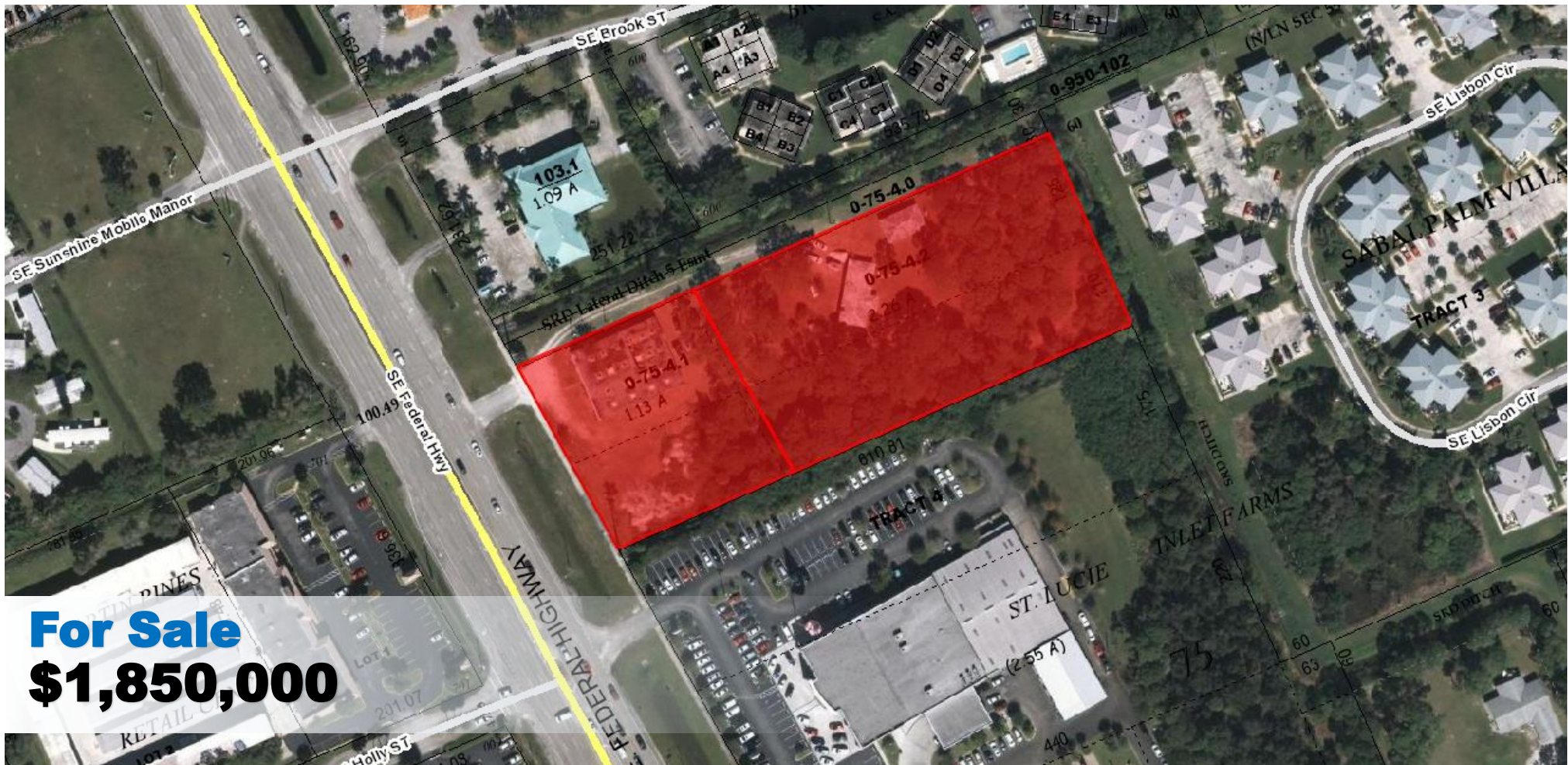


**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

Warehouse Building / 3.39 AC Land

5051 SE Federal Highway, Stuart FL 34997



For Sale
\$1,850,000

Listing Agent:
Matt Crady
772-260-1655
mcrady@commercialrealestatellc.com

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

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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.

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Property Details

| | |
|---------------------------|---|
| Location: | 5051 SE Federal Highway, Stuart FL 34997 |
| Price: | \$1,850,000 |
| Building Size: | 8,000 SF warehouse / 912 SF home with detached garage |
| Building Type: | Warehouse + Home |
| Acreage: | 3.39 AC Total (1.13 AC / 2.26 AC) |
| Frontage: | +/- 228' |
| Traffic Count: | 37,238 average daily traffic |
| Year Built: | 1965 |
| Construction Type: | Unknown |
| Parking Spaces: | Plenty |
| Zoning: | GC + R-3A |
| Land Use: | Commercial General / Off / Retail |
| Utilities: | Undisclosed |

Potential redevelopment project! This site features a combined total of 3.39 AC, with a warehouse industrial building on 1.13 AC and a home with detached garage on 2.26 AC. Site has potential to be redeveloped into retail, office, storage, or other uses under GC zoning.



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2016 Demographics

Total Population

| | |
|--------|--------|
| 1 mile | 7,249 |
| 3 mile | 41,976 |
| 5 mile | 81,836 |

Average Household Income

| | |
|--------|----------|
| 1 mile | \$56,580 |
| 3 mile | \$71,297 |
| 5 mile | \$75,139 |

Average Age

| | |
|--------|-------|
| 1 mile | 42.10 |
| 3 mile | 45.90 |
| 5 mile | 48.10 |

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Zoning Description & Map

GC - General Commercial Zoning

Permitted Uses:

- Business and professional offices
- Commercial amusements, indoor / outdoor
- Commercial day care
- Construction industry sales
- Construction sales and services
- Financial institutions
- Flea markets
- Funeral homes
- General retail sales and services
- Golf driving ranges
- Hotels, motels, resorts and spas
- Kennels, commercial
- Limited retail sales and services

- Marinas, commercial
- Medical services
- Pain management clinics
- Parking lots and garages
- Recreational vehicle parks
- Recreational vehicle parks
- Residential storage facilities
- Restaurants, convenience, with/
out drive-thru facilities
- Restaurants general
- Shooting ranges, indoor
- Vehicular sales and services
- Vehicular service and maintenance
- Veterinary medical services
- Wholesale trades and services



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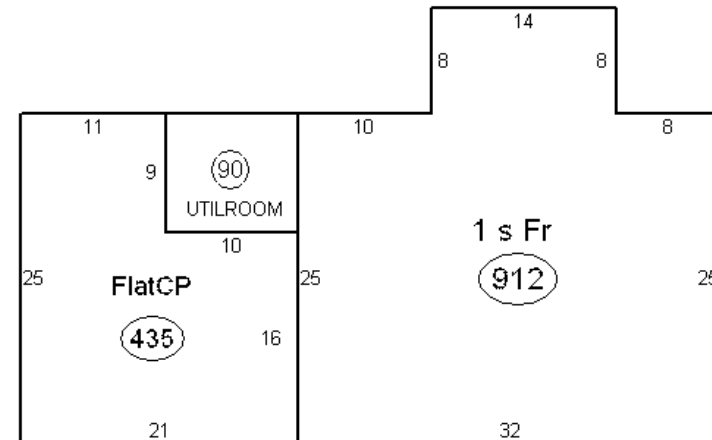
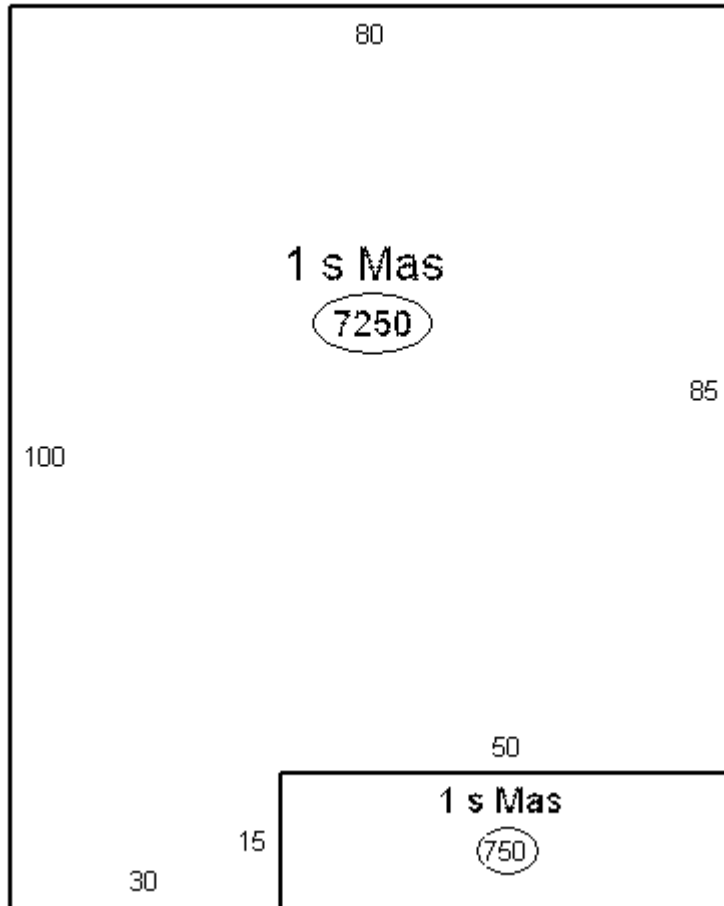
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Property Aerial



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