

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

Industrial Warehouse Space

5230 SE Federal Highway, Stuart FL, 34997



For Lease
\$12.00/psf

Listing Contact:

Chris Belland

772-418-4506

Cbelland@commercialrealestatellc.com

Office:

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

772-286-5744

Disclaimer Statement

This information has been prepared only for information purposes to assist a potential buyer in determining whether it wishes to proceed with an in-depth investigation of the property and/or business. Seller and any of its officers, employees or agents specifically disclaims any representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or agents shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating the property/business and the purchase. The property/business is being sold on as "AS IS, WHERE IS" and "WITH ALL FAULTS" basis. Your complete inspection of the property/business is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its agents or contractors. The purchase of this property will be based solely on a Buyer's own independent investigation and findings and not in reliance on any information provided by Seller, its agent or contractors. Seller, its agents or contractors shall have no liability for any incorrect information.

Seller reserves the right at all times to reject, in its sole and absolute discretion, any and all offers received by it, for any reason whatsoever, notwithstanding that a particular offer is for the highest purchase price among those offers received and meets all the terms and conditions of this offering. Seller also reserves the right at all times to waive any or all technical defects in any offers, in Seller's sole and absolute discretion. The sales process may be terminated or modified without notice at any time. In the event two or more offers are determined to fall within a competitive range, Seller reserves the right to request a best and final offer from those parties.

Listing Contact:

Chris Belland

772-418-4506

Cbelland@commercialrealestatellc.com

Office:

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

772-286-5744

Property Details

Location:	5230 SE Federal Highway, Stuart FL, 34997
Lease Rate:	\$12.00/psf
Building Size:	3,000 SF
Building Type:	Retail/Auto
Acreage:	2.19 AC
Frontage:	398.0'
Traffic Count:	37,238 average daily traffic
Year Built:	2001
Construction Type:	Concrete
Parking Spaces:	12+
Zoning:	R-3A
Land Use:	Commercial General
Utilities:	Undisclosed

3,000 SF former auto service garage features 3 bays with lifts and an attached office/retail area. Perfect location for auto mechanic, detailing, and industrial/warehouse type business. Located on high traffic area, on the corner of SE Federal Highway and SE Salerno Road.



Listing Contact:

Chris Belland

772-418-4506

Cbelland@commercialrealestatellc.com

Office:

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

772-286-5744

Property Demographics

2016 Demographics

Total Population

1 mile	7,156
3 mile	43,425
5 mile	83,804

Average Household Income

1 mile	\$53,323
3 mile	\$69,020
5 mile	\$72,420

Average Age

1 mile	42.10
3 mile	46.30
5 mile	48.20

Listing Contact:

Chris Belland

772-418-4506

Cbelland@commercialrealestatellc.com

Office:

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

772-286-5744

Zoning Information & Map

R3-A - Liberal Multiple-Family District

3.407.A. Uses permitted. In this district, a building or structure or land shall be used for only the following purposes subject to any additional limitations pursuant to section 3.402:

1. Any uses permitted in the R-3 Multiple-Family Residential District.
2. Restaurants and/or lunchrooms, not the drive-in type, with an enclosed seating capacity of ten persons or more.
3. Beauty parlors and barbershops.
4. Dry cleaning and laundry pickup stations.
5. Fire stations.
6. Boat docks and dry and wet storage facilities under cover, and facilities for maintenance and repairs of boats or yachts, upon submission of plans for review and approval of the planning and zoning board.
7. Mobile home and travel trailer sales.
8. Gasoline or other motor fuel stations, provided all structures and buildings, except principal use signs, and including storage tanks shall be placed not less than 25 feet from any side or rear property lines.
9. Professional and business offices.
10. Retail stores.

3.407.B. Required lot area and width. Lots or building sites shall have an area of not less than 7,500 square feet, with a minimum width of 60 feet measured at the building line:

1. Single-family structures: The minimum lot size shall be the same as above. A minimum of 600 square feet of living area shall be required, exclusive of carports, breezeways or utility rooms.

2. Two-family structures: The minimum lot size shall be 7,500 square feet, with a minimum width of 75 feet a minimum of 800 square feet of living area per two-family structure shall be required, exclusive of carports, breezeways or utility rooms.

3. Apartment buildings: There shall be a minimum building site of 15,000 square feet with a minimum width of 100 feet measured at the building line for the first four apartment units. For each additional apartment unit, 2,600 square feet shall be added to the required minimum building site and an additional five feet shall be added to the required minimum width at the building line. A maximum density of 15 apartment units may be permitted per acre depending on available community services and capital improvements. There shall be a minimum of 325 square feet of living area in each apartment unit.

4. Triplex structures: The minimum lot size shall be 11,250 square feet, with a minimum width of 88 feet; a minimum of 1,200 square feet of living area per three-family structure shall be required, exclusive of carports, breezeways or utility rooms.



Listing Contact:

Chris Belland

772-418-4506

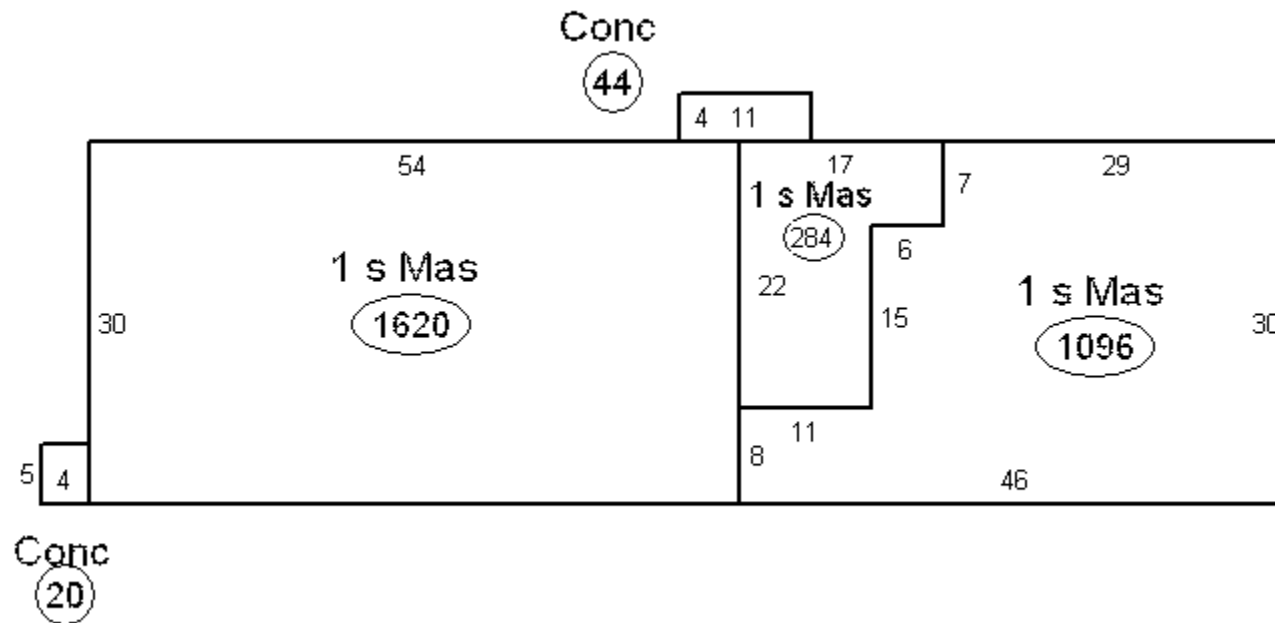
Cbelland@commercialrealestatellc.com

Office:

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

772-286-5744



Listing Contact:

Chris Belland

772-418-4506

cbelland@commercialrealestatellc.com

Office:

49 SW Flagler Ave. Suite 301

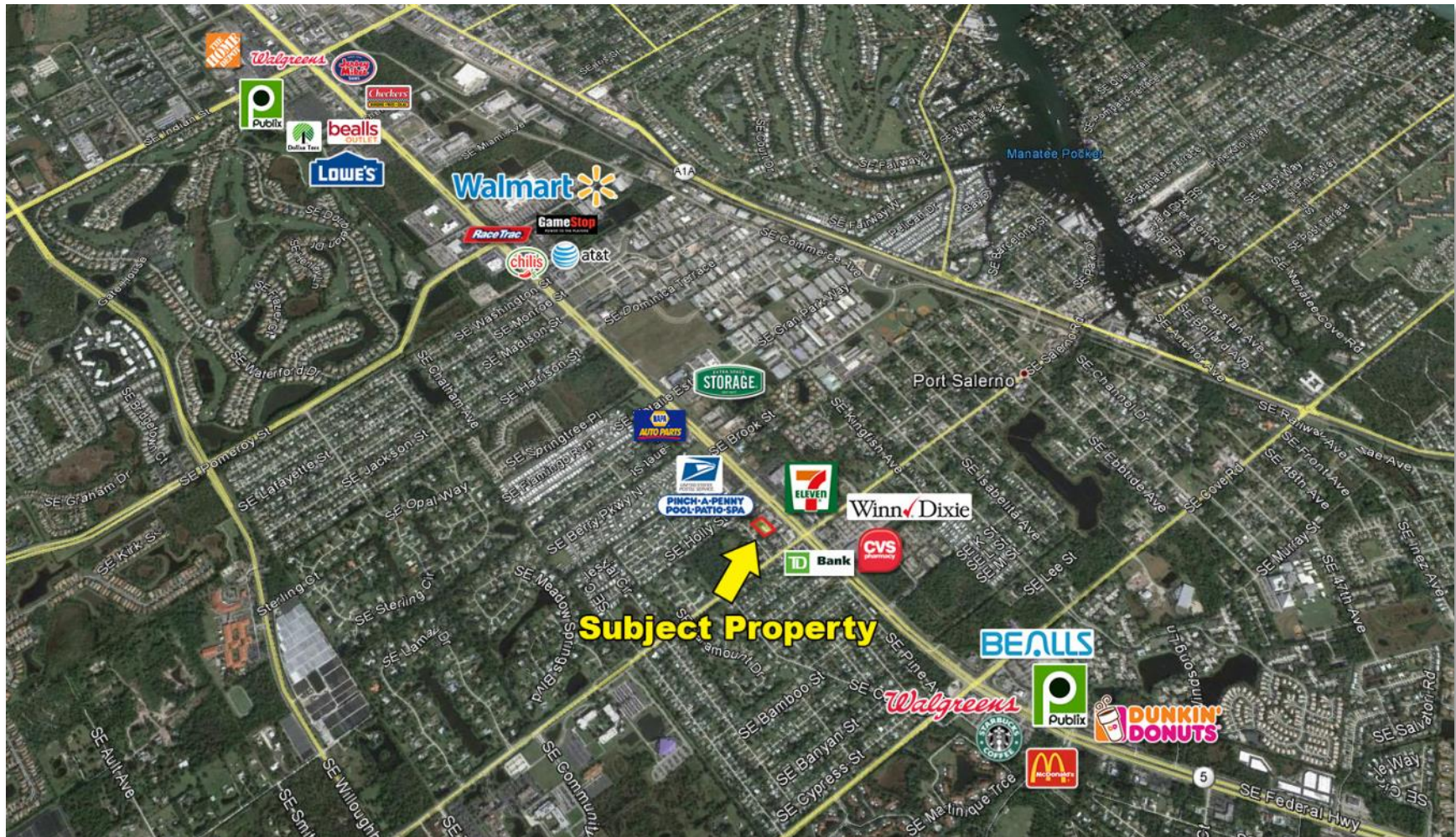
Stuart FL, 34994

772-286-5744

Commercial Real Estate, LLC

5230 SE Federal Highway, Stuart FL, 34997

Property Aerial



Cbelland@commercialrealestatellc.com

772-286-5744