

FOR LEASE

\$5,000/mo. gross

Used Auto Dealership & Rental Lot

1218 SE Federal Highway, 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

Used Auto Dealership & Rental Lot

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LEASE RATE	\$5,000/mo. gross
BUILDING SIZE	400 SF
BUILDING TYPE	Office
ACREAGE	0.69 AC
FRONTAGE	275'
TRAFFIC COUNT	37,000
YEAR BUILT	1983
CONSTRUCTION TYPE	CBS
PARKING SPACE	30+
ZONING	B2 Business General
LAND USE	Commercial
UTILITIES	City of Stuart

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- **\$35,000 key money gets you in!**
- Excellent move-in ready used auto dealer or car rental business located on the very busy US Highway 1 in Stuart, FL.
- Ideal for luxury cars, vans and trucks; site is in big demand with no competition.
- Lot can accommodate up to 60 cars for display.
- Recently renovated property; features a 400 sf office on a 0.69 acre lot.
- Located in a significant high traffic area, neighboring tenants include: Shell Gas Station, Public Storage, Tire Kingdom, and many others.
- Also available for purchase. *Qualified candidates only.*



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Additional Photos

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Property Demographics

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2019 Population Estimate		2019 Average Household Income		Average Age	
1 Mile	7,738	1 Mile	\$55,463	1 Mile	43.70
3 Mile	50,248	3 Mile	\$73,912	3 Mile	46.00
5 Mile	105,061	5 Mile	\$79,902	5 Mile	46.80

2024 Population Projection		2019 Median Household Income		Median Age	
1 Mile	11,683	1 Mile	\$39,053	1 Mile	45.20
3 Mile	53,569	3 Mile	\$54,275	3 Mile	49.00
5 Mile	112,201	5 Mile	\$57,618	5 Mile	50.90

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Zoning Information

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Business and PUD Districts Uses	B-2
Adult businesses (refer to supplemental standards in section 2.06.11)	CU
Adult day care centers	P
Automatic amusement center and game room	P
Automobile repair services, major and minor (refer to supplemental standards in section 2.06.06)	P
Automobile sales provided all repair and service shall be done within an enclosed building (refer to supplemental standards in section 2.06.06)	P
Bakery, retail and/or wholesale warehouses	P
Banks/financial institutions	P
Barbershop, beauty salons, specialty salons	P
Bars	P
Boat building, indoors	
Boat sales and service (refer to supplemental standards in section 2.06.06)	P
Boat storage, dry	P
Bowling alleys	P
Bus and train (passenger) station/terminals	P
Car wash	P
Catering shops	P
Cemeteries	P
Child care center (refer to supplemental standards in section 2.06.05)	P
Clubs, lodges, and fraternal organizations	P
Cold storage	
Community garden (refer to supplemental standards in section 2.06.08)	P

Craft distillery	P
Crematoriums	CU
Dry boat storage	P
Drycleaning establishment	P
Family day care home in a residence	P
Farm equipment and supply sales establishments, including open storage	
Flea markets	
Funeral homes	P
Funeral homes with crematorium	CU
Gasoline or other motor fuel stations (refer to supplemental standards in section 2.06.06)	P
Golf course	
Golf driving range (not accessory to golf course)	P
Golf course, miniature	P
Health club	P
Health spas	P
Hotels, motels	P
Industrial, low-impact within enclosed facility	
Kennels	P
Laundry establishments (self service)	P
Libraries	
Massage therapy establishments	P
Microbrewery	P
Manufactured/mobile home park/RV park	
Multi-family dwelling units	
Museums	P

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Newspaper or publishing plant	
Office, business or professional	P
Office, low intensity medical	P
Office, medical	P
Office, veterinary	P
Outdoor storage (refer to standards in section 6.10.00)	P
Parking garages (private or government provided public)	P
Parking lots (private or government provided public)	P
Place of public assembly	P
Pool hall/billiard parlor	P
Public facilities and services	P
Public parks	P
Public utilities ¹	P
Radio and/or television broadcast stations	P
Religious institutions	P
Repair services	P
Residential units combined with non-residential uses	P
Restaurants, convenience and general	P
Restaurants, limited	

Retail, bulk merchandise	P
Retail, department store	P
Retail, furniture stores	P
Retail, intensive sales and service	P
Retail, non-intensive sales and service	P
Retail, regional mall	P
Retail, strip shopping center	P
Rooftop dining area (refer to supplemental standards in section 2.06.19)	CU
Skating rink, rolling or ice	P
School-private, parochial, technical	P
Shooting range, indoor (refer to Supplemental Standards section 2.06.16)	P
Sign painting and/or sign manufacturing shops within enclosed facility without outdoor storage	P
Stealth telecommunications facilities in excess of 45 feet in height (refer to supplemental standards in section 2.06.12)	CU
Stealth telecommunications facilities which do not exceed 45 feet in height or which are constructed as part of an existing architectural feature or structure provided its total height does not exceed 120 percent of the height of the architectural feature or structure (refer to supplemental standards in section 2.06.12)	P
Studio (art, dance, music, exercise)	P
Swimming pools	P
Telecommunications towers	CU
Theaters	P
Urban farm (refer to supplemental standards in section 2.06.08)	P
Warehouse, general storage	
Warehouse, mini-storage	
Warehouse, wholesale and distribution	

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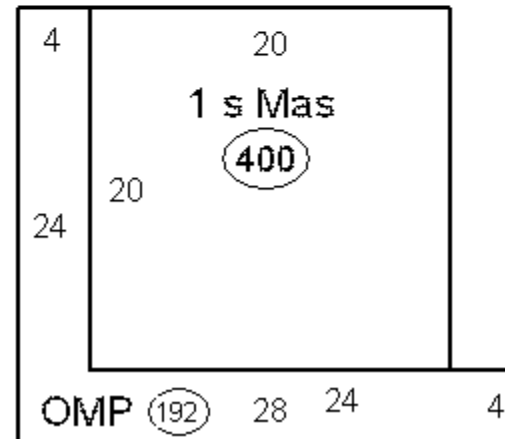
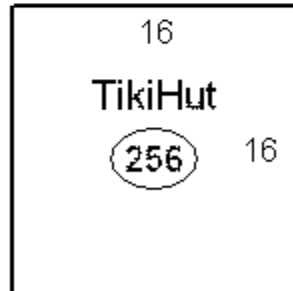
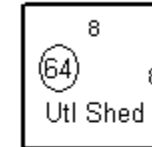
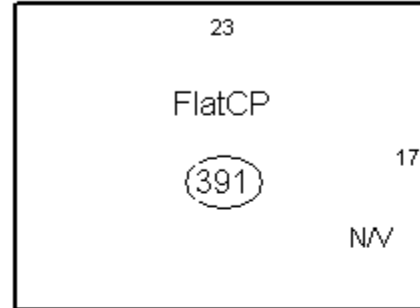
Floor Plan

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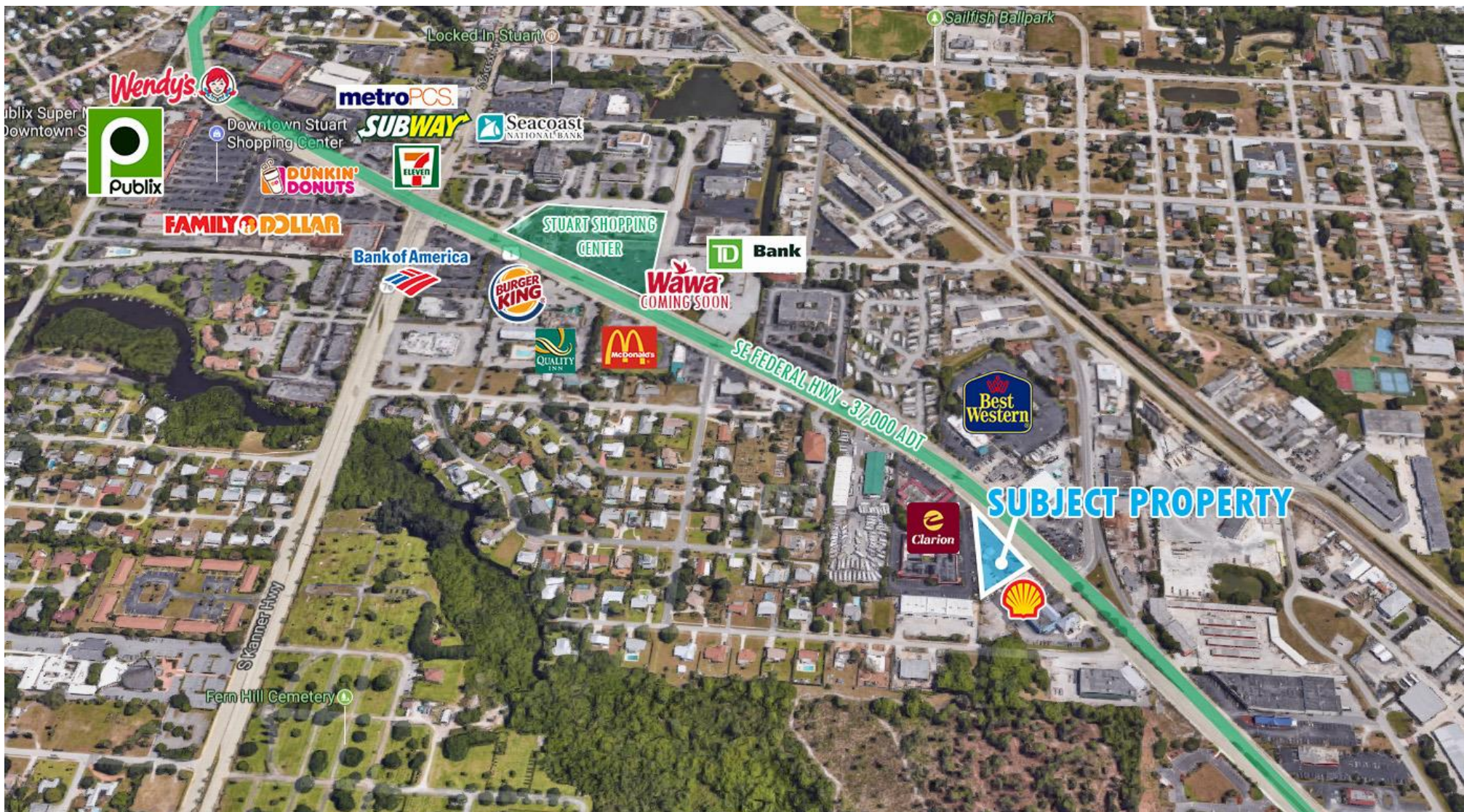
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Trade Area Map

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