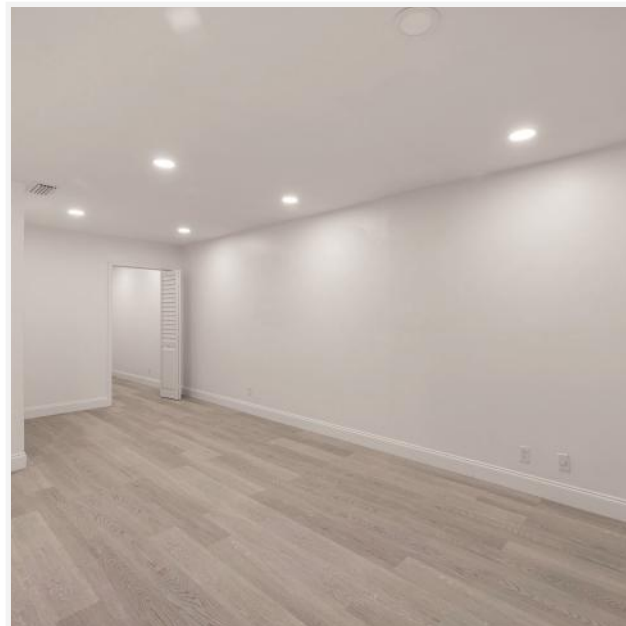
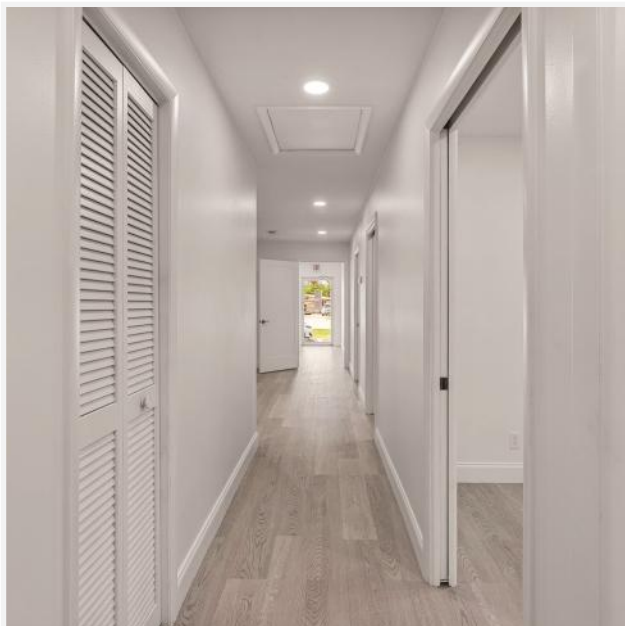
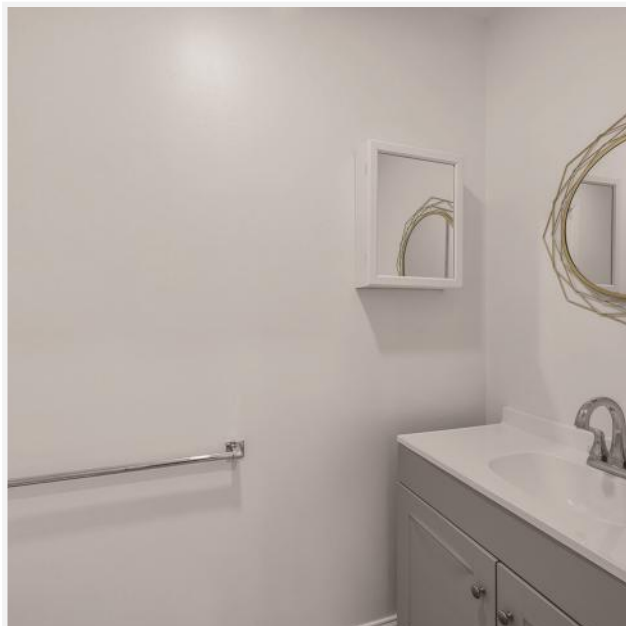
SITE SURROUNDINGS



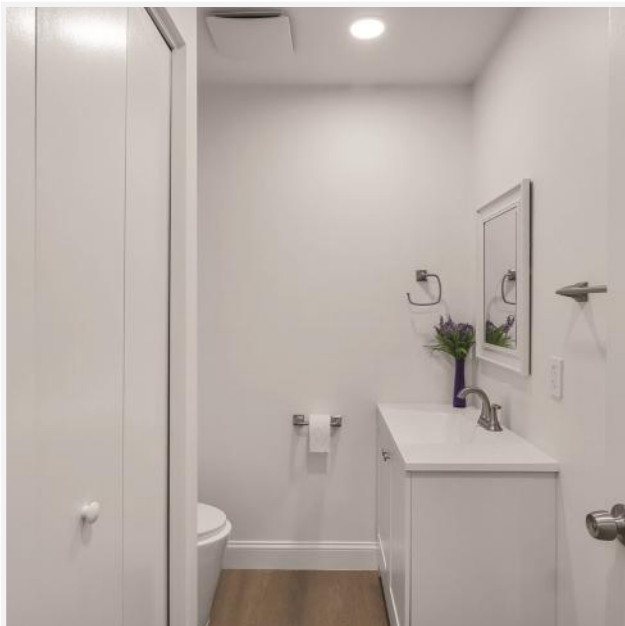
TRAVEL TIME MAP



PROPERTY PHOTOS **UNIT 4625**



PROPERTY PHOTOS **UNIT 4629**

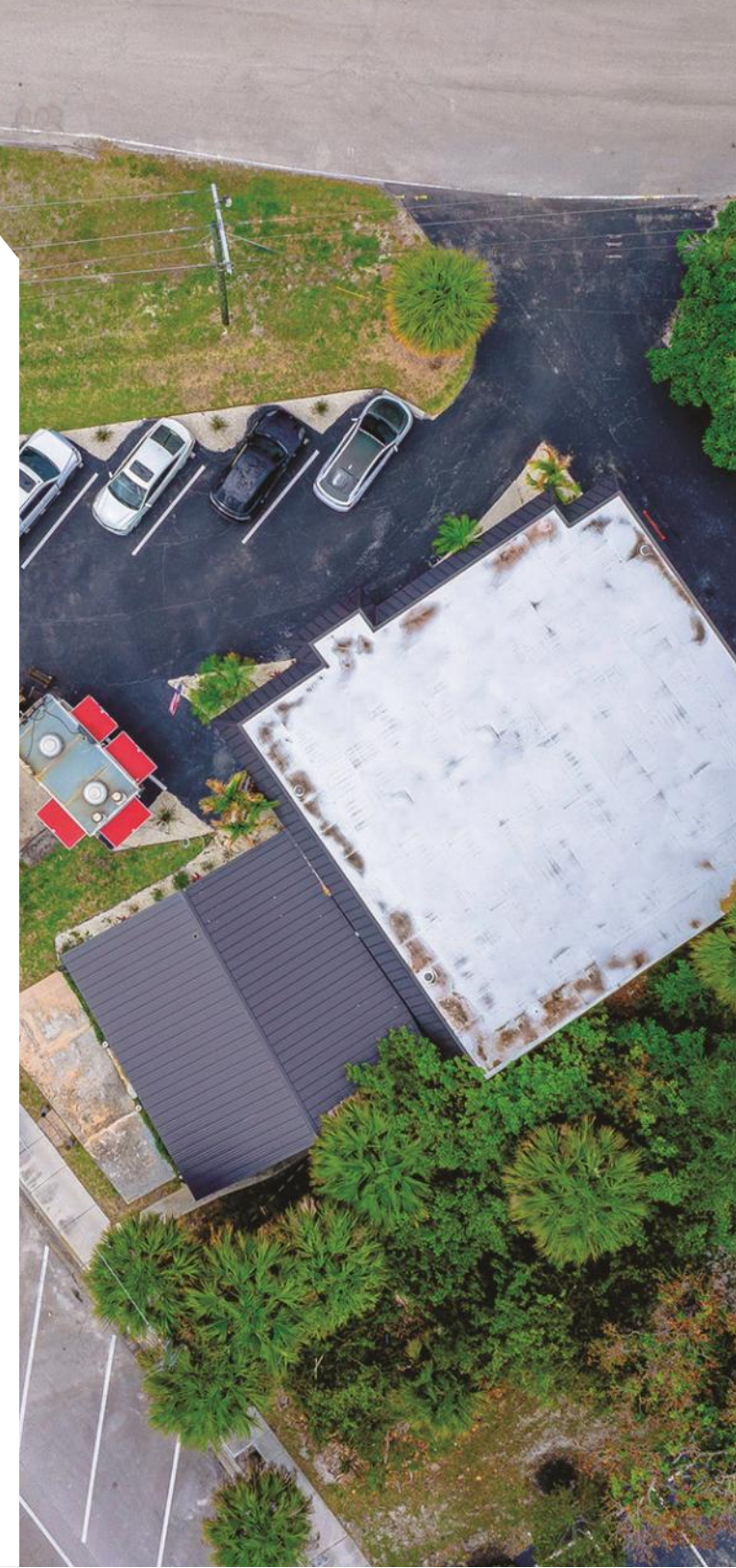


PROPERTY PHOTOS **UNIT 4635**



DEMOGRAPHICS

Radius	1 mile	3 miles	5 miles
Population			
2020 Population	5,681	40,988	77,162
2025 Population	6,206	42,548	82,250
2030 Population Projection	6,496	44,092	85,690
Annual Growth 2020-2025	1.8%	0.8%	1.3%
Households			
2020 Households	2,490	17,914	35,013
2025 Households	2,667	18,520	37,298
2030 Household Projection	2,783	19,188	38,872
Households By Income			
Avg Household Income	\$98,450	\$94,682	\$98,379
Median Household Income	\$68,146	\$68,576	\$70,896
Housing Value			
< \$100,000	202	995	1,847
\$100,000 - 200,000	83	970	2,487
\$200,000 - 300,000	331	2,768	5,147
\$300,000 - 400,000	398	2,406	4,172
\$400,000 - 500,000	330	2,317	4,409
\$500,000 - 1,000,000	497	3,096	6,615
\$1,000,000+	50	1,062	3,297
Population Summary			
Median Age	50.20	51.30	55.00
Avg Age	47.40	48.40	50.20



CONTACT INFORMATION

Premier Office/Retail Buildings

4629 SE Dixie Highway
Stuart, FL 34997

\$1,699,000

PURCHASE PRICE

Brian Schwan

Sales & Leasing Associate

772.215.1167

bschwan@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

