



FOR SALE

OFFERING MEMORANDUM

NORTHGATE PLAZA

PROFESSIONAL OFFICES

611 SW FEDERAL HIGHWAY, STUART FL 34994

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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CONTACT INFORMATION

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EXECUTIVE SUMMARY

Northgate Plaza is a well-maintained professional and medical office complex located along the highly visible and accessible SE Federal Highway in Stuart, FL. The property spans 13,785 square feet and features a diverse tenant mix ranging from medical practices to professional service providers, ensuring a stable and consistent rental income.

Key property improvements include the installation of brand new HVAC units in 2022, ensuring modern and efficient climate control for all tenants. Additionally, the parking lot was recently restriped and sealed, enhancing both the aesthetic appeal and functionality of the plaza.

With its prime location in a high-traffic area, excellent visibility, and strong tenant base, Northgate Plaza offers an ideal opportunity for investors seeking a well-positioned, income-generating asset in the heart of Stuart's commercial corridor.



INVESTMENT HIGHLIGHTS

- **Prime Location:** Strategically located along SE Federal Highway in Stuart, FL, Northgate Plaza benefits from high visibility, easy accessibility, and strong traffic flow in a thriving commercial corridor.
- **Diverse Tenant Mix:** The plaza hosts a variety of stable, long-term tenants ranging from medical practices to professional service providers, ensuring consistent and diversified rental income.
- **Recent Upgrades:** Significant property enhancements include brand new HVAC units installed in 2022, contributing to reduced maintenance costs and increased tenant satisfaction. The parking lot has also been recently restriped and sealed, improving curb appeal and functionality.
- **Well-Maintained Asset:** Northgate Plaza has been excellently maintained, minimizing future capital expenditures and making it an attractive, turn-key investment.
- **Strong Market Fundamentals:** Stuart, FL, continues to experience steady economic growth, increasing demand for both medical and professional office space, driving potential for rental increases and property appreciation.
- **Stable Cash Flow:** The plaza's established tenant base and consistent occupancy provide an investor with reliable, immediate cash flow.
- **Value-Add Opportunity:** While already well-maintained, the property offers upside potential through possible rent escalations or tenant repositioning, ensuring continued financial growth for the future owner.



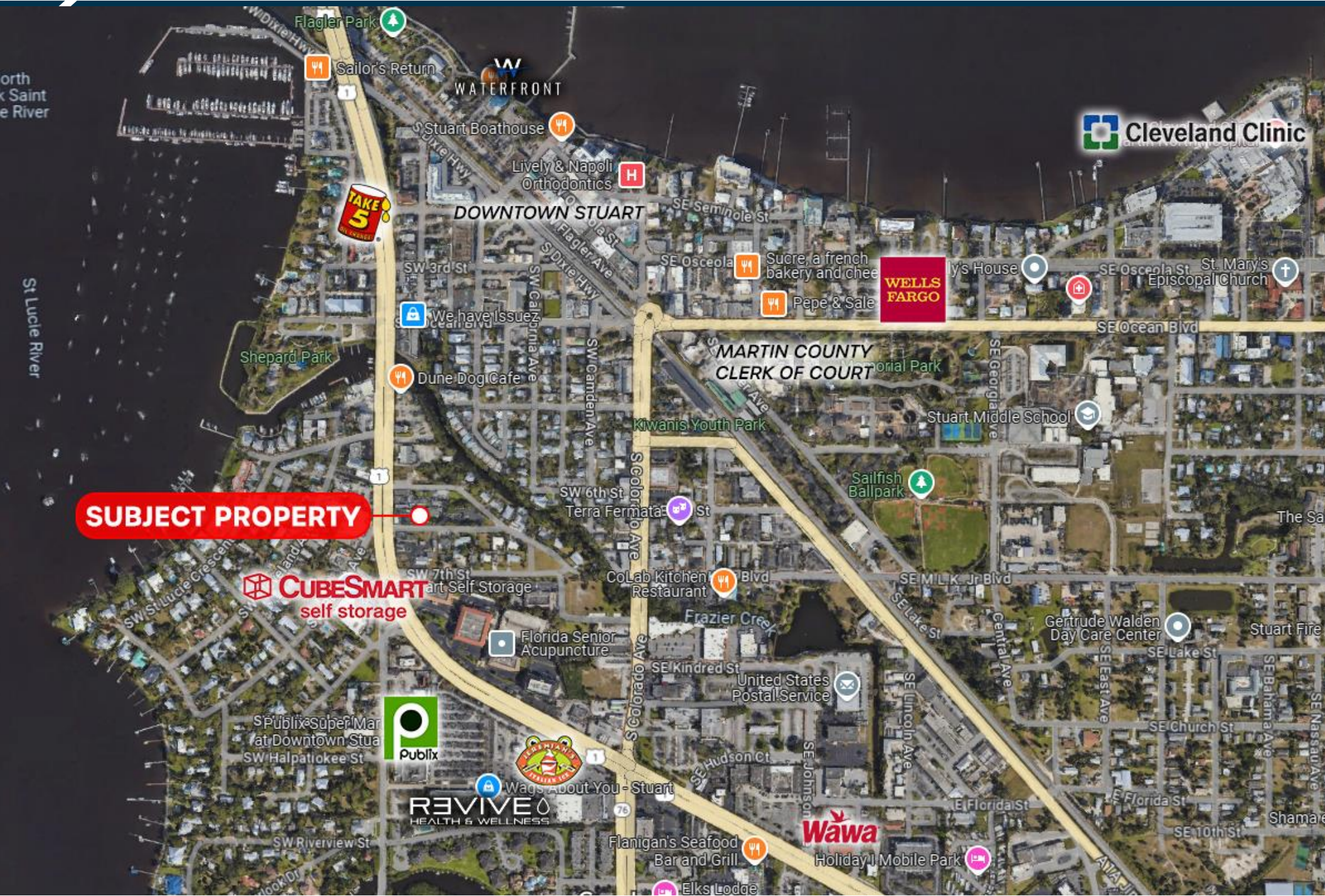
INVESTMENT OVERVIEW

PRICE	\$3,345,302
CAP RATE	6.5
NOI	\$217,444.64
BUILDING SIZE	13,785 SF
BUILDING TYPE	Office
ACREAGE	0.95 AC
FRONTAGE	77'
TRAFFIC COUNT	36,000 ADT
YEAR BUILT	1983
CONSTRUCTION TYPE	Stucco on Wood Frame
ZONING	UH—Urban Highway / UN—Urban Neighborhood
LAND USE	Downtown
PARCEL ID	05-38-41-006-001-00050-4

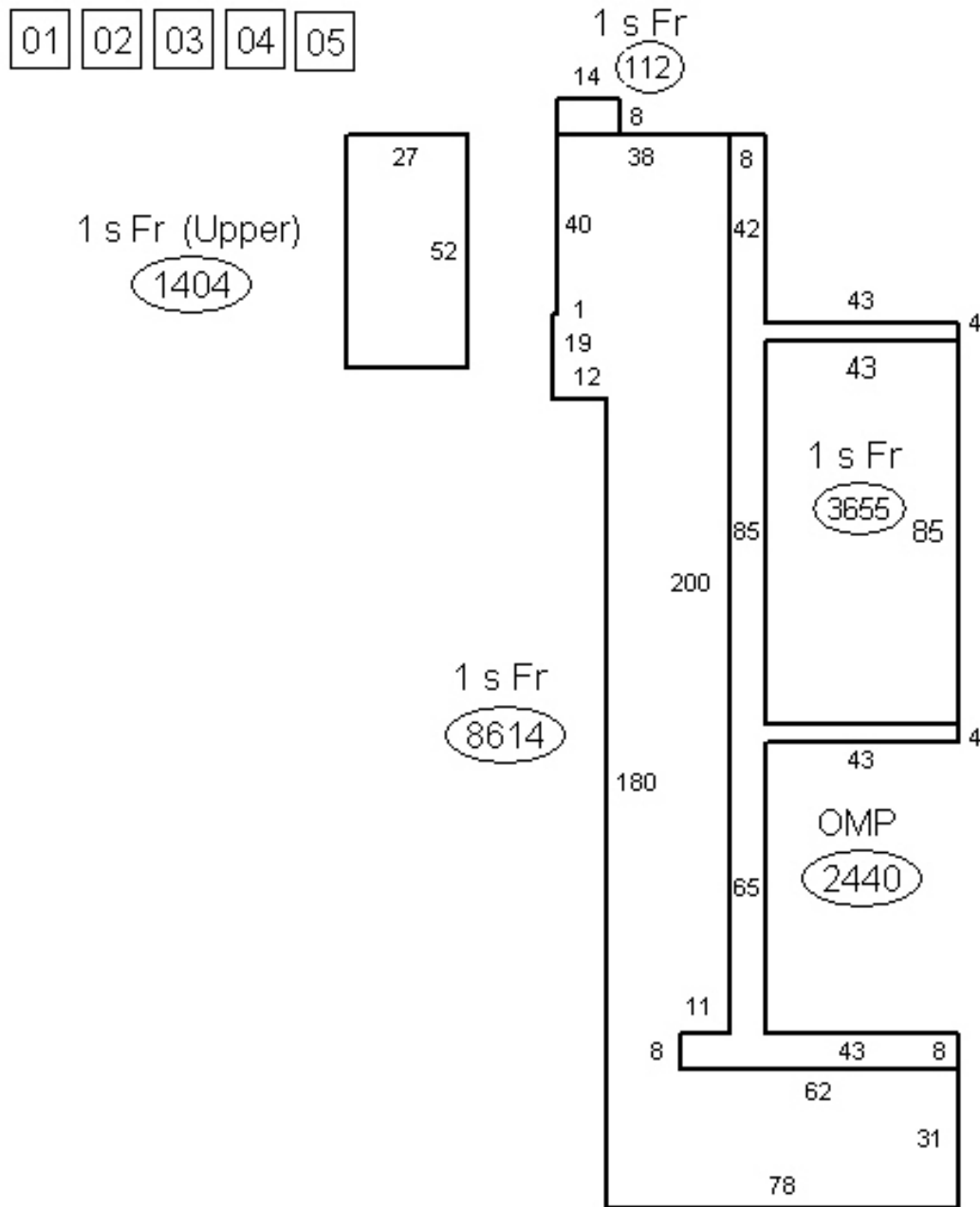
- Less than half a mile north of Kanner Highway, providing easy access to both Florida's Turnpike and I-95.
- The surrounding area features national retailers like Publix, Subway, Dunkin Donuts, Wawa, and Cleveland Clinic North.
- Conveniently situated on US-1, just minutes away from Downtown Stuart.



SITE SORROUNDINGS



SITE SKETCH

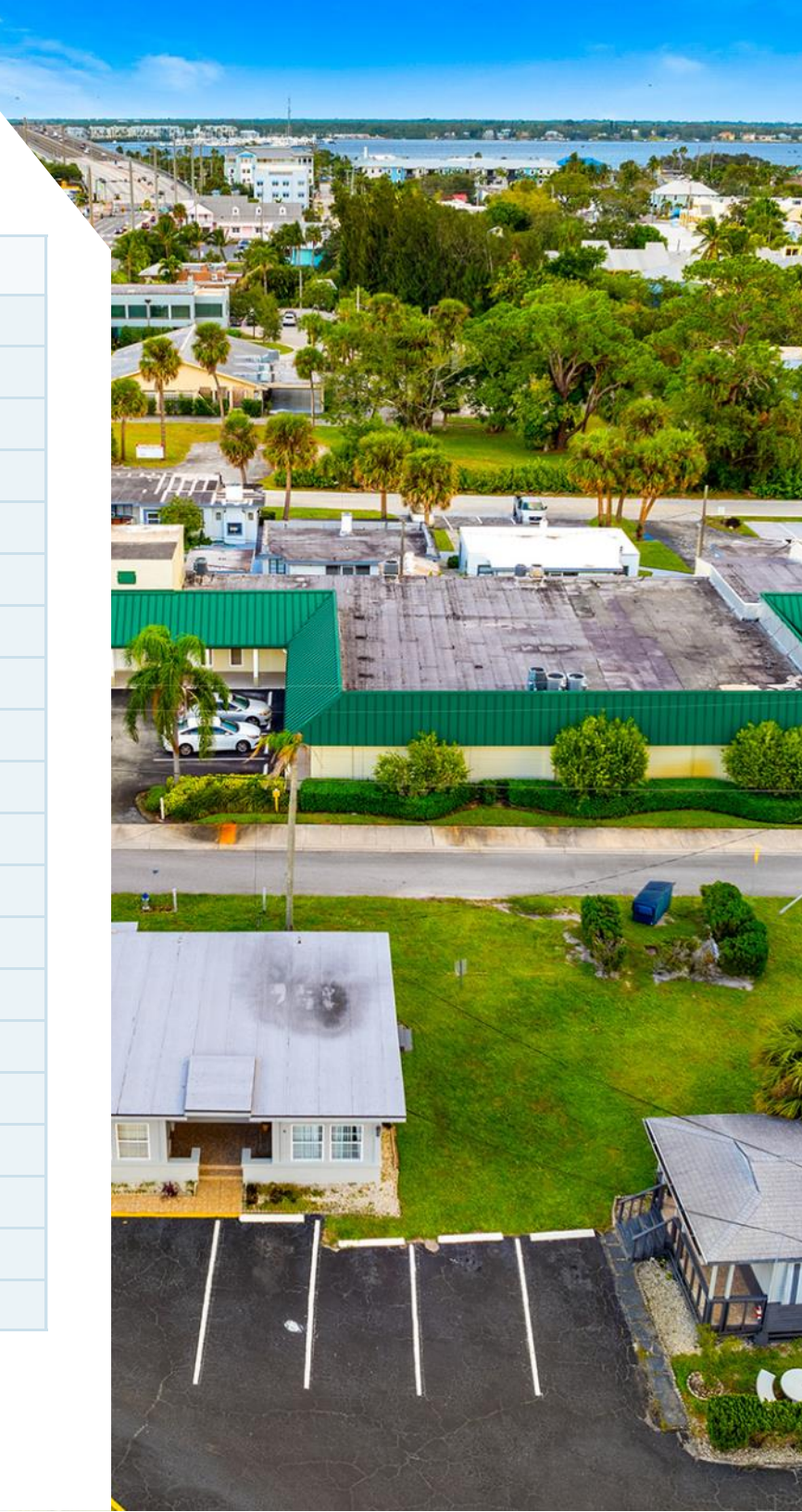


PROPERTY PHOTOS



DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2024 Estimated Population	4,851	51,328	102,689
2029 Projected Population	5,163	54,551	109,790
2020 Census Population	4,414	47,352	96,533
2024 Estimated Households	2,223	23,387	45,084
2029 Projected Households	2,366	24,871	48,241
2020 Census Households	2,044	21,694	42,556
2024 Estimated White	3,362	40,909	81,451
2024 Estimated Black or African American	645	2,448	3,821
2024 Estimated Hawaiian & Pacific Islander	0	0	4
2024 Estimated American Indian or Native Alaskan	9	93	209
2024 Estimated Other Races	792	7,237	15,673
2024 Estimated Average Household Income	\$80,669	\$85,020	\$94,183
2024 Estimated Median Household Income	\$54,864	\$59,785	\$66,719
Median Age	54	53	52.3
Average Age	49	48.6	48



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PURCHASE PRICE

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