

# FLEX WAREHOUSE/RETAIL SPACE

4461 SE Federal Hwy. Stuart, FL 34997



FOR SALE | \$5,250,000.00

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd.  
Suite 100  
Stuart FL, 34996

**Mathew Crady**

772.286.5744 Office  
772.260.1655 Mobile  
mcrady@commercialrealestatellc.com

**Dana Hills**

772.286.5744 Office  
561.513.0070 Mobile  
dana@commercialrealestatellc.com

# PROPERTY OVERVIEW

- Exceptional buying opportunity of a freestanding retail building subdivided into office and warehouse space on the corner of SE Dominica Terrace and US Highway 1.
- Features include a generously sized showroom space, office space, and 2 acres of yard space in the rear for extra storage with its own access.
- There's two spaces available. Space A is 2500 SF & Space B is 18,486 SF.
- Recent improvements include an updated roof and HVAC system.
- High traffic counts and great exposure to US-1.
- Located within a dense commerce area; in close proximity to many National brands such as Walmart, Lowe's, Publix, and more.



<b>PRICE</b>	\$5,250,000
<b>BUILDING SIZE</b>	18,486 SF
<b>BUILDING TYPE</b>	Retail
<b>ACREAGE</b>	2.58 AC
<b>FRONTAGE</b>	227' on SE Federal Hwy
<b>TRAFFIC COUNT</b>	36,514 ADT
<b>YEAR BUILT</b>	1960/Renovated 1995
<b>CONSTRUCTION TYPE</b>	Masonry
<b>PARKING SPACE</b>	Ample
<b>ZONING</b>	CPUD (Stuart)
<b>LAND USE</b>	Commercial
<b>PARCEL ID</b>	52-38-41-000-000-00620-5

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# DEMOGRAPHICS

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## 2024 Population Estimate

1 Mile	6,401	1 Mile	\$75,266	1 Mile	43.50
3 Mile	46,849	3 Mile	\$79,969	3 Mile	47.60
5 Mile	91,077	5 Mile	\$91,635	5 Mile	50

## 2024 Average Household Income

## Average Age

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## 2029 Population Projection

1 Mile	6,779	1 Mile	\$59,224	1 Mile	44
3 Mile	49,431	3 Mile	\$58,216	3 Mile	50.80
5 Mile	96,213	5 Mile	\$64,727	5 Mile	55.50

## 2024 Median Household Income

## Median Age

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# ZONING INFORMATION

<b>Business and PUD Districts Uses</b>	<b>CPUD</b>
Adult businesses (refer to supplemental standards in section 2.06.11)	
Adult day care centers	A
Automatic amusement center and game room	A
Automobile repair services, major and minor (refer to supplemental standards in section 2.06.06)	A
Automobile sales provided all repair and service shall be done within an enclosed building (refer to supplemental standards in section 2.06.06)	A
Bakery, retail and/or wholesale warehouses	A
Banks/financial institutions	A
Barbershop, beauty salons, specialty salons	A
Bars	A
Boat building, indoors	A
Boat sales and service (refer to supplemental standards in section 2.06.06)	A
Boat storage, dry	A
Bowling alleys	A
Bus and train (passenger) station/terminals	A
Car wash	A
Catering shops	A
Cemeteries	A
Child care center (refer to supplemental standards in section 2.06.05)	A
Clubs, lodges, and fraternal organizations	A

Cold storage	A
Community garden (refer to supplemental standards in section 2.06.08)	A
Craft distillery	A
Crematoriums	A
Dry boat storage	A
Drycleaning establishment	A
Family day care home in a residence	A
Farm equipment and supply sales establishments, including open storage	A
Flea markets	A
Funeral homes	A
Funeral homes with crematorium	A
Gasoline or other motor fuel stations (refer to supplemental standards in section 2.06.06)	A
Golf course	A
Golf driving range (not accessory to golf course)	A
Golf course, miniature	A
Health club	A
Health spas	A
Hotels, motels	A
Industrial, low-impact within enclosed facility	
Kennels	A
Laundry establishments (self service)	A
Libraries	A

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Massage therapy establishments	A
Microbrewery	A
Manufactured/mobile home park/RV park	A
Multi-family dwelling units	
Museums	A
Newspaper or publishing plant	A
Office, business or professional	A
Office, low intensity medical	A
Office, medical	A
Office, veterinary	A
Outdoor storage (refer to standards in section 6.10.00)	A
Parking garages (private or government provided public)	A
Parking lots (private or government provided public)	A
Place of public assembly	A
Pool hall/billiard parlor	A
Public facilities and services	A
Public parks	A
Public utilities 1	A
Radio and/or television broadcast stations	A
Religious institutions	A
Repair services	A
Residential units combined with non-residential uses	A
Restaurants, convenience and general	A

Restaurants, limited	
Retail, bulk merchandise	A
Retail, department store	A
Retail, furniture stores	A
Retail, intensive sales and service	A
Retail, non-intensive sales and service	A
Retail, regional mall	A
Retail, strip shopping center	A
Rooftop dining area (refer to supplemental standards in section 2.06.19)	CU
Skating rink, rolling or ice	A
School-private, parochial, technical	A
Shooting range, indoor (refer to Supplemental Standards section 2.06.16)	A
Sign painting and/or sign manufacturing shops within enclosed facility without outdoor storage	A
Stealth telecommunications facilities in excess of 45 feet in height (refer to supplemental standards in section 2.06.12)	A
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)	A

Studio (art, dance, music, ex-	A
Swimming pools	A
Telecommunications towers	A
Theaters	A
Urban farm (refer to supplemental standards in section 2.06.08)	A
Warehouse, general storage	A
Warehouse, mini-storage	A
Warehouse, wholesale and	A

**Footnotes:**

P - Use permitted by right; subject to all other applicable requirements of the Code.

CU - Use permitted as a conditional use by approval of a major conditional use approval through public hearing process.

A - Allowed through city commission public hearing process.

- - Prohibited

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# AERIAL VIEW



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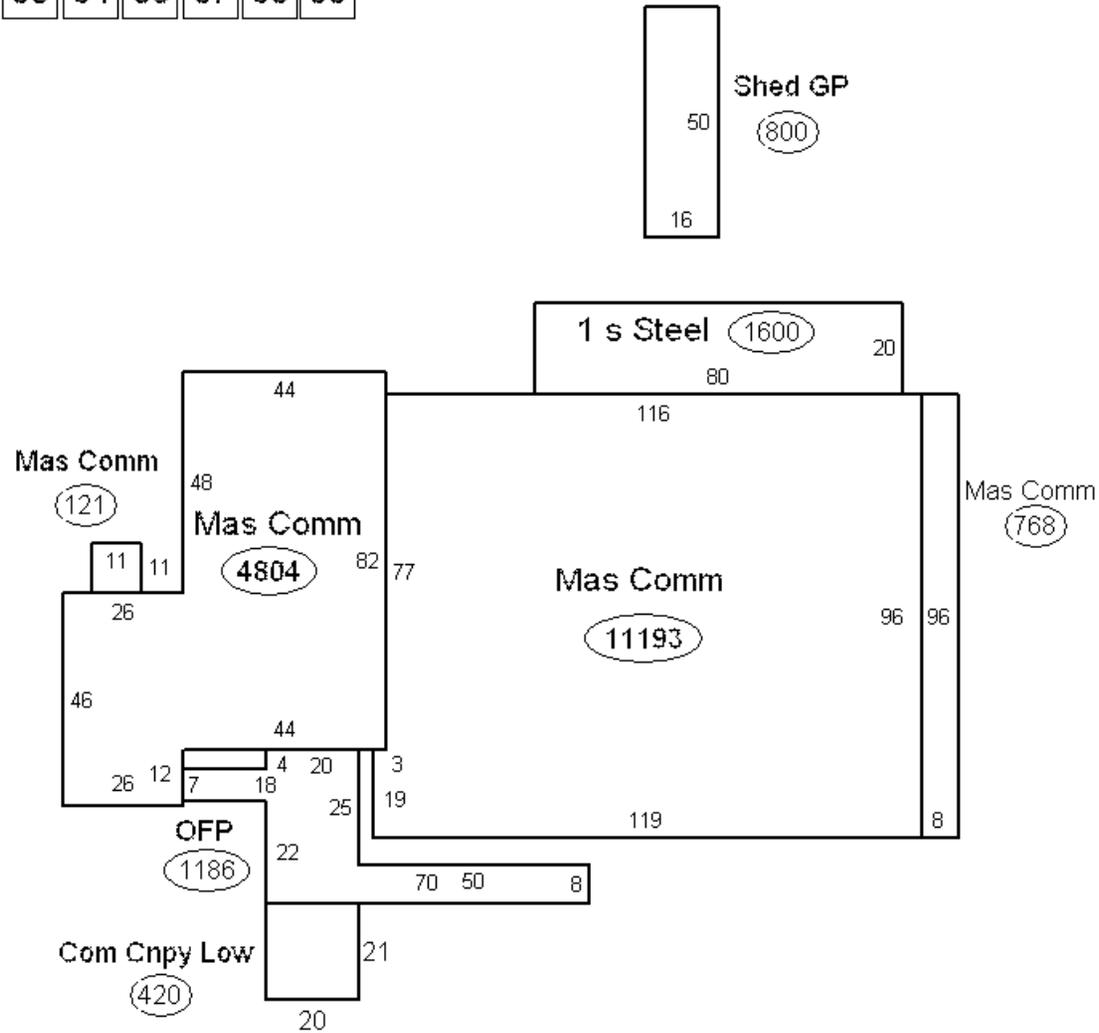
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# FLOOR SKETCH

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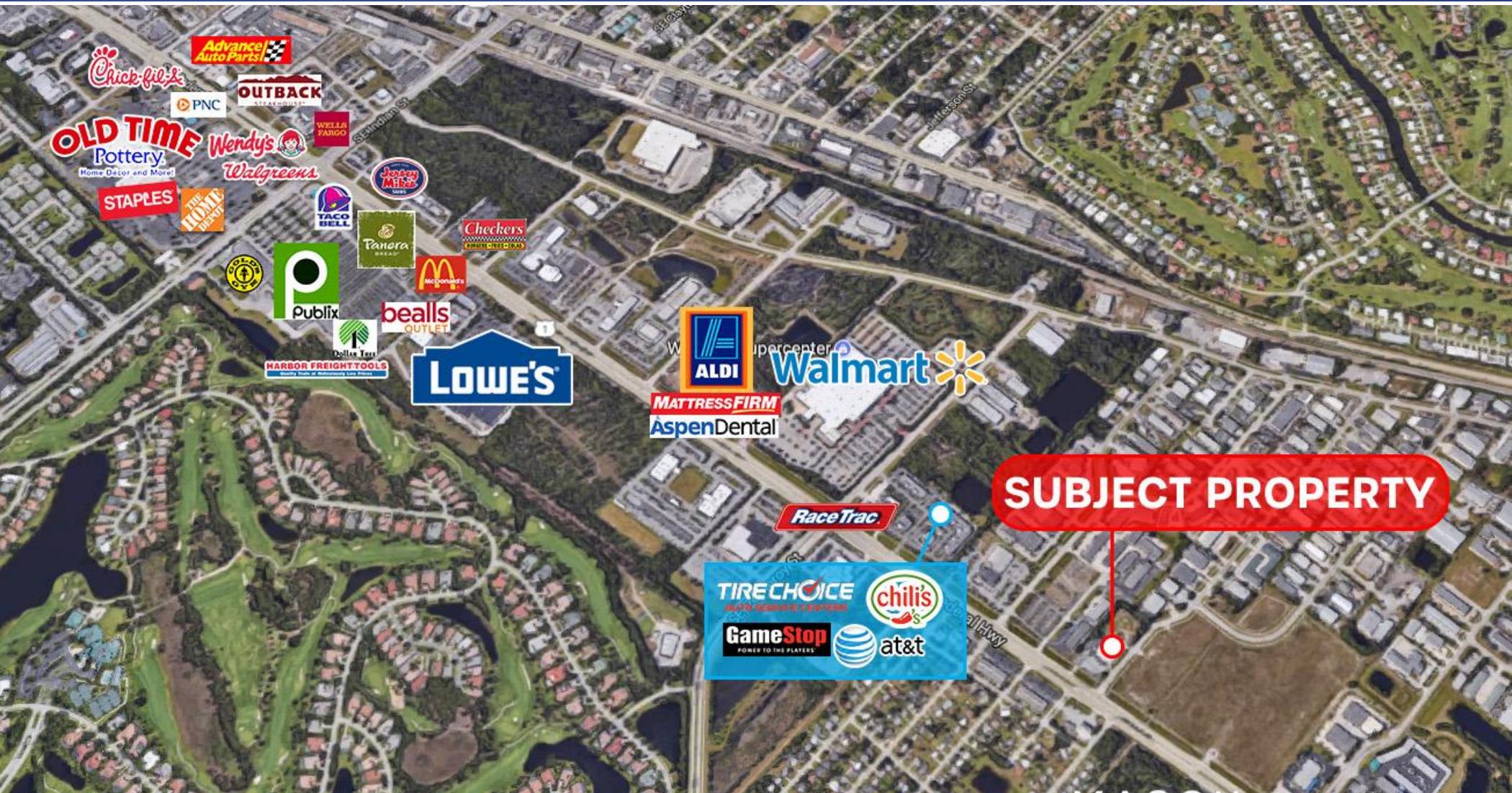
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# TRADE AREA MAP



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