

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

1.24 AC Commercial Land

424 SE Monterey Road, Stuart FL 34994



For Sale
\$750,000

Listing Agent:
Jeremiah Baron
772-528-0506
jbaron@commercialrealestatellc.com

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

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

1.24 AC Commercial Land

424 SE Monterey Road, Stuart FL 34994

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 Agent:

Jeremiah Baron

772-528-0506

jbaron@commercialrealestatellc.com

Office:

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

772-286-5744

Property Details

Location:	424 SE Monterey Road, Stuart FL 34994
Price:	\$750,000
Land Size:	54,014 SF
Acreage:	1.24 AC
Frontage:	+/- 245 to SE Monterey / +/- 150 to SE Willoughby Blvd
Traffic Count:	32,283 average daily traffic
Zoning:	B2 - Business General
Land Use:	Commercial
Utilities:	City of Stuart

Excellent development opportunity!!! 1.24 acre parcel located at a signalized intersection in Stuart on busy Monterey Road and Willoughby Blvd. This site is perfect for any gas station/auto parts store or any user seeking high visibility and huge traffic count. This site also comes with billboard income as there are 2 billboards located on the property.

Located on the corner of SE Monterey Road and SE Willoughby Boulevard.



Listing Agent:
Jeremiah Baron
772-528-0506
jbaron@commercialrealestatellc.com

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

2016 Demographics

Total Population

1 mile	8,183
3 mile	49,694
5 mile	98,800

Average Household Income

1 mile	\$53,263
3 mile	\$74,943
5 mile	\$76,514

Average Age

1 mile	44.30
3 mile	45.70
5 mile	46.10

Listing Agent:

Jeremiah Baron

772-528-0506

jbaron@commercialrealestatellc.com

Office:

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

772-286-5744

Zoning & Future Land Use Map

B-2 - Business General

Business and PUD Districts Uses	B-1	B-2
Adult businesses (refer to supplemental standards in Section 2.06.11)		CU
Adult day care centers	P	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	P
Barbershop, beauty salons, specialty salons	P	P
Bars	P	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	P
Cemeteries		P
Child care center (refer to supplemental standards in Section 2.06.05)	P	P
Clubs, lodges, and fraternal organizations		P
Cold storage		
Community garden (refer to supplemental standards in Section 2.06.08)	P	P
Craft distillery	P	P
Crematoriums		CU
Dry boat storage		P
Drycleaning establishment		P
Family day care home in a residence	P	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

Business and PUD Districts Uses	B-1	B-2
Golf course		
Golf driving range (not accessory to golf course)		P
Golf course, miniature		P
Health club		P
Health spas		P
Hotels, motels	P	P
Industrial, low-impact within enclosed facility		
Kennels		P
Laundry establishments (self service)		P
Libraries	P	
Massage therapy establishments	P	P
Microbrewery	P	P
Manufactured/mobile home park/RV park		
Multi-family dwelling units	P	
Museums	P	P
Newspaper or publishing plant		
Office, business or professional	P	P
Office, low intensity medical	P	P
Office, medical	P	P
Office, veterinary	P	P
Outdoor storage (refer to standards in Section 6.10.00)	P	P
Parking garages (private or government provided public)	P	P
Parking lots (private or government provided public)	P	P
Place of public assembly		P
Pool hall/billiard parlor		P
Public facilities and services	P	P
Public parks	P	P
Public utilities ¹	P	P
Radio and/or television broadcast stations		P
Religious institutions		P
Repair services		P
Residential units combined with non-residential uses	P	P
Restaurants, convenience and general	P	P
Restaurants, limited		
Retail, bulk merchandise		P
Retail, department store		P
Retail, furniture stores		P
Retail, intensive sales and service	P	P
Retail, non-intensive sales and service		P

Business and PUD Districts Uses	B-1	B-2
Retail, regional mall		P
Retail, strip shopping center		P
Rooftop dining area (refer to supplemental standards in Section 2.06.19)	CU	CU
Skating rink, rolling or ice		P
School-private, parochial, technical	P	P
Shooting range, indoor (refer to Supplemental Standards Sec. 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	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	P
Studio (art, dance, music, exercise)		P
Swimming pools		P
Telecommunications towers		CU
Theaters	P	P
Urban farm (refer to supplemental standards in Section 2.06.08)	P	P
Warehouse, general storage		
Warehouse, mini-storage		
Warehouse, wholesale and distribution		

Listing Agent:

Jeremiah Baron

772-528-0506

jbaron@commercialrealestatellc.com

Office:

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

772-286-5744

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

1.24 AC Commercial Land

424 SE Monterey Road, Stuart FL 34994

Street View



Listing Agent:

Jeremiah Baron

772-528-0506

jbaron@commercialrealestatellc.com

Office:

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

772-286-5744

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

1.24 AC Commercial Land

424 SE Monterey Road, Stuart FL 34994

Property Aerial



Listing Agent:

Jeremiah Baron

772-528-0506

jbaron@commercialrealestatellc.com

Office:

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

772-286-5744