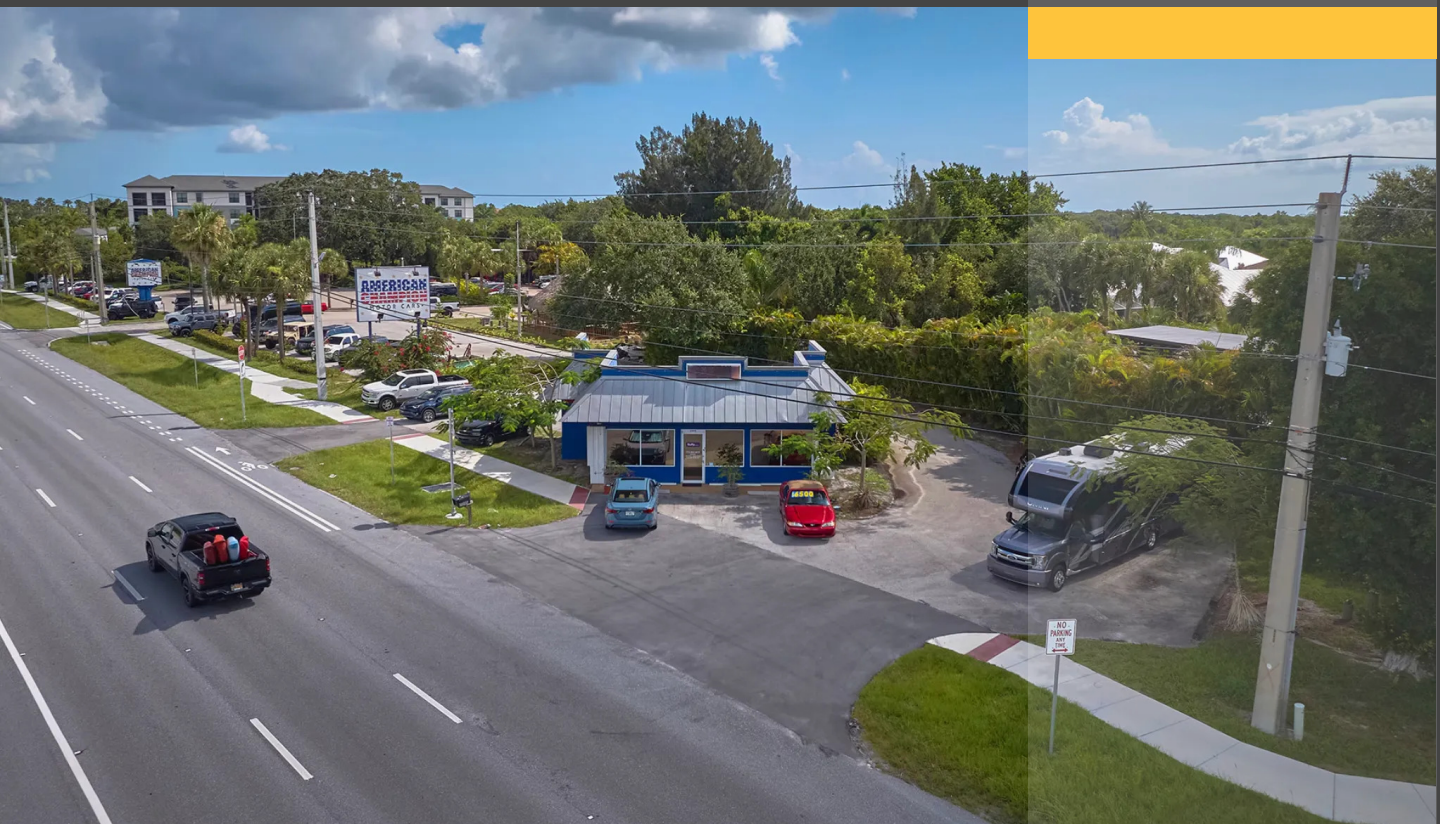


FOR SALE

2095 NW FEDERAL HWY.
STUART, FL 34994

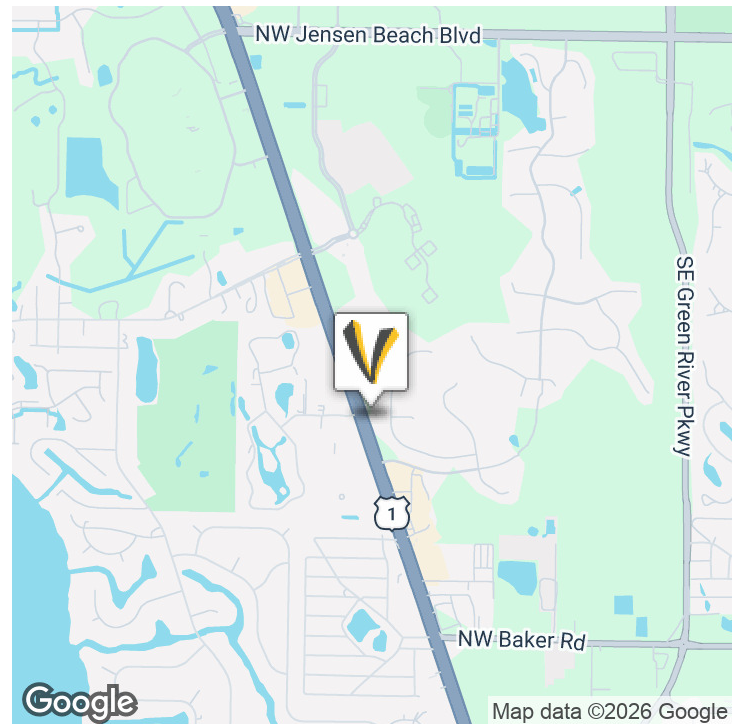


RICH VAALER

Principal Broker
772.266.9065
rich@vaaler.us



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,295,000
Available SF:	
Lot Size:	0.48 Acres
Price / Acre:	\$2,697,917
Year Built:	1957
Zoning:	B-1 (Martin County)
Market:	Treasure Coast
Submarket:	Stuart

PROPERTY OVERVIEW

This site is perfect for redevelopment or assembly with the adjacent property (also for sale) at 2155 NW Federal Hwy. The property includes a 1,083 SF retail building offers a compact and efficient footprint ideal for an owner-user or investor seeking a straightforward commercial asset. The property presents a flexible single-tenant opportunity with a highly visible frontage on NW Federal Highway. Its manageable size supports low operational overhead, while the freestanding format provides branding potential and ease of access for customers. Positioned for retail use, the building is well suited for a variety of commercial concepts and offers a practical acquisition opportunity in a proven corridor.

PROPERTY HIGHLIGHTS

- 1,083 SF retail building
- Freestanding commercial property
- Highly visible frontage on NW Federal Highway
- Suitable for owner-user or investor
- Assembly with Adjacent Property Available
- Flexible retail use potential
- Strong branding opportunity



OFFICE LOCATIONS

211 Gibson St NW
Leesburg, VA. 20176

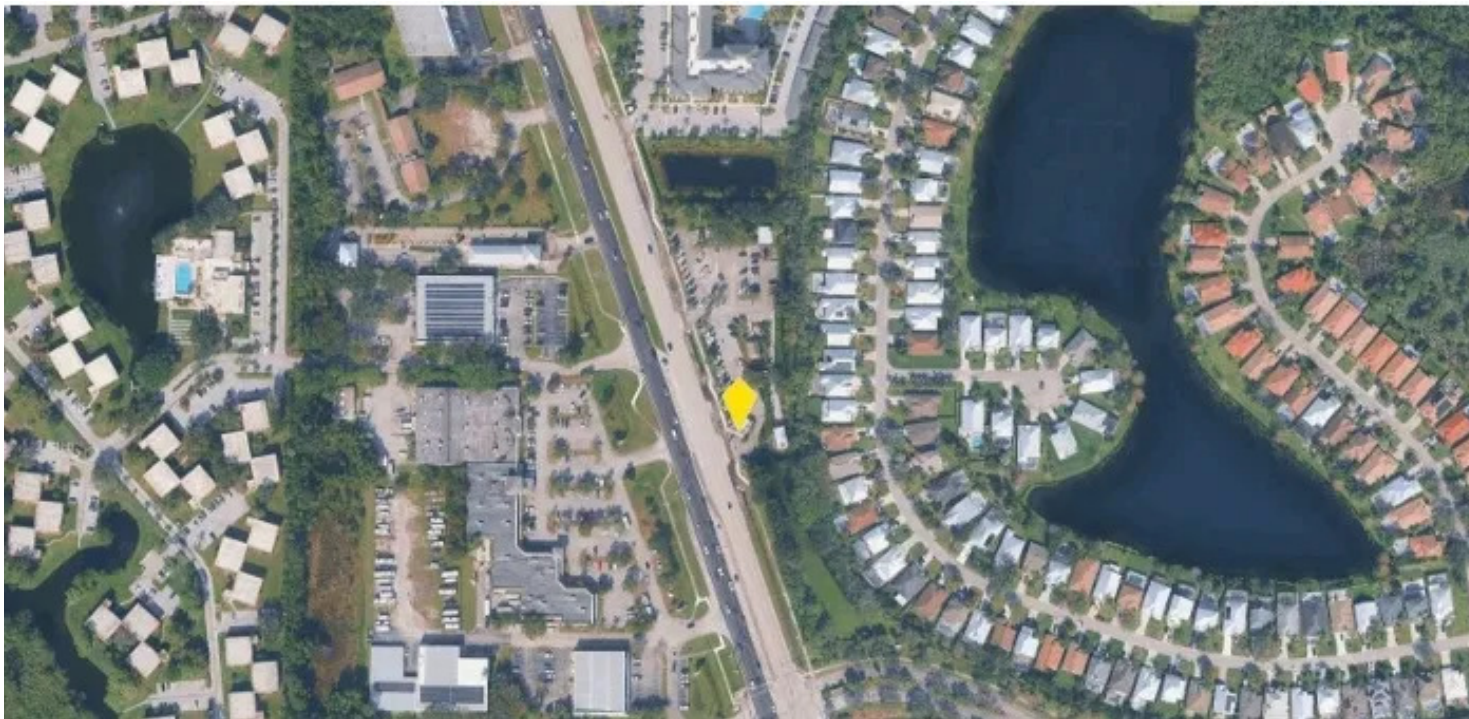
1SE Ocean Blvd
Stuart, FL 34994

FOR MORE INFORMATION CONTACT:

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

ADDITIONAL PHOTOS



OFFICE LOCATIONS

211 Gibson St NW
Leesburg, VA. 20176

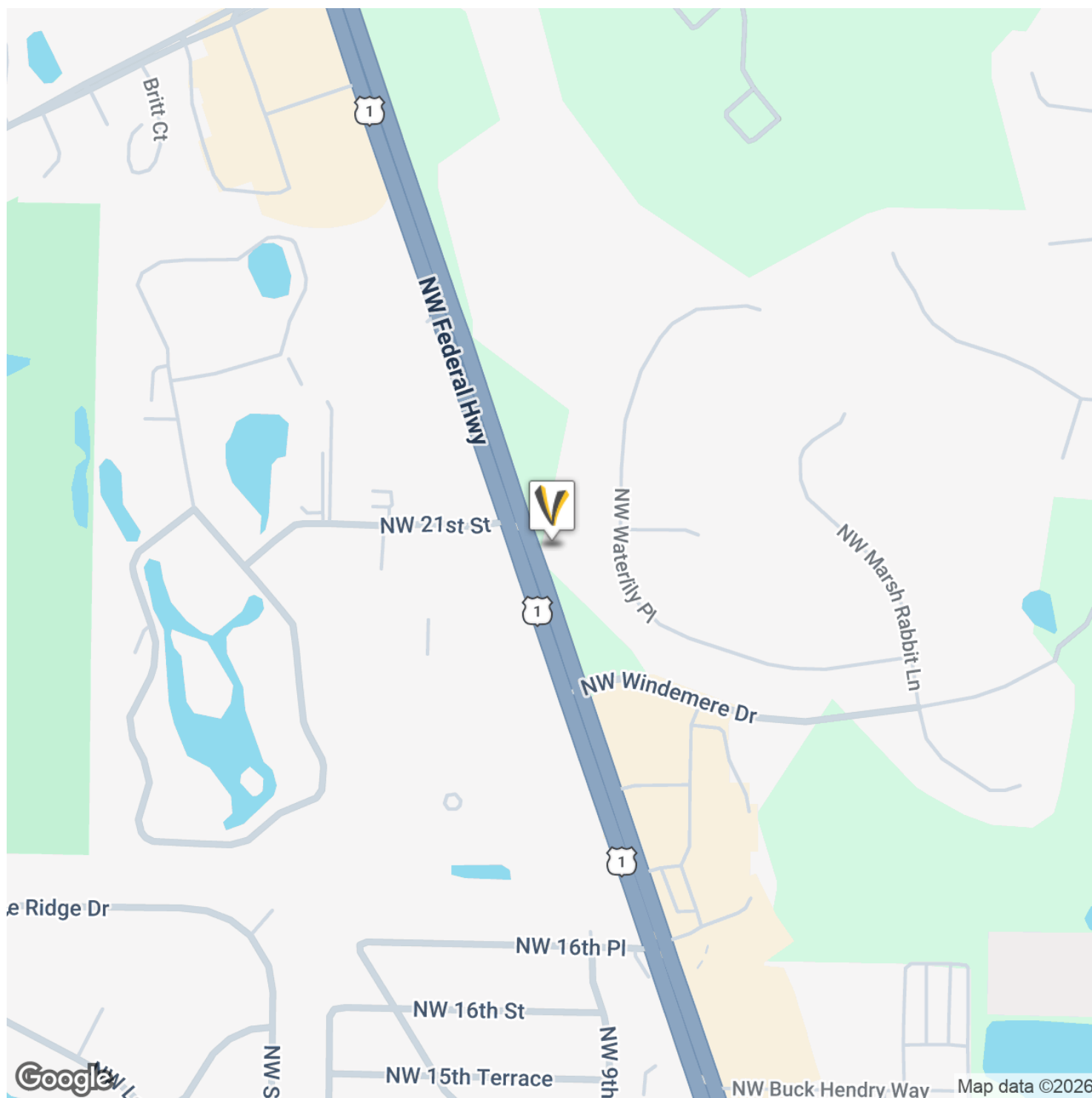
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LOCATION MAP



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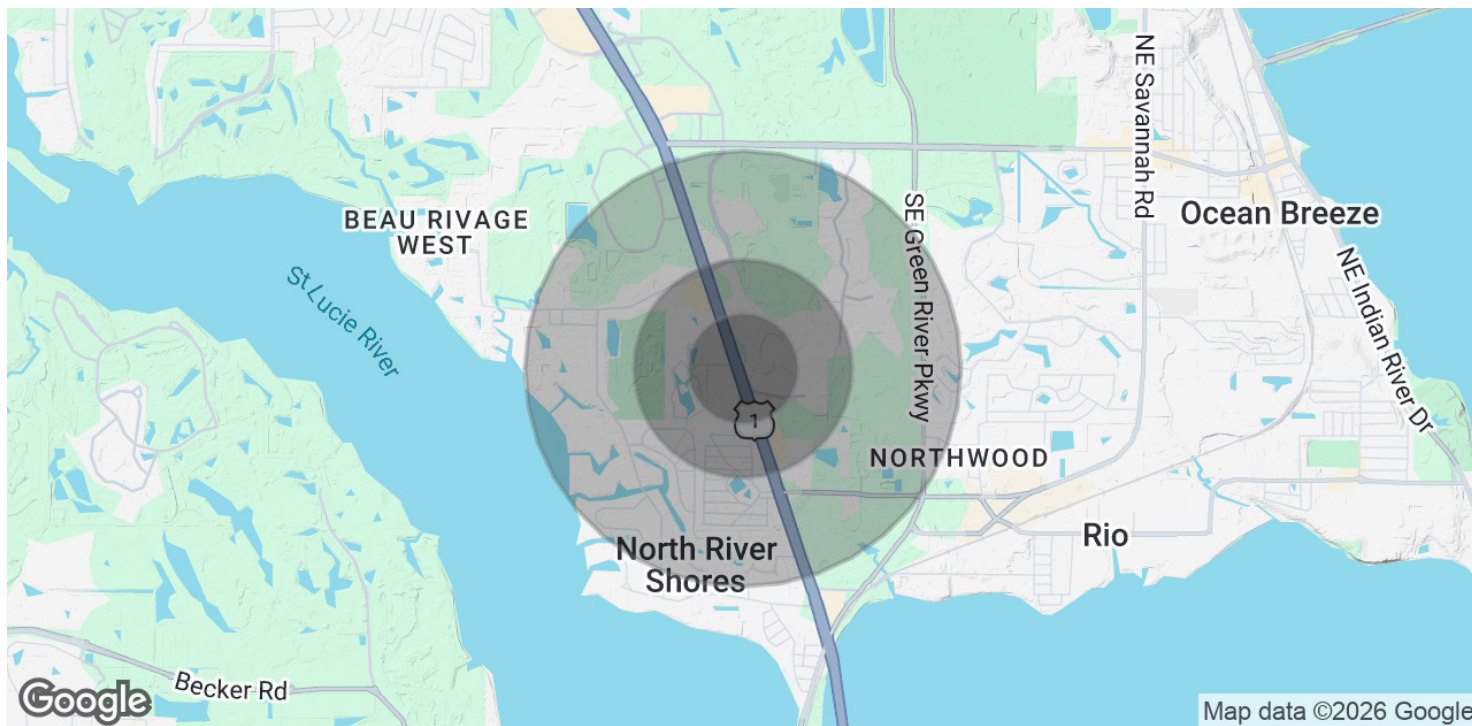
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DEMOGRAPHICS MAP & REPORT



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	299	1,220	4,914
Average Age	59.2	59.4	51.8
Average Age (Male)	55.3	55.4	43.4
Average Age (Female)	59.8	60.0	55.1

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	135	561	2,043
# of Persons per HH	2.2	2.2	2.4
Average HH Income	\$88,955	\$86,023	\$114,701
Average House Value	\$313,913	\$302,949	\$468,319

2023 American Community Survey (ACS)



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