



Each office independently owned and operated

ROSI M. SHEPARD TEAM - RE/MAX COMMERCIAL

729 SW Federal Hwy | Suite 100

rosis.remax-stuart-fl.com

Stuart, FL 34994

FOR SALE

RETAIL PROPERTY

# 115 SW 1ST COURT

115 SOUTHWEST 1ST COURT | DANIA BEACH, FL 33004



PRESENTED BY:

**ROSI M. SHEPARD**

REMAX OF STUART - COMMERCIAL  
DIVISION

772.288.0287

FL #3320083

# PROPERTY SUMMARY



## VIDEO

### PROPERTY DESCRIPTION

Introducing a **\*\*prime repositioning opportunity\*\*** directly adjacent to the brand-new 101 Dania Beach mixed-use towers, bringing 300+ luxury apartments, offices, and ground-floor retail to downtown Dania Beach. Located at 115 SW 1st Court, just west of S Federal Highway and south of W Dania Beach Boulevard, this 2,021 SF free-standing building (built in 2006, zoned CC, future land use RAC) is perfectly positioned to capture daily demand from hundreds of new residents and office users.

This flexible single-tenant building is ideal for professional office, boutique medical, service retail, or a destination showroom seeking a walkable, urban environment with built-in customer traffic from 101 Dania Beach and the surrounding neighborhood. With excellent street visibility, easy access to Federal Highway and the beach, and virtually no competing small-bay commercial space in the immediate block, the property offers a rare chance to control a modern, repositionable asset at the core of Dania Beach's fastest-growing mixed-use corridor.

### FOR SALE RETAIL PROPERTY

### OFFERING SUMMARY

Sale Price:	\$746,000
Number of Units:	1
Lot Size:	5,250 SF
Building Size:	2,021 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	781	2,353	6,285
Total Population	1,787	5,644	14,514
Average HH Income	\$67,376	\$68,921	\$71,321

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## LOCATION DESCRIPTION

The property at 115 Southwest 1st Court, Dania Beach, FL, 33004, adjacent to 101 Dania Beach Apartments, offers an exceptional location in the heart of a bustling commercial and residential district. Enjoy close proximity to the vibrant Dania Beach and the popular Dania Beach Pier, providing a perfect balance of work and leisure. Nearby, Dania Pointe offers a diverse range of dining, shopping, and entertainment options, ensuring a vibrant and dynamic environment. With convenient access to major roadways and the Fort Lauderdale-Hollywood International Airport, this prime location presents an excellent opportunity for an astute Office / Retail Building investor seeking to capitalize on the area's growth and potential.

## PARKING DESCRIPTION

Open and Street

## CONSTRUCTION DESCRIPTION

Concrete Block Stucco, Stem Wall Foundation, Hip Roof, Rear Paver Patio, Paver Driveway

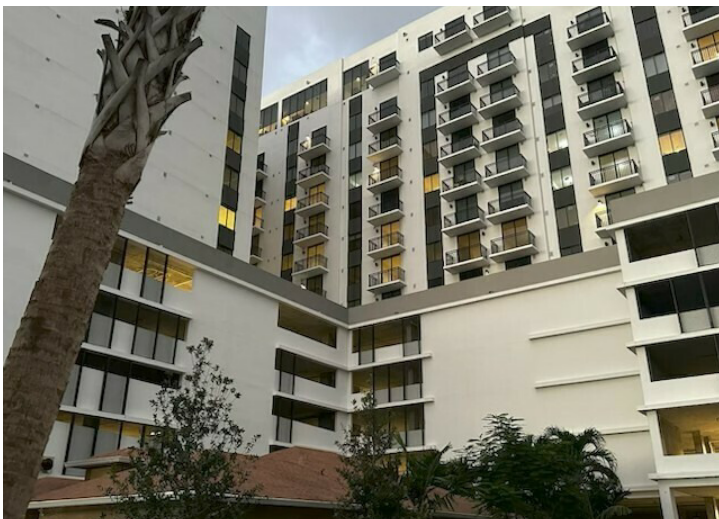
**FOR SALE**  
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# COMPLETE HIGHLIGHTS



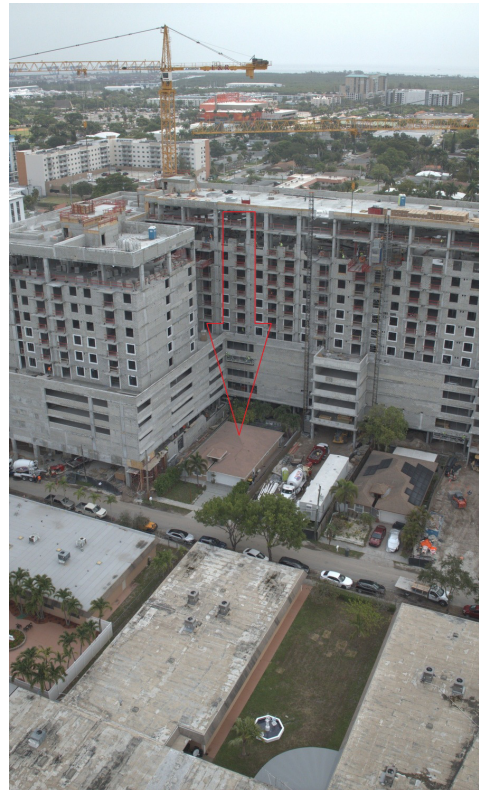
## PROPERTY HIGHLIGHTS

- - 2,021 SF building available for retail space
- - Constructed in 2006, offering modern amenities
- - Zoned CC to accommodate a variety of commercial uses
- - Prime location in the vibrant Dania Beach area
- - Visibility and easy accessibility for high foot traffic
- - Versatile layout to suit diverse retail concepts
- - Well-maintained and ready for immediate occupancy
- - Attractive storefront and exterior features
- - Proximity to amenities and local attractions



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# // ADDITIONAL PHOTOS



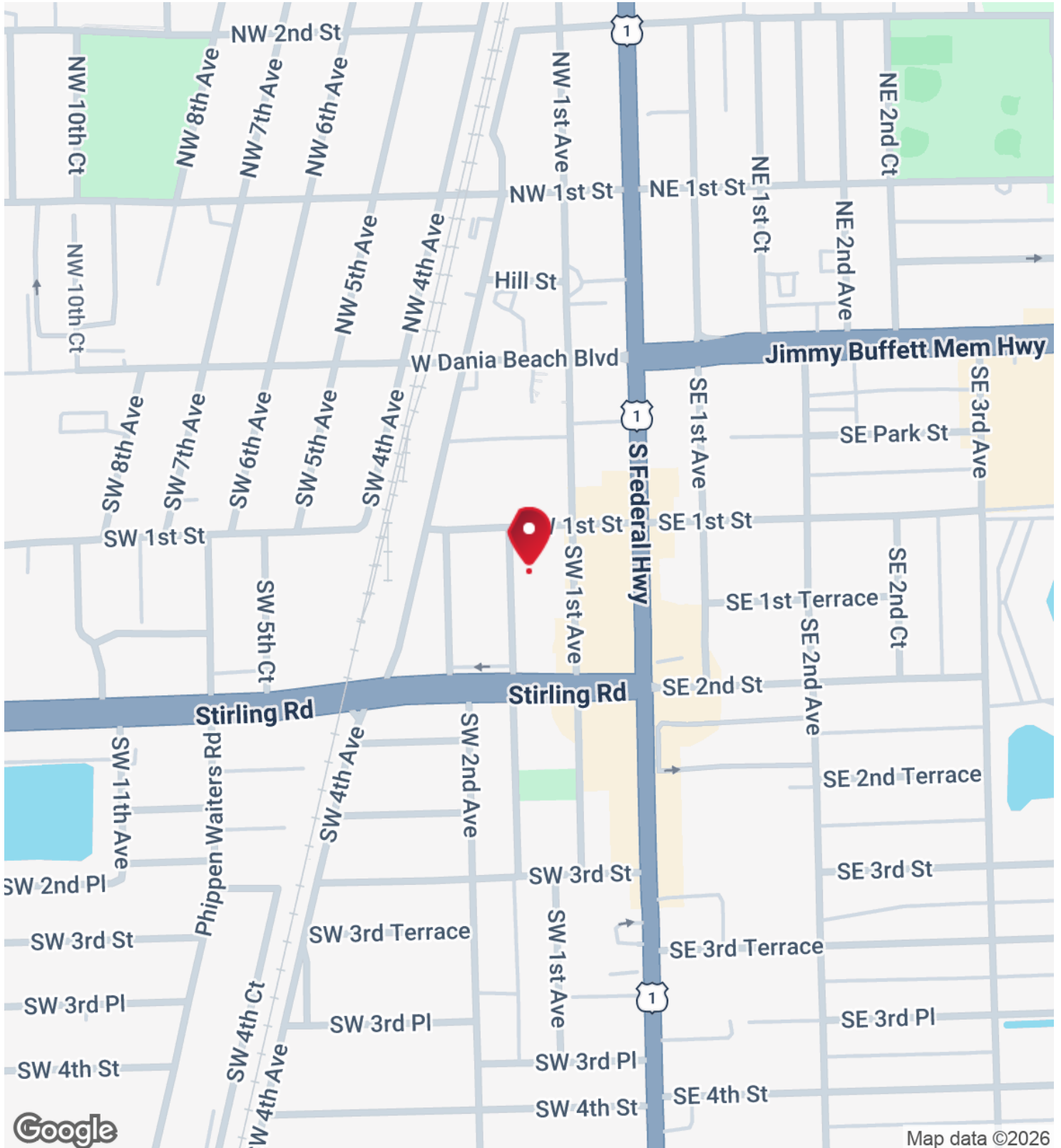
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# LOCATION MAP



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# FINANCIAL SUMMARY

## INVESTMENT OVERVIEW

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Price	\$746,000
Price per SF	\$369
Price per Unit	\$746,000

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## OPERATING DATA

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## FINANCING DATA

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# ADVISOR BIO 1



**ROSI M. SHEPARD**

**REMAX OF STUART - COMMERCIAL DIVISION**

rosis@remax.net

Direct: **772.288.0287** | Cell: **772.323.7037**

FL #3320083

## PROFESSIONAL BACKGROUND

Rosi M. Shepard is a highly accomplished commercial real estate advisor, entrepreneur, and seasoned community leader serving Stuart, FL and surrounding markets. With over 10 years at RE/MAX, Rosi specializes in commercial, industrial, agricultural, and investment properties, consistently earning outstanding reviews for her expertise, professionalism, and integrity.

Her career began in the auto body repair industry, progressing from body repair technician to body shop manager in esteemed shops including Fort Lauderdale Lincoln Mercury Rolls Royce and Vic Koenig Chevrolet. Rosi later transitioned into land and environmental management, developing deep skills with The Florida Department of Environmental Protection as a Park Ranger and then the Division of Forestry as a wildland firefighter and certified burn manager, leading prescribed burns on over 60,000 acres and operating heavy equipment for firebreaks and land maintenance.

Rosi is the owner and Chief Financial Officer of Tough RoofScapes LLC, a roofing maintenance and repair company based in Martin County, where she leads commercial and residential teams. Her background exemplifies entrepreneurial spirit and adaptability.

Her leadership roles include Board Member at Large for the East Coast District CCIM, committee person for Government Affairs at MCRTC, past director for MCRTC, and past president of the Junior League of Martin County. She has also served as Director for Martin County Healthy Start, Inc. and currently is Secretary on the board, reflecting her dedication to community service.

Rosi's business philosophy is founded on integrity, expertise, and service, resulting in lasting client relationships and a thriving referral network. She leverages her technical background, land management experience, and hands-on operational skills to provide unparalleled value to her real estate and business clients.

## MEMBERSHIPS

Martin County Realtors of the Treasure Coast  
Florida CCIM East Coast District  
Stuart- Martin Chamber of Commerce  
ICSC

### Rosi M. Shepard Team - RE/MAX Commercial

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