

TURN-KEY AUTO DEALER LOT

2155 NW Federal Highway, Stuart, FL 34994



FOR LEASE | \$17,500/SF NNN

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street

Stuart FL, 34994

www.commercialrealestatellc.com

Chris Belland

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PROPERTY OVERVIEW

- 1.66-acre commercial lot available for lease, featuring a 704 SF office, high-ceiling carport with fans and lighting, tiki hut with water feature, ample paved parking, and monument signage. Ideal for an auto sales operation, showroom, or other commercial use.
- Formerly operated as a successful auto sales lot. The site will be delivered vacant and ready for immediate occupancy, giving a new tenant the flexibility to continue an auto sales business or implement another compatible commercial use.
- Prime US-1 frontage offering excellent visibility and accessibility. Close to major national and regional retailers, ensuring strong traffic exposure for any business.



LEASE RATE	\$17,500/SF NNN
BUILDING SIZE	704 SF
BUILDING TYPE	Office / Lot
ACREAGE	1.66 AC
FRONTAGE	355'
TRAFFIC COUNT	52,500 ADT
YEAR BUILT	2004
CONSTRUCTION TYPE	Cement Fiber Siding
ZONING	B-2 (Stuart)
LAND USE	Commercial
PARCEL ID	29-37-41-004-002-00062-2

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SITE PHOTOS



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DEMOGRAPHICS

Population	1 mile	3 miles	5 miles
2020 Population	5,513	34,913	103,639
2024 Population	6,172	37,197	116,804
2029 Population Projection	6,589	40,668	132,133
Annual Growth 2020-2024	3.0%	1.6%	3.2%
Annual Growth 2024-2029	1.4%	1.9%	2.6%
Median Age	50.6	53.1	52.8
Bachelor's Degree or Higher	35%	35%	31%
U.S. Armed Forces	0	33	135

Income	1 mile	3 miles	5 miles
Avg Household Income	\$94,052	\$91,543	\$86,841
Median Household Income	\$68,496	\$65,034	\$64,710
< \$25,000	467	3,289	9,186
\$25,000 - 50,000	585	3,440	11,697
\$50,000 - 75,000	416	2,705	8,547
\$75,000 - 100,000	380	1,640	6,746
\$100,000 - 125,000	161	1,761	5,598
\$125,000 - 150,000	207	1,090	3,176
\$150,000 - 200,000	228	1,152	2,903
\$200,000+	257	1,584	3,998

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ZONING INFORMATION

Business and PUD Districts Uses	B-2				
Adult businesses (refer to supplemental standards in section 2.06.11)	CU	Dry boat storage	P	Place of public assembly	P
Adult day care centers	P	Dry-cleaning establishment	P	Pool hall/billiard parlor	P
Automatic amusement center and game room	P	Family day care home in a residence	P	Public facilities and services	P
Automobile repair services, major and minor (refer to supplemental standards in section 2.06.06)	P	Funeral homes	P	Public parks	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	Funeral homes with crematorium	CU	Public utilities ¹	P
Bakery, retail and/or wholesale warehouses	P	Gasoline or other motor fuel stations (refer to supplemental standards in section 2.06.06)	P	Radio and/or television broadcast stations	P
Banks/financial institutions	P	Golf driving range (not accessory to golf course)	P	Religious institutions	P
Barbershop, beauty salons, specialty salons	P	Golf course, miniature	P	Repair services	P
Bars	P	Health club	P	Residential units combined with non-residential uses	P
Boat sales and service (refer to supplemental standards in section 2.06.06)	P	Health spas	P	Restaurants, convenience and general	P
Boat storage, dry	P	Hotels, motels	P	Restaurants, limited	
Bowling alleys	P	Kennels	P	Retail, bulk merchandise	P
Bus and train (passenger) station/terminals	P	Laundry establishments (self service)	P	Retail, department store	P
Car wash	P	Libraries		Retail, furniture stores	P
Catering shops	P	Massage therapy establishments	P	Retail, intensive sales and service	P
Cemeteries	P	Microbrewery	P	Retail, non-intensive sales and service	P
Child care center (refer to supplemental standards in section 2.06.05)	P	Multi-family dwelling units			
Clubs, lodges, and fraternal organizations	P	Museums	P		
Community garden (refer to supplemental standards in section 2.06.08)	P	Newspaper or publishing plant			
Craft distillery	P	Office, business or professional	P		
Crematoriums	CU	Office, low intensity medical	P		
		Office, medical	P		
		Office, veterinary	P		

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AERIAL VIEW



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TRADE AREA MAP



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