

FOR SALE

\$2,233,530

Delcrest Commerce Park

SE Central Parkway, Stuart FL 34994



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Jeremiah Baron | 772-528-0506 | Jbaron@commercialrealestatellc.com

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

Property Details

Delcrest Commerce Park

SE Central Parkway, Stuart FL 34994

PRICE	\$2,233,530
LOT SIZE	7.47 AC
LAND SIZE	324,987 sf
FRONTAGE	+/- 529.17'
TRAFFIC COUNT	34,500 AADT
YEAR BUILT	TBD
ZONING	CPUD
LAND USE	Vacant Commercial
UTILITIES	City of Stuart

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Excellent development opportunity! The proposed Delcrest Commerce Park features 7.47 AC of approved CPUD located with convenient access to S Kanner Highway and US-1.

Current allowed uses include: Professional/Medical/Vet Offices; Light Manufacturing; Micro brewery, Restaurant, Corporate Office, ALF, Wellness Center, Flex Space and much more! Close proximity to major retail centers, I-95 and Florida's Turnpike.

Visit: <http://delcrestcommercepark.com> for additional information.



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Property Demographics

Delcrest Commerce Park

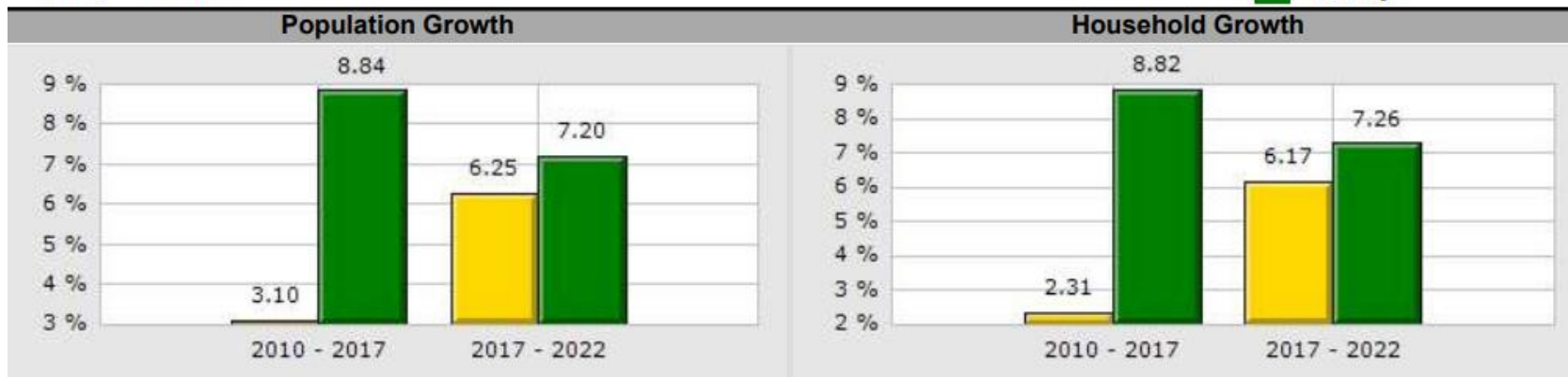
SE Central Parkway, Stuart FL 34994

2017 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	7,341	1 Mile	\$52,052	1 Mile	44.80
3 Mile	50,238	3 Mile	\$71,534	3 Mile	45.80
5 Mile	99,391	5 Mile	\$74,213	5 Mile	46.20

Type: **Land**
County: **Martin**

■ 1 Mile
■ County



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Zoning Information

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Allowable Uses (CPUD)

The following uses shall be permitted:

- a. Professional office
- b. Medical office
- c. Veterinary offices excluding outdoor kennels or dog runs
- d. Light Manufacturing/Assembly,(low-impact): intended for light manufacturing

businesses that need light manufacturing resources, but that do not have the potential impacts on surrounding areas that high-impact manufacturing users do and that such uses are strictly conducted indoors and that such uses do not create any negative impacts on the environment or on the surrounding uses in terms of noise, glare, vibrations, smoke, vapors, odors, fire or explosive hazards. Low-impact light manufacturing sites may have special emphasis and attention given to aesthetics, landscaping and community compatibility. Low-impact light manufacturing sites are comprised of predominately light manufacturing uses but may incorporate office and neighborhood-sized commercial uses that support and compliment the light manufacturing site. Residential use is generally discouraged except for master planned light manufacturing developments that provide residences intended to house employees of the planned light manufacturing use. Activities could include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring, treating of products and have one or more of the following attributes:

- Negligible impacts on sensitive land use due to offsite emissions including aerosol, fume, particle, smoke, odor and noise
- Minimal heavy-vehicle usage
- Demands imposed upon the local infrastructure network consistent with surrounding uses
- The use generally operates during the day (e.g. 7am to 6pm)

- Offsite impacts from storage of dangerous goods are negligible
- e. Micro-brewery/Kraft distillery
- f. Restaurant, limited intended to serve local businesses not to exceed 30 seats
- g. Corporate headquarters
- h. Assisted living facilities-memory care-Alzheimer's
- i. Nursing homes
- j. Wellness center
- k. Office flex space
- l. Funeral home excluding crematorium
- m. Health spa
- n. Bank
- o. Private/for profit educational facility; authorized by the state, such as, but not limited to, pre-schools, charter schools and daycare facilities.

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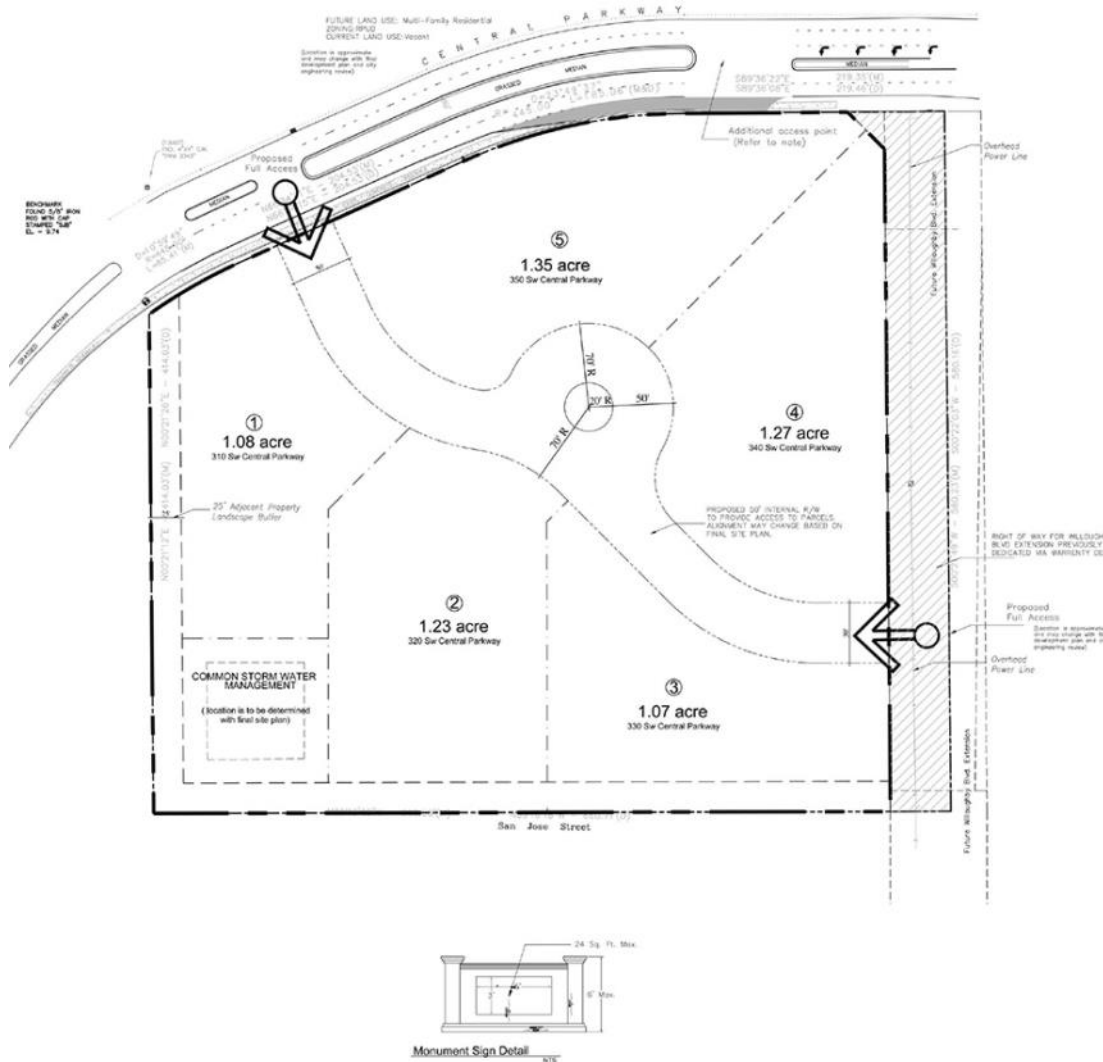
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Concept Master Plan

Delcrest Commerce Park

SE Central Parkway, Stuart FL 34994



lucido & associates
 1111 West Hill Street, Suite 200
 Stuart, FL 34994
 (888) 222-2222
 (888) 222-2222
 (888) 222-2222

Key Location:

 Location Map: N.E.S.

Project Team:
 Project Owner: Delcrest Commerce Park
 Land Planner / Landscape Architect: Lucido & Associates
 Architect: Gensler
 Civil Engineer: Gensler

Delcrest Commerce Park
 300 Se Central Parkway
 Conceptual Master Plan

Date | **By** | **Description**
 01.28.14 | BW | Initial Concept
 04.10.14 | JL | Resubmittal
 05.07.14 | JL | Revised
 05.27.14 | JL | Revised
 07.07.14 | TJ | Amended Uses

SCALE: 1" = 40'

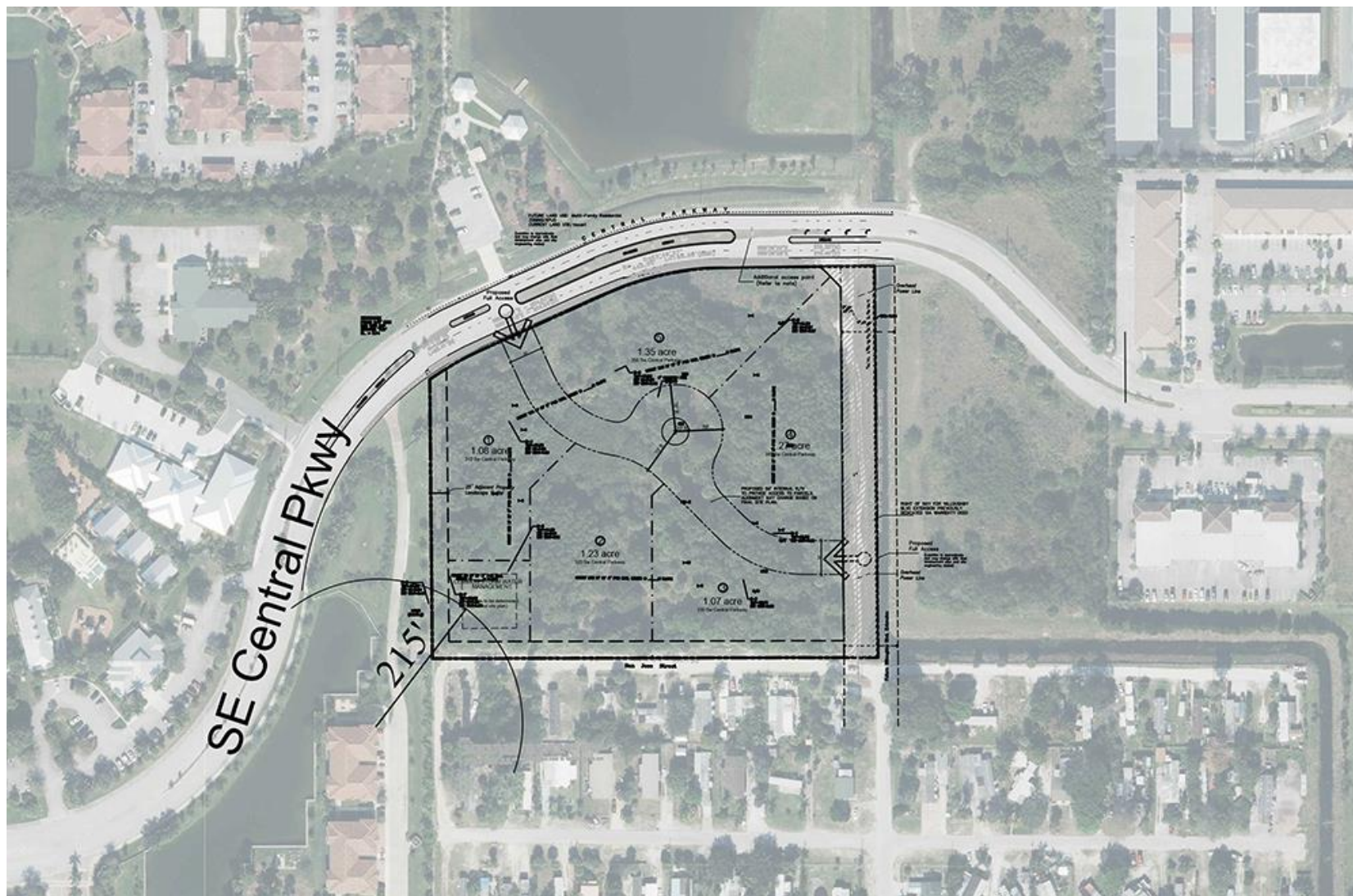
DESIGNER: BW | **MANAGER: S.O.** | **PROJECT NUMBER: 14-005** | **REVISION NUMBER: 04-010** | **COMPUTER FILE: 14-005 Revised Site Plan 7-5-2014 11.2.dwg**

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Property Aerial

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