



OFFERING MEMORANDUM

1892 SE Federal Highway
Stuart, FL 34994

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CONTENTS

01 **Executive Summary**

Investment Summary

02 **Location**

Location Summary

Drive Times (Heat Map)

03 **Property Description**

Property Features

Aerial Map

Survey

Property Images

04 **Demographics**

Demographics

Exclusively Marketed by:

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01 **Executive Summary**
Investment Summary

OFFERING SUMMARY

ADDRESS	1892 SE Federal Highway Stuart FL 34994
COUNTY	Martin
GLA (SF)	12,004 SF
LAND ACRES	1.77
LAND SF	77,018 SF
YEAR BUILT	2004
YEAR RENOVATED	2022
APN	09-38-41-020-000-00020-0

FINANCIAL SUMMARY

PRICE	\$4,175,000
PRICE PSF	\$347.80

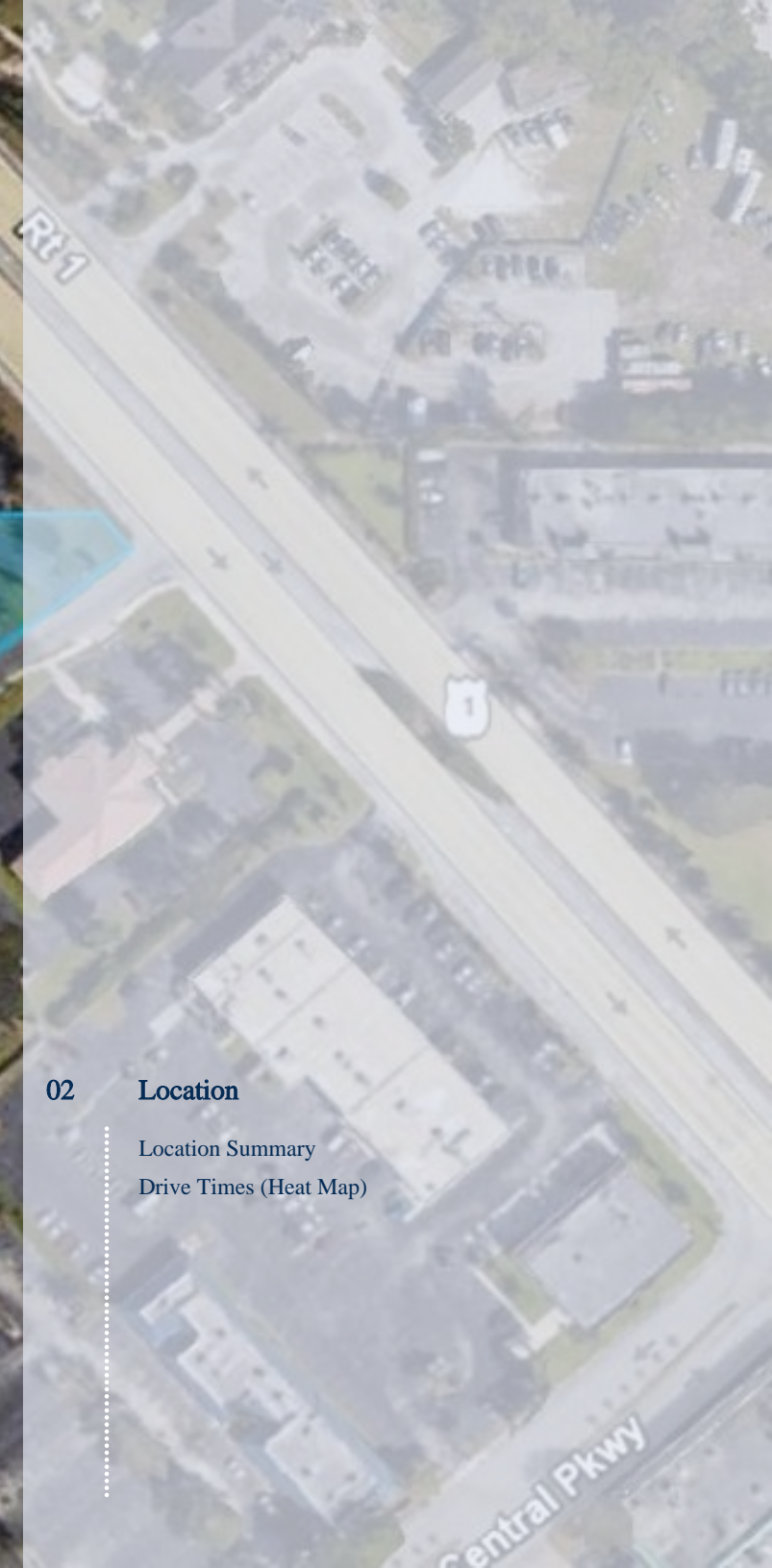
Property Overview

- » Well designed Free-Standing Retail/Showroom Building lending itself to a multitude of different uses.
- » The building offers concrete tilt-wall construction, impact windows, covered delivery area in rear with a grade level overhead door.
- » Significant capital improvements have been recently completed including interior and exterior paint, resurfaced parking lot, all new HVAC units (4), a complete re-roof with solar panels installed- providing significant power while reducing electric expenses.
- » Exceptional on-site parking and signage with great access to Downtown Stuart and major area thoroughfares
- » Strong local demographics



PUD Allowed Uses

- » Retail and retail service establishments, business and professional offices including real estate and insurance agencies, financial institutions, banks, restaurants with liquor service, drive-in restaurants, barber/beauty shops, hotel/motel, multifamily or residential units combined with non-residential uses, art galleries, travel agencies, laundry/dry cleaning facilities or other similar store front uses, schools, child care centers, nursery or preschool, kindergartens, other child care or education facilities, medical facilities and clinics, clubs, lodges and fraternal organizations, bakeries, veterinarian/animal clinic, recreational facilities such as, bowling, skating, miniature golf, etc., health/spa club, printing shops, research facilities, ACLF, congregate living facilities, or nursing home facilities.



02 Location

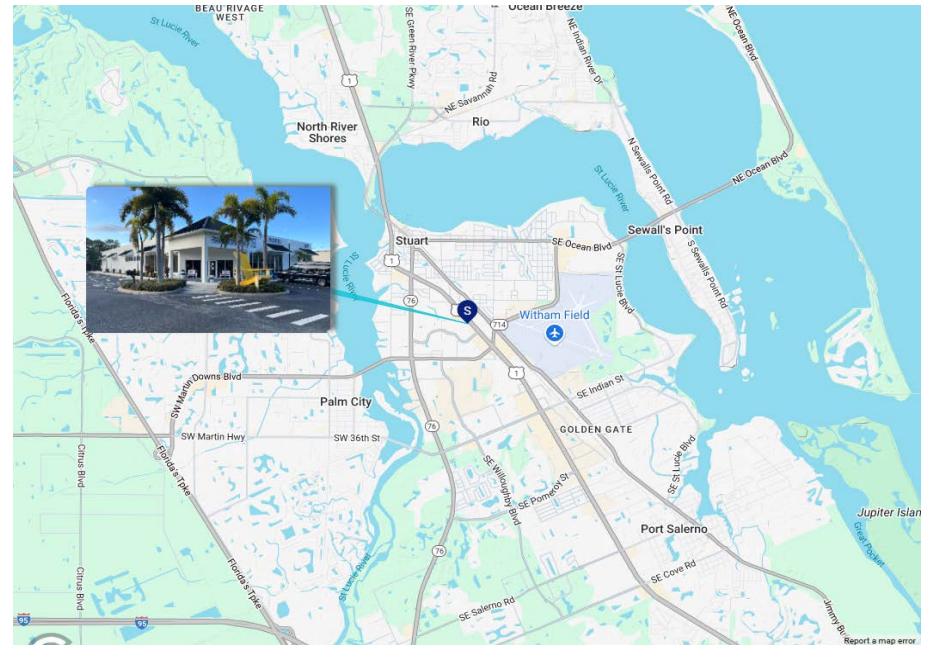
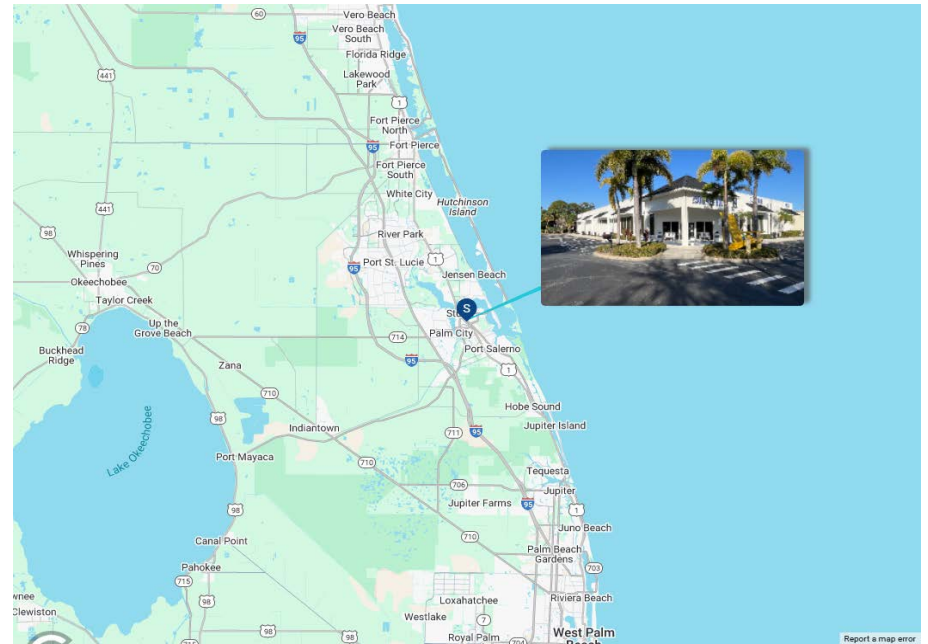
- Location Summary
- Drive Times (Heat Map)

Overview of Stuart, Florida

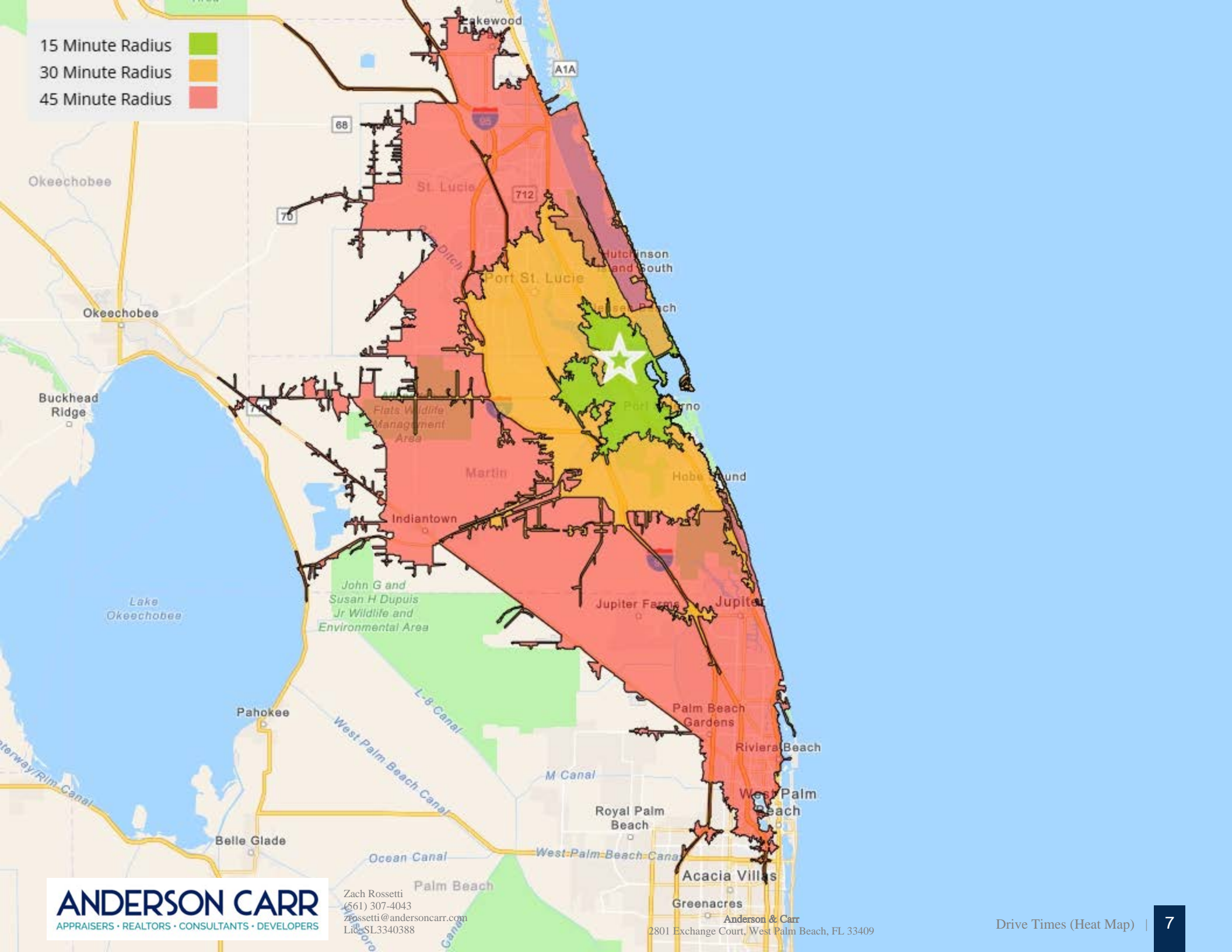
- » Stuart is a small city located in Martin County on the southeastern coast of Florida, often referred to as the "Sailfish Capital of the World" due to its renowned sport fishing scene. Situated along the St. Lucie River, it offers picturesque waterfront views and serves as a hub for tourists and locals alike. Known for its charming historic downtown, Stuart blends a small-town atmosphere with access to urban amenities, making it a desirable location for both residents and visitors.
- » Stuart is part of the Port St. Lucie metropolitan area and is positioned about 35 miles north of West Palm Beach. Its coastal location offers easy access to the Atlantic Ocean and natural preserves.

Economic Drivers

- » The economy of Stuart is diverse and has experienced growth across multiple sectors, with several key industries driving its prosperity. Tourism and hospitality are significant contributors, as the city's picturesque downtown area, beautiful beaches, and outdoor recreational activities such as boating, fishing, and golfing attract both national and international visitors. This influx of tourists supports a thriving hospitality sector, including hotels, restaurants, and retail stores. The marine and boating industry also plays a crucial role in the local economy, with Stuart's proximity to the St. Lucie River and the Atlantic Ocean making it a popular destination for boating enthusiasts. The city is home to marinas, yacht brokers, and numerous marine-related businesses. Healthcare is another vital sector, with the Martin Health System (Cleveland Clinic) providing essential services through its hospitals and medical centers, offering employment opportunities to local residents and those from surrounding areas. Stuart's real estate and construction markets have also seen steady growth, with new residential homes, retirement communities, and commercial spaces being developed to meet increasing demand, thereby fueling economic activity. Additionally, Stuart is a hub for small businesses, including retail stores, art galleries, and local eateries, with its unique blend of history, culture, and small-town charm creating an attractive environment for entrepreneurs.



15 Minute Radius
30 Minute Radius
45 Minute Radius



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03 Property Description

- Property Features
- Aerial Map
- Survey
- Property Images

PROPERTY FEATURES

LAND SF	77,018
GLA (SF)	12,004
LAND ACRES	1.77
YEAR BUILT	2004
YEAR RENOVATED	2022
# OF PARCELS	1
ZONING TYPE	PUD
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	65
TRAFFIC COUNTS	37000

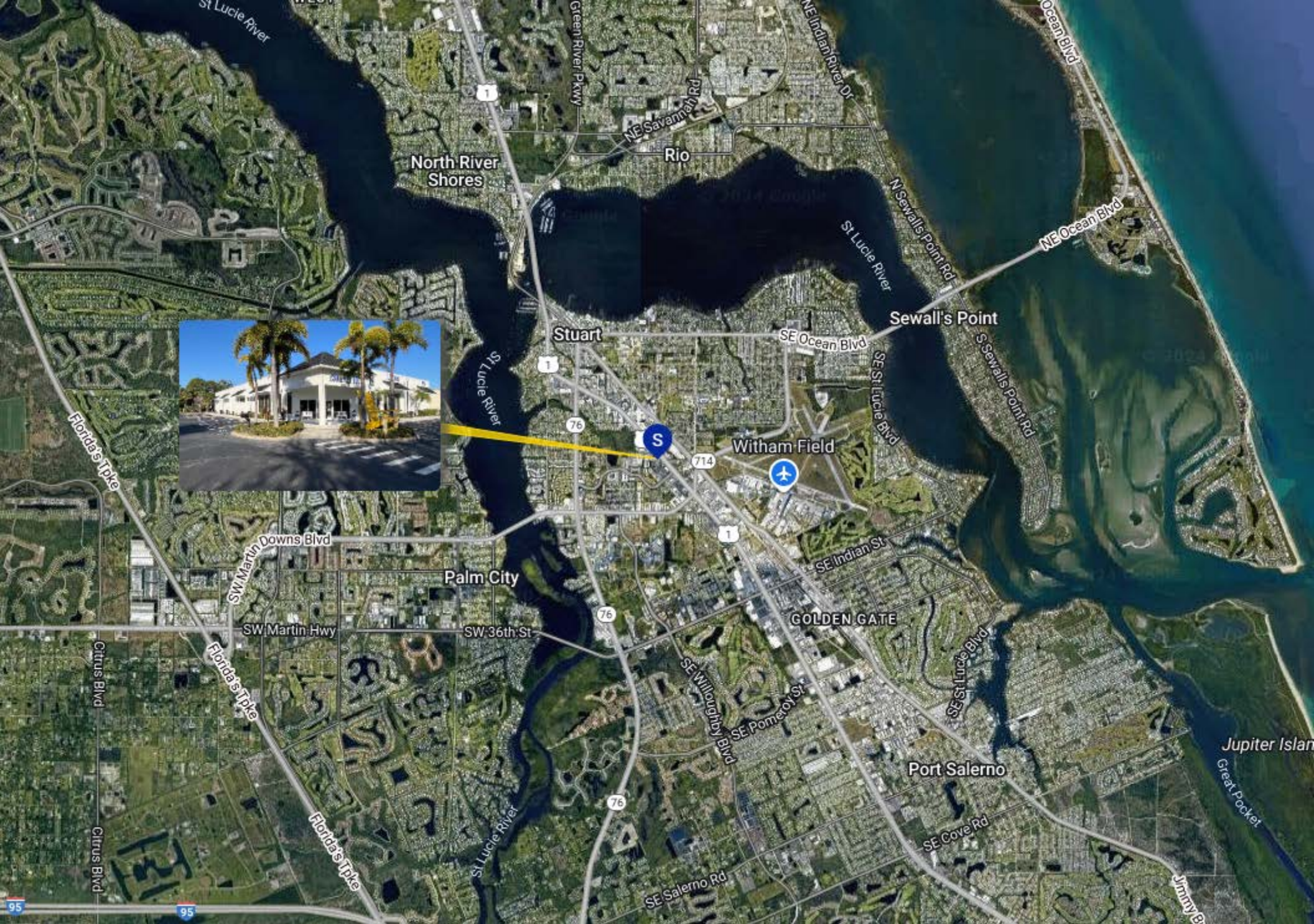
MECHANICAL

HVAC	2022
ELECTRICAL / POWER	Solar Panels

CONSTRUCTION

FRAMING	Tilt Wall
PARKING SURFACE	Resurfaced in 2022
ROOF	2022







Entrance



South Side



East Elevation



East Side



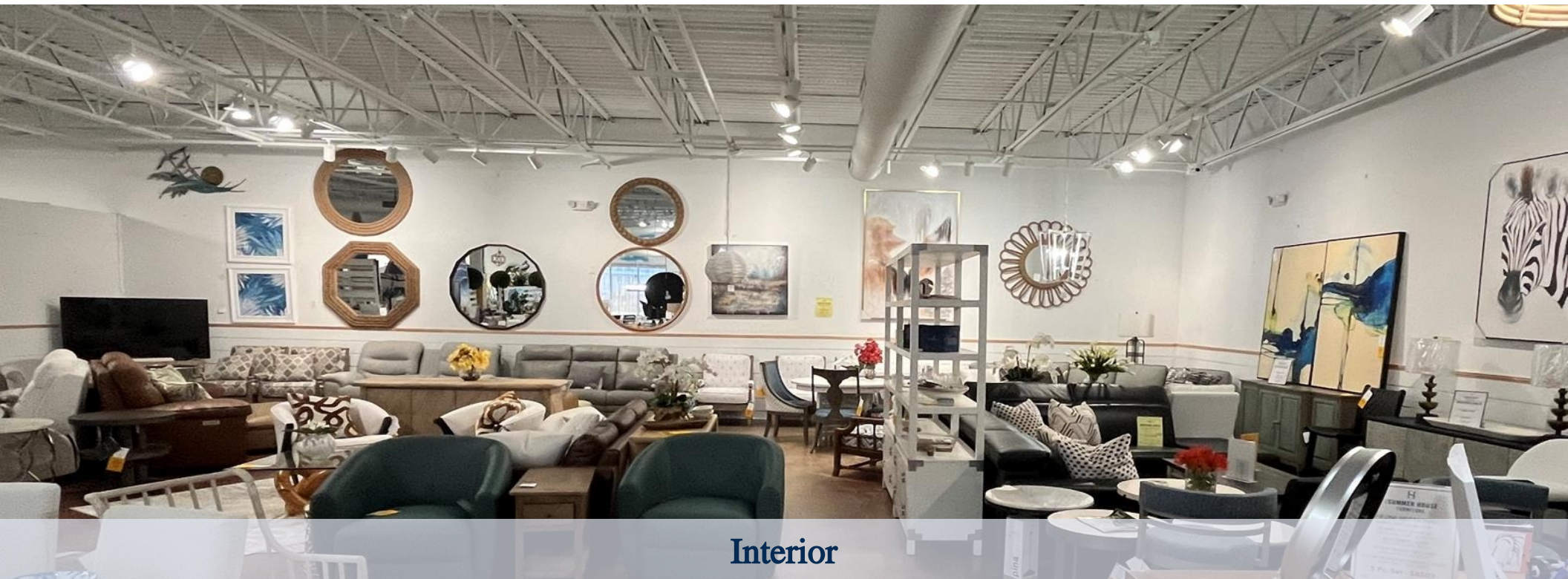
Covered Loading Area



Loading Area and Overhead Door



Interior



Interior



Interior



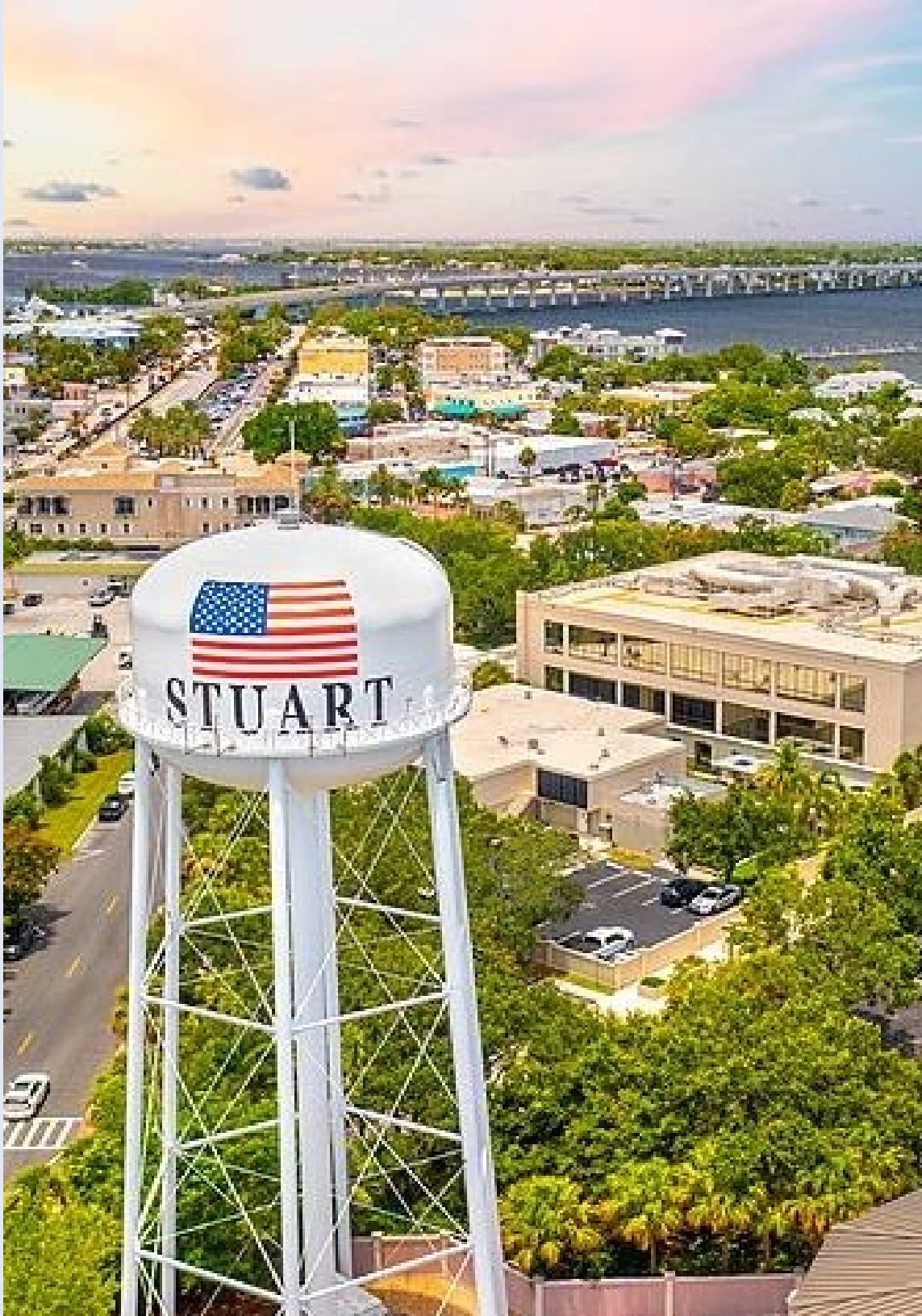
Interior



Interior



Interior



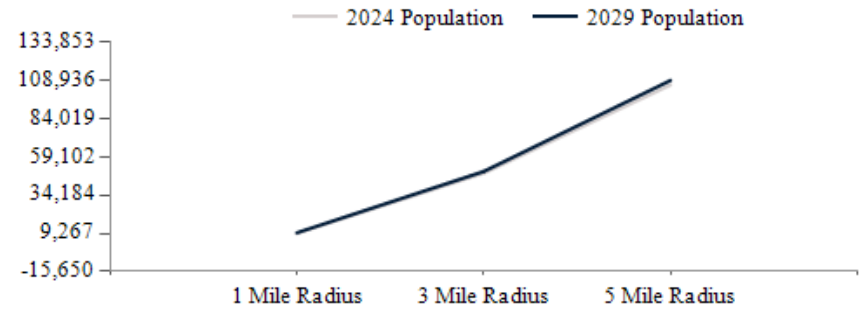
04 Demographics

Demographics

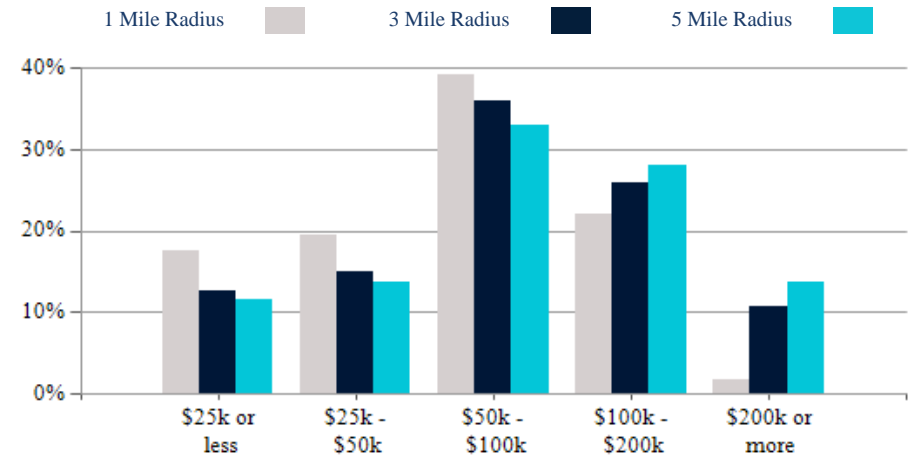
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,811	40,174	82,263
2010 Population	8,075	43,919	93,653
2024 Population	9,267	48,450	106,020
2029 Population	9,646	49,635	108,936
2024-2029: Population: Growth Rate	4.00%	2.40%	2.70%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	437	1,568	3,017
\$15,000-\$24,999	242	1,190	2,412
\$25,000-\$34,999	308	1,152	2,291
\$35,000-\$49,999	448	2,148	4,116
\$50,000-\$74,999	770	4,559	9,009
\$75,000-\$99,999	740	3,345	6,450
\$100,000-\$149,999	656	4,041	8,924
\$150,000-\$199,999	192	1,666	4,305
\$200,000 or greater	69	2,348	6,478
Median HH Income	\$63,746	\$77,203	\$83,620
Average HH Income	\$74,587	\$109,705	\$121,497

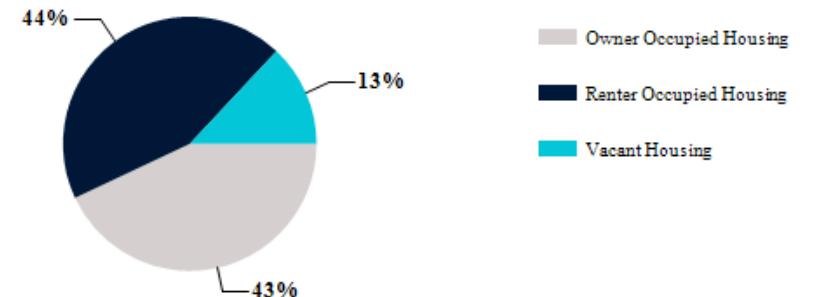
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,464	21,272	42,991
2010 Total Households	3,398	20,020	41,745
2024 Total Households	3,863	22,018	47,002
2029 Total Households	4,052	22,798	48,732
2024 Average Household Size	2.09	2.12	2.21
2024-2029: Households: Growth Rate	4.80%	3.50%	3.65%



2024 Household Income



2024 Own vs. Rent - 1 Mile Radius



Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	648	2,427	4,855
2024 Population Age 35-39	531	2,530	5,267
2024 Population Age 40-44	505	2,406	5,469
2024 Population Age 45-49	472	2,270	5,215
2024 Population Age 50-54	542	2,584	6,221
2024 Population Age 55-59	533	3,120	7,192
2024 Population Age 60-64	655	3,750	8,798
2024 Population Age 65-69	614	3,953	8,949
2024 Population Age 70-74	585	3,923	8,426
2024 Population Age 75-79	516	3,641	7,624
2024 Population Age 80-84	379	2,496	5,021
2024 Population Age 85+	479	2,582	4,869
2024 Population Age 18+	7,779	41,000	89,199
2024 Median Age	47	54	53
2029 Median Age	47	55	54

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$70,619	\$77,473	\$82,996
Average Household Income 25-34	\$79,895	\$100,149	\$112,626
Median Household Income 35-44	\$74,820	\$89,128	\$104,332
Average Household Income 35-44	\$83,564	\$118,081	\$138,327
Median Household Income 45-54	\$74,846	\$95,883	\$108,973
Average Household Income 45-54	\$81,538	\$129,847	\$148,167
Median Household Income 55-64	\$68,890	\$90,561	\$101,527
Average Household Income 55-64	\$79,343	\$129,394	\$141,428
Median Household Income 65-74	\$59,556	\$76,336	\$80,849
Average Household Income 65-74	\$71,594	\$109,364	\$117,504
Average Household Income 75+	\$62,715	\$88,738	\$92,624

