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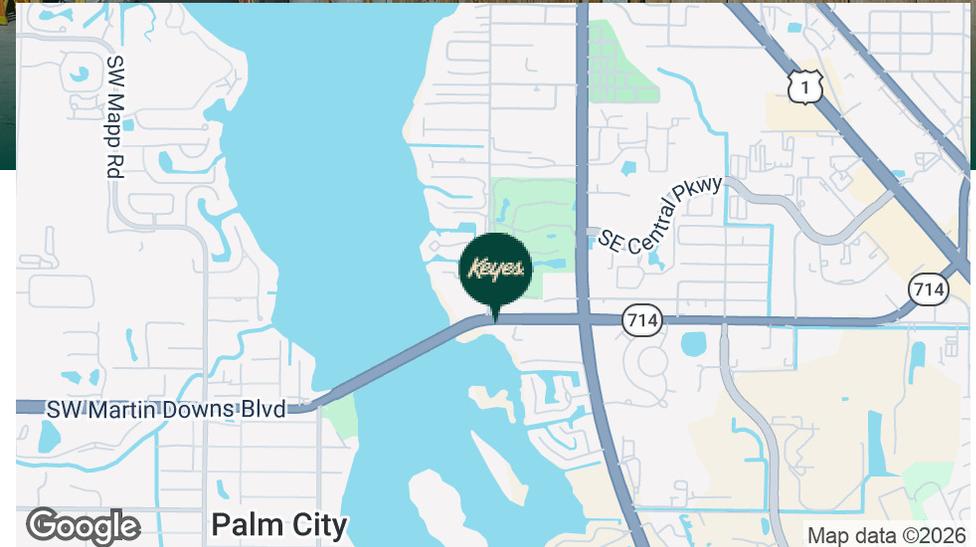
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**250 and 300 SW Monterey Road
Stuart, FL 34994**

Sale Price
\$12,999,000

Introducing an exceptional investment opportunity in the heart of Stuart, FL. This 6,400 SF property at 250 and 300 SW Monterey Road offers prime retail space in a high-visibility location, ideal for attracting discerning retail investors. With its strategic positioning, this property presents an unparalleled opportunity for retail and street retail entrepreneurs to establish a lucrative presence in a thriving commercial district. The well-maintained 6,400 SF building is ready to accommodate a variety of retail ventures, promising a lucrative return on investment in a sought-after area.



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Property Description

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Property Highlights

- 6,400 SF retail building
- 1.72 Acers
- 12 Boat Slips

Offering Summary

Sale Price:	\$12,999,000
Building Size:	6,400 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	210	964	3,247
Total Population	374	1,859	7,057
Average HH Income	\$70,759	\$70,757	\$79,313



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250 SW Monterey

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Location Description

Two contiguous parcels on SW Monterey Road in Stuart, FL featuring a 6,400 SF building and adjacent vacant land near the Florida Park Avenue corridor. The property Totals 1.72 acres.



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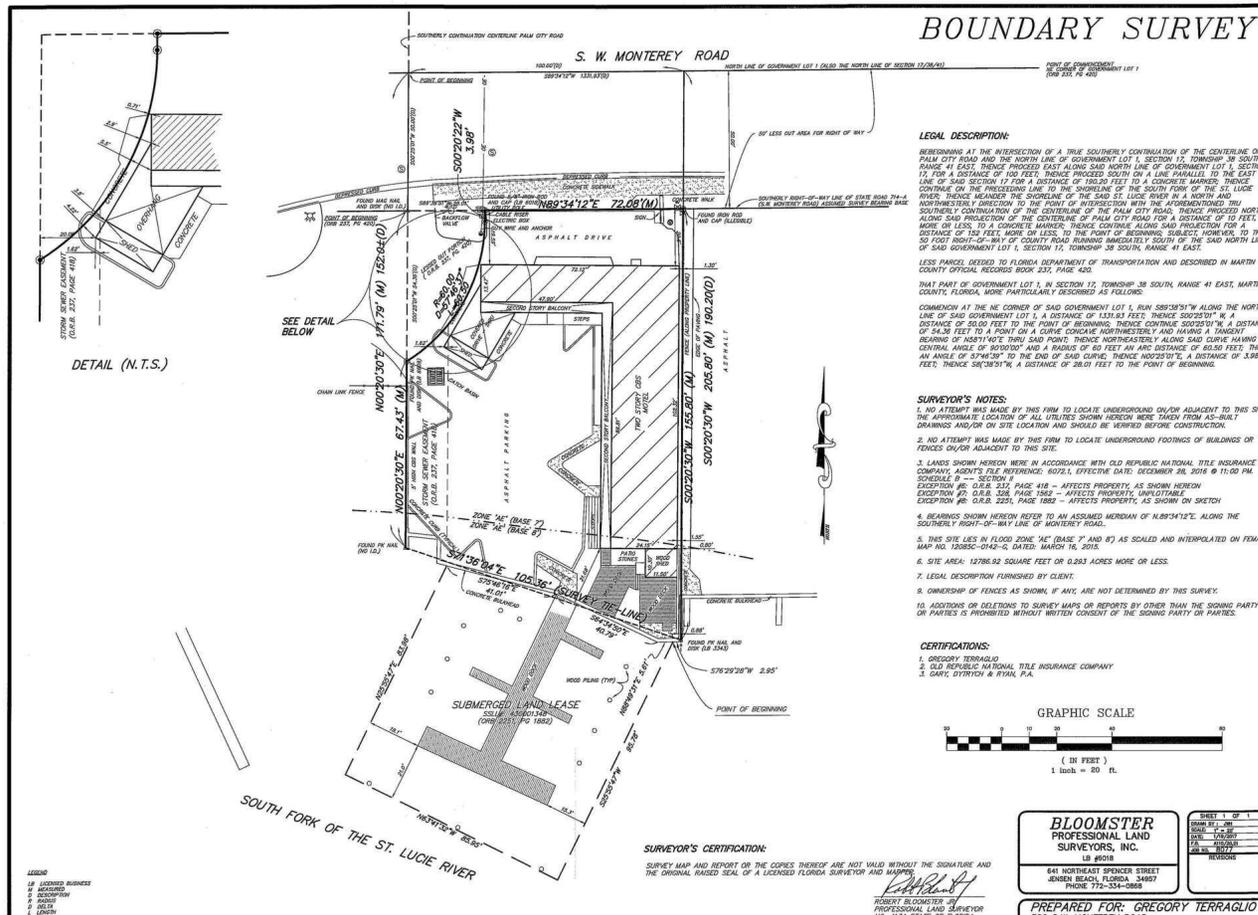


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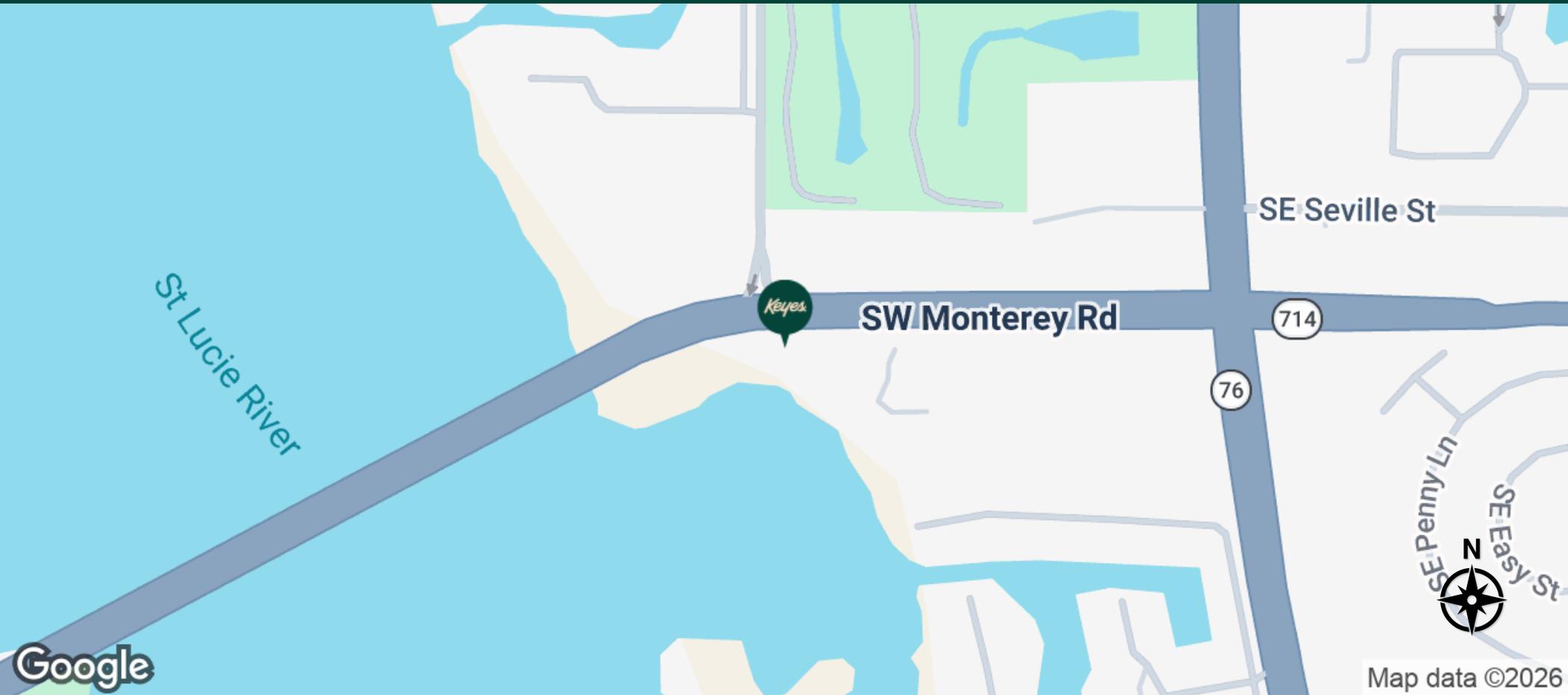


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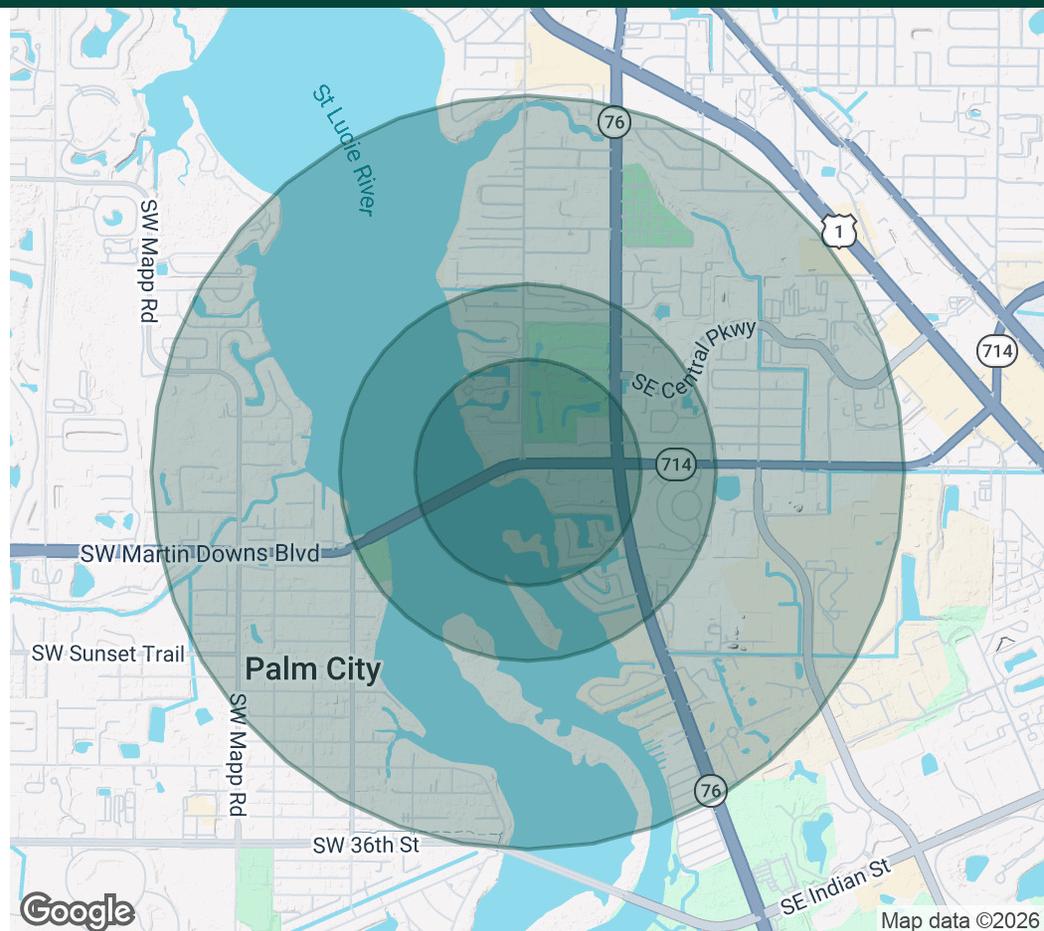
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	374	1,859	7,057
Average Age	63	58	51
Average Age (Male)	63	57	49
Average Age (Female)	64	59	52

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	210	964	3,247
# of Persons per HH	1.8	1.9	2.2
Average HH Income	\$70,759	\$70,757	\$79,313
Average House Value	\$297,685	\$304,174	\$344,457

Demographics data derived from AlphaMap



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