

FOR SALE

\$1,399,000

Retail / Warehouse Building

885 SE Monterey Road, Stuart FL 34997



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

Retail / Warehouse Building

885 SE Monterey Road, Stuart FL 34997

PRICE	\$1,399,000 <i>(Price reduced from \$1,499,000)</i>
BUILDING SIZE	10,000 SF
BUILDING TYPE	Retail/Office/Showroom
ACREAGE	+/- 1.35 AC
FRONTAGE	150'
TRAFFIC COUNT	28,500 AADT
YEAR BUILT	1986
CONSTRUCTION TYPE	Steel
PARKING SPACE	80
ZONING	B-2 - Business General
LAND USE	Industrial
UTILITIES	FPL

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- Exceptional 10,000 sf showroom with outdoor lot on 1.35 AC with great exposure to SE Monterey Road in Stuart, FL.
- Interior features an open floor layout, spacious offices, plus additional storage in the rear.
- The building is 90% air conditioned with multiple overhead doors and plenty of parking.
- There is about a half an acre of space in the rear of the property for storage and additional parking.
- Ideal for a wide variety of uses under B-2 Zoning.



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Property Demographics

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Demographics

2018 Population Estimate		2018 Average Household Income		Average Age	
1 Mile	7,218	1 Mile	\$48,340	1 Mile	39.00
3 Mile	49,511	3 Mile	\$73,647	3 Mile	45.80
5 Mile	103,919	5 Mile	\$77,625	5 Mile	46.70

2023 Population Projection		2018 Median Household Income		Median Age	
1 Mile	7,675	1 Mile	\$34,501	1 Mile	37.80
3 Mile	52,910	3 Mile	\$51,815	3 Mile	48.50
5 Mile	111,427	5 Mile	\$55,118	5 Mile	50.60

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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
Dry cleaning 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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Site Photos

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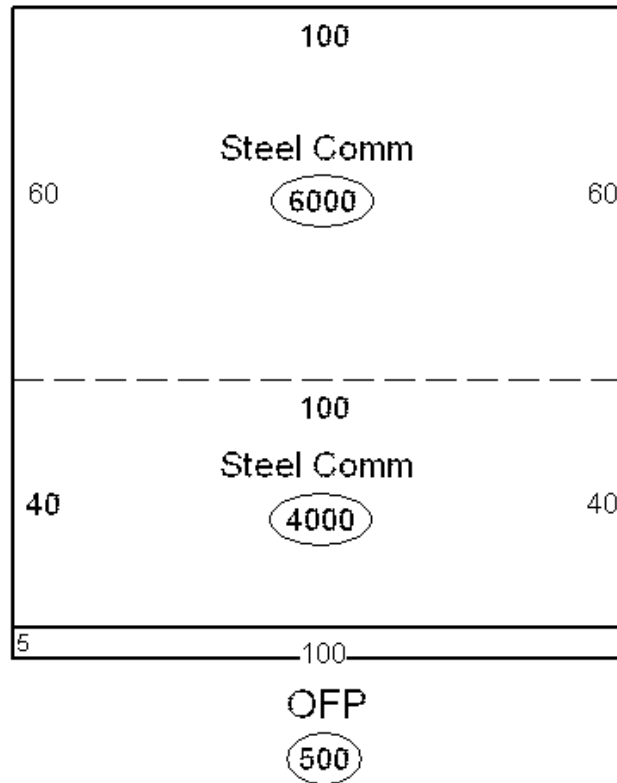
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Floor Plan

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Property Aerial

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