

FOR LEASE

\$15.00/SF

Auto Service Building

2649 SE Fairmont St Stuart, FL 34997



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Chris Belland | 772-418-4506 | Cbelland@commercialrealestatellc.com

Patrick Cummings | 561-203-3579 | Pcummings@commercialrealestatellc.com

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

Property Details

Auto Service Building

2649 SE Fairmont St Stuart, FL 34997

LEASE RATE	\$15.00/SF
BUILDING SIZE	2,640 sf
BUILDING TYPE	Auto Service
ACREAGE	0.76 AC
FRONTAGE	148.6'
TRAFFIC COUNT	8,100 AADT (via Dixie Hwy)
YEAR BUILT	1984
CONSTRUCTION TYPE	CBS
PARKING SPACE	42
ZONING	B1 (Business)
LAND USE	Commercial General
UTILITIES	Martin County
PARCEL ID	37-38-41-007-102-00140-4

- Perfect opportunity to lease this 2,640 sf auto service building located on the corner of SE Dixie Highway and SE Fairmont Street.
- Ideal space for a mechanic, or other auto related trades.
- Site features 3 roll up bay doors, an office, ample parking, and a fenced yard.
- Owner prefers a minimum 3 year lease.
- Located within a heavy commercial and industrial zone of Golden Gate; quickly accessible from US-1 and A1A.



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Demographics

2019 Population Estimate		2019 Average Household Income		Average Age	
1 Mile	4,687	1 Mile	\$66,127	1 Mile	37.70
3 Mile	49,526	3 Mile	\$67,166	3 Mile	45.50
5 Mile	93,346	5 Mile	\$77,154	5 Mile	48.20

2024 Population Projection		2019 Median Household Income		Median Age	
1 Mile	4,866	1 Mile	\$43,578	1 Mile	36.40
3 Mile	52,135	3 Mile	\$49,608	3 Mile	47.90
5 Mile	99,346	5 Mile	\$56,124	5 Mile	52.50

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Zoning Information

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B-1 Business District.

3.417.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 use permitted in a HB-1 Limited Business District.
2. Churches or schools may be constructed on property presently owned and held for such purposes, if such construction is commenced within five years from the date of September 14, 1965.
3. Offices, banks, theatres (not drive-ins), beauty parlors, bars and night-clubs, photograph studios, dry cleaning and laundry pickup stations, barbershops, florists, automobile salesrooms, used car lots, parking lots and storage garages, telephone exchanges, restaurants and lunchrooms, police and fire stations, motels and hotels, golf driving ranges and putt-putt golf.
4. Mechanical garages and gasoline and other motor fuel stations, so long as such work is confined within a building, and vehicles awaiting repair shall be screened from view on the street and abutting property.
5. Signs appertaining to the above uses.
6. Refuse and storage areas, which shall be screened from view.

3.417.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 along the front property line. Structures in this district shall be limited to 35 feet. Motels and hotels shall comply with the minimum requirements of the HR-2 Multiple-Family Residential District.

3.417.C. Minimum yards required.

1. Front: 20 feet.

2. Rear: 20 feet.

3. Side: None, except where a B-1 District lies adjacent to a residential district or is separated only by a road, no building shall be built within 20 feet of a common property line, and a landscaped buffer strip shall be provided between the two uses with an evergreen hedge, uniformly colored masonry wall or board fence six feet high. Such screen shall be located on the sides and rear of the property:

- a. No structure shall be built within 50 feet of the center line of any public platted right-of-way not a designated through-traffic highway.
- b. No structure shall be built with 65 feet of the center line of a designated through-traffic highway.

(Ord. No. 608, pt. 1, 3-19-2002)



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Additional Photos

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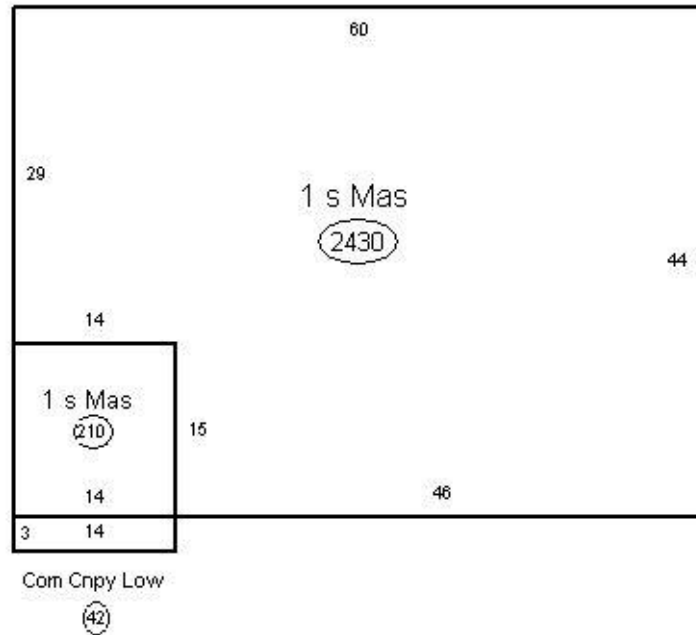
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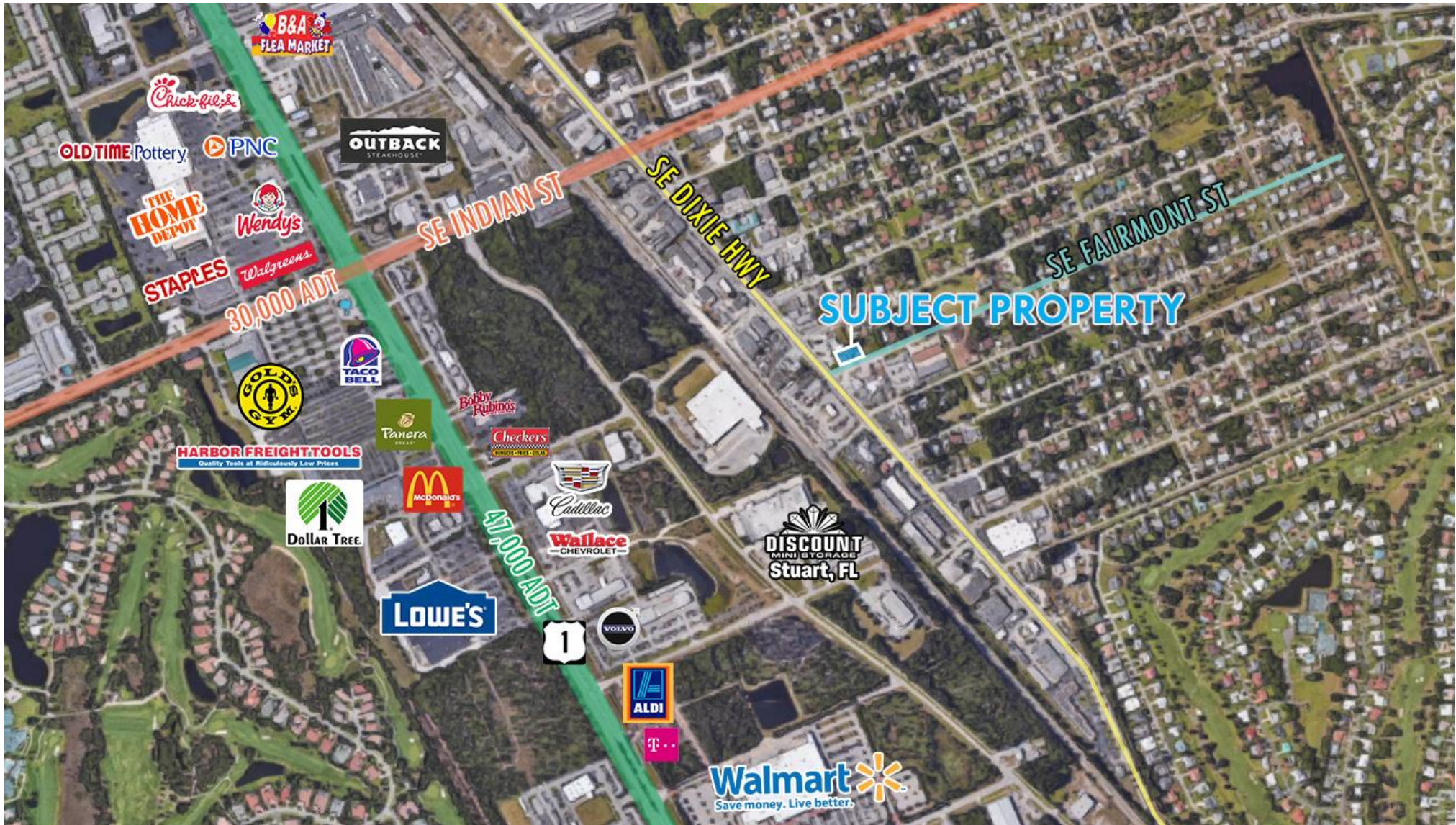
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Property Aerial

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