

FOR SALE

1.66 Acre US 1 Commercial Site

2155 NW FEDERAL HWY
STUART, FL 34994

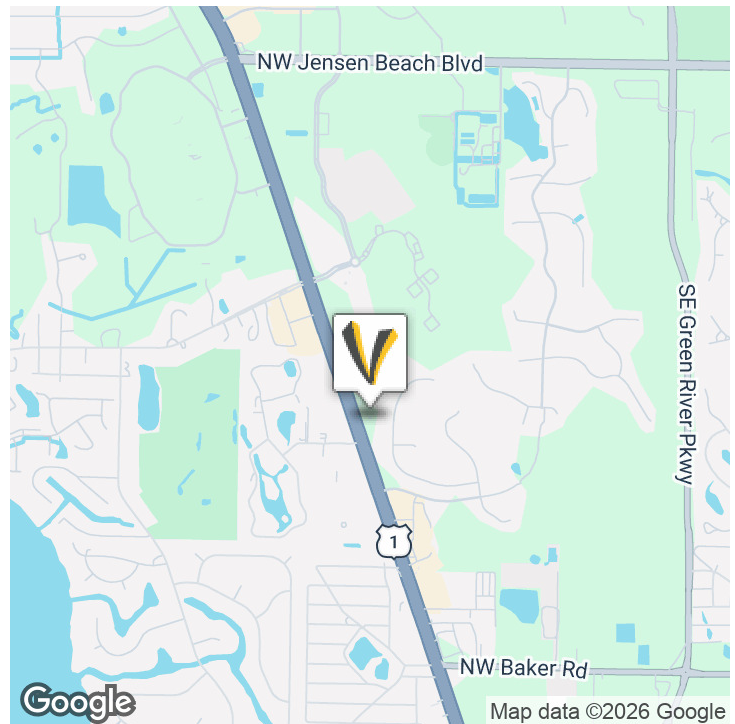


RICH VAALER

Principal Broker
772.266.9065
rich@vaaler.us



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,895,000
Lot Size:	1.66 AC/72,138 SF
Price/SF Land:	\$40.13
Price/Acre Land:	\$1,748,188
US Hwy 1 Frontage:	355'
Traffic Count:	60,571 ADT
Parking:	150 Spaces
Zoning:	City of Stuart B-2
Market:	Treasure Coast
Submarket:	Stuart

PROPERTY OVERVIEW

A rare 1.66-acre commercial site offering **355 feet of direct frontage on US-1** in Stuart — one of the Treasure Coast's most heavily traveled commercial corridors, carrying **60,571 vehicles per day** at the nearest count. The property is delivered vacant, with no tenant to relocate and no holdover to negotiate. Existing 150 paved and striped parking spaces, and dedicated monument signage on US-1. For a user, that means saved capital and saved permitting time. City of Stuart B-2 zoning permits 73 uses by right. With a current floor-area ratio of just **0.01**, the site carries substantial remaining development capacity, and the parking field that typically constrains US-1 retail development is already in place.

PROPERTY HIGHLIGHTS

- 355' of direct frontage on US-1 — 60,571 vehicles per day
- 1.66 acres (72,138 SF) delivered vacant — immediate occupancy
- City of Stuart B-2 zoning: 73+ permitted by right - marine, automotive, retail and office
- Expressly permits boat sales, display and dry storage
- 150 paved and striped parking spaces already in place
- Dedicated monument signage fronting US-1
- • \$113,622 average household income within 3 miles



OFFICE LOCATIONS

211 Gibson St NW
Leesburg, VA. 20176

1SE Ocean Blvd
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FOR MORE INFORMATION CONTACT:

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ADDITIONAL PHOTOS



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City of Stuart B-2 — Business General

Permitted Uses · 2155 NW Federal Highway, Stuart, Florida 34994 · 1.66 Acres on US-1

USES PERMITTED BY RIGHT

73

No public hearing required

CONDITIONAL USES

7

Major conditional use approval

MAXIMUM HEIGHT

45 ft

Four stories

DEVELOPMENT CAPACITY

~108,207 SF

At 1.5 FAR on 72,138 SF

B-2 Business General is the City of Stuart's broadest commercial district. The table below lists every use the Land Development Code allows on this parcel — **73 by right** and **7 by conditional use**, 80 in total. Automobile sales, boat sales, dry boat storage and marinas are all permitted by right, as are restaurants, hotels, retail of every scale, medical and professional office, and self-storage-adjacent outdoor storage.

P Permitted by right, subject to all other applicable Code requirements · **CU** Permitted as a conditional use by Major Conditional Use approval through the public hearing process

Retail & Shopping

11

USE	STATUS
Retail, strip shopping center	P
Retail, regional mall	P
Retail, department store	P
Retail, furniture store	P
Retail, bulk merchandise	P
Retail, intensive sales	P
Retail, non-intensive sales and service	P
Bakeries, retail and/or wholesale	P
Catering shops	P
Marijuana dispensary, non-medical — 2,000 SF or less	P
Marijuana dispensary, non-medical — 2,001 SF or more	CU

Automotive

5

USE	STATUS
Automobile sales — all repair and service within an enclosed building	P
Automobile rental / leasing	P
Automobile repair services, major and minor	P
Gasoline or other motor fuel stations	P
Car washes	P

Marine

3

USE	STATUS
Boat sales and service	P
Boat storage, dry	P

Lodging & Residential

3

USE	STATUS
Hotels / motels	P
Residential units combined with non-residential uses	P
Family day care home in a residence	P

Institutional & Civic

13

USE	STATUS
Child care center — under five acres	P
Child care center — over five acres	P
Adult day care center — under five acres	P
Adult day care center — over five acres	P
Schools — private, parochial or technical, under five acres	P
Schools — private, parochial or technical, over five acres	P
Religious institutions — under five acres	P
Religious institutions — over five acres	P
Museums	P
Funeral homes	P
Cemeteries	P
Funeral homes with crematoriums	CU
Crematoriums	CU

Recreation & Open Space

6

USE	STATUS
Golf driving range, not accessory to a golf course	P
Golf course, miniature	P
Swimming pools	P
Public parks	P

Marinas — sale, display and storage of new and used boats, and boat repair and maintenance	P
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Food, Beverage & Entertainment 12

USE	STATUS
Restaurants, convenience and general	P
Bars	P
Microbrewery	P
Craft distillery	P
Theaters	P
Bowling alleys	P
Skating rink, rolling or ice	P
Pool hall / billiard parlor	P
Automatic amusement center and game room	P
Clubs, lodges, fraternal organizations	P
Place of public assembly	P
Rooftop dining areas	CU

Office & Professional 7

USE	STATUS
Office, business or professional	P
Office, medical	P
Office, low intensity medical	P
Office, veterinary	P
Banks / financial institutions	P
Massage therapy establishment	P
Studio — art, dance, music, exercise	P

Personal & Business Services 10

USE	STATUS
Barbershops, beauty salons, specialty salons	P
Health clubs	P
Health spas	P
Dry cleaning establishment	P
Laundry establishments, self-service	P
Repair services	P
Kennels	P
Sign painting and manufacturing — storage and work fully enclosed	P
Shooting range, indoor	P
Adult business	CU

Community gardens	P
Urban farms	P

Parking, Transit & Storage 4

USE	STATUS
Parking lots — private or government-provided public	P
Parking garages — private or government-provided public	P
Outdoor storage — subject to section 6.10.00	P
Bus and train passenger stations / terminals	P

Utilities & Telecommunications 6

USE	STATUS
Public facilities and services	P
Public utilities	P
Radio and/or television broadcast stations	P
Stealth telecommunication facilities — 45 feet or less	P
Stealth telecommunication facilities — over 45 feet	CU
Telecommunications towers	CU

B-2 Dimensional Standards

Table 6

STANDARD	B-2 BUSINESS GENERAL
Minimum parcel area	10,000 SF
Minimum parcel width	100 feet
Maximum impervious surface coverage	65%
Minimum front setback	30 feet
Minimum side setback	5 feet
Minimum rear setback	20 feet
Maximum building height	45 feet
Maximum number of stories	4

City of Stuart Land Development Code, Chapter II, Section 2.04.01, Table 6 — Commercial Area, Impervious Surface Coverage, Setback and Height Requirements. Residential units combined with business in B-2 require a 15,000 SF minimum parcel. Where a B-2 parcel adjoins or lies across a street or alley from a residential district, the residential district's yard requirements govern that boundary (Sec. 2.04.04.E.4). Buildings over one storey add 10 feet to side and 5 feet to rear setbacks per additional storey (Sec. 2.04.04.E.5).

The Subject Parcel Against Those Standards

MEASURE	2155 NW FEDERAL HWY	B-2 REQUIREMENT
Parcel area	72,138 SF	10,000 SF min
US-1 frontage	355 feet	100 feet min
Existing building	704 SF	—
Existing floor area ratio	0.01	up to 1.5
Existing parking	150 spaces	per use

DISCLAIMER

This summary has been prepared by Vaaler Commercial Real Estate from the published City of Stuart Land Development Code as a convenience to prospective purchasers. It is not a zoning determination and is not a substitute for one. Zoning codes are amended, and the applicability of any use to a specific parcel depends on facts this summary does not address. **Any purchaser intending to rely on the availability of a particular use should obtain a written Zoning Determination Letter from the City of Stuart Planning & Zoning Department, 121 SW Flagler Avenue, Stuart, FL 34994.** Vaaler Commercial Real Estate makes no warranty or representation as to the accuracy or completeness of this summary and accepts no liability for reliance upon it.

Richard Vaaler

CEO & Principal Broker · Vaaler Commercial Real Estate
Licensed Real Estate Broker — Florida & Virginia
1 SE Ocean Boulevard, Stuart, FL 34994 · 772.266.9065 ·
rich@vaaler.us

WHAT THE DENSITY TABLE MEANS HERE

Under the Commercial future land use category the Code permits a floor area ratio of **up to 1.5 outside the community redevelopment area** and **up to 3.0 inside it**.

On 72,138 square feet that is roughly **108,207 square feet** of building outside the CRA, or **216,414 square feet** inside it.

The existing structure is **704 square feet** — a floor area ratio of **0.01**. Substantially all of this site's development capacity is unused, and the 150-space parking field that normally constrains US-1 redevelopment is already built and striped.

USES WORTH HIGHLIGHTING FOR THIS SITE

Automobile sales is permitted by right, conditioned on all repair and service being conducted within an enclosed building. **Boat sales and service, dry boat storage and marinas including the sale, display and storage of new and used boats** are each permitted by right — an unusual combination on a US-1 corridor parcel with this much frontage and parking already in place.

Also by right: **restaurants, hotels and motels, retail at every scale** through regional mall, **medical and professional office, banks, gasoline stations, car washes, health clubs and outdoor storage**.

ITEMS A PURCHASER SHOULD VERIFY

Future land use category and CRA status. The floor area ratio above assumes a Commercial future land use designation. Confirm the designation and whether the parcel sits inside the community redevelopment area — it doubles the permitted intensity.

US-1 corridor setback and streetscape standards. Section 2.04.06 imposes build-to zones and streetscape requirements on defined segments of US-1. Confirm which segment governs this frontage.

Parking. The requirement is calculated per use. Confirm that the existing 150 spaces satisfy the intended use and are conforming.

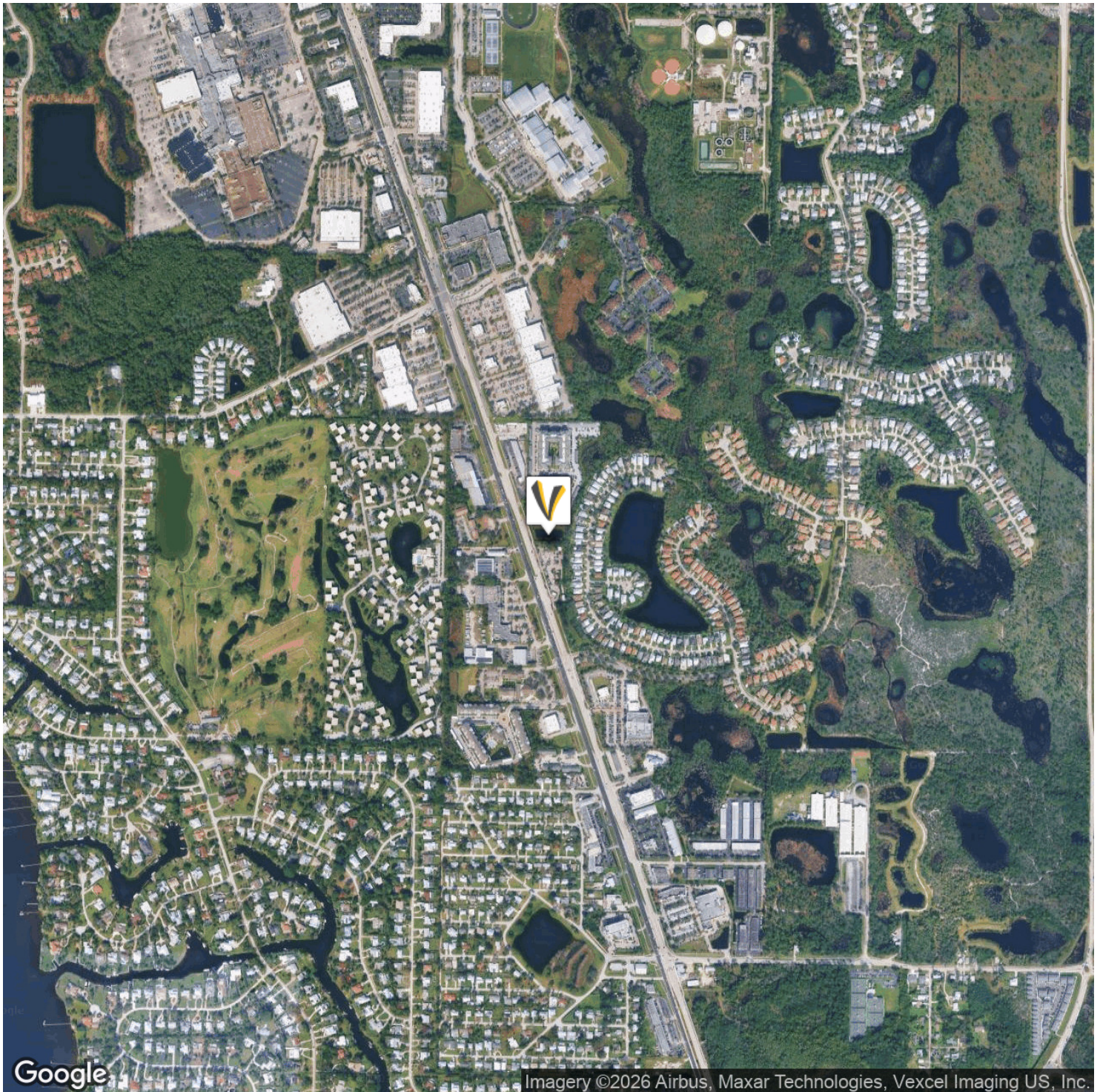
Nonconforming rights and code enforcement. Confirm any nonconforming use, structure or signage rights, and that no open violations affect the parcel.

SOURCE

City of Stuart Land Development Code, Chapter II — Zoning Districts, Uses Allowed, Density, Intensity. Use table at **Sec. 2.02.02, Table 2 — Land Uses**, as amended by Ord. No. 2401-2019, Ord. No. 2531-2024 and Ord. No. 2539-2025. Dimensional standards at **Sec. 2.04.01, Table 6**. Intensity at **Sec. 2.03.10, Table 4**.

Where a use is not listed for a district, the Code provides that the use is not allowed — although the City Development Director may make a determination of comparability for an unlisted use of similar character and impact (Sec. 2.02.01.A).

AERIAL MAP



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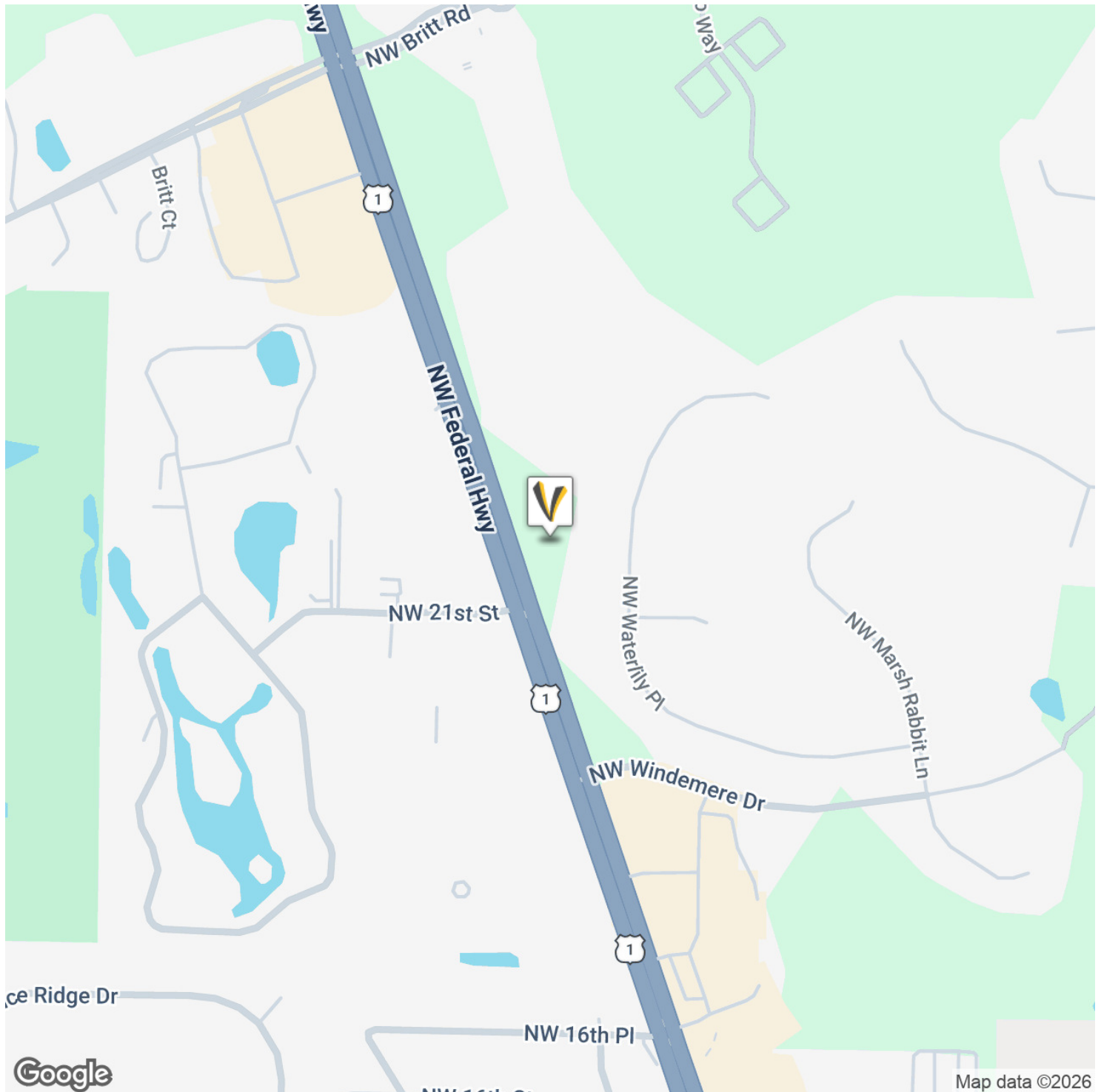
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LOCATION MAP



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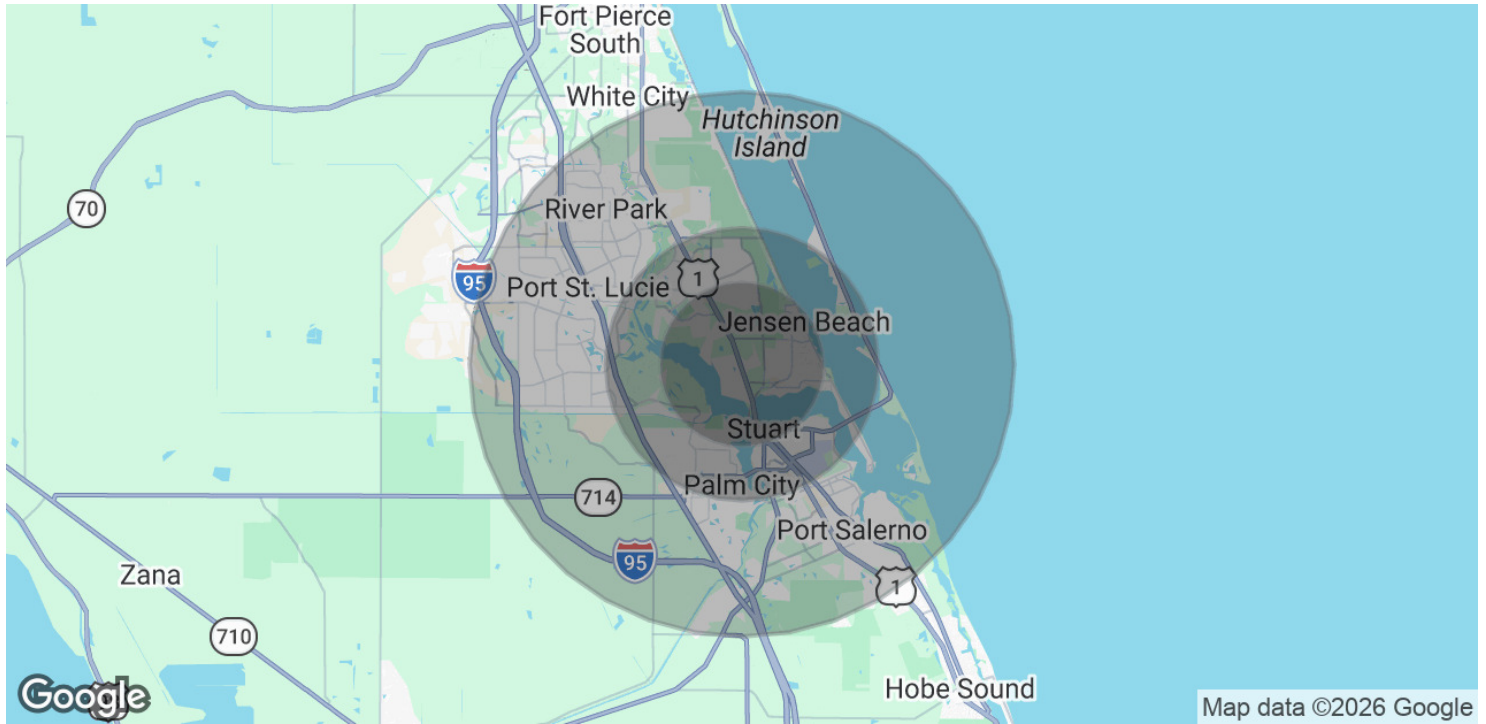
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DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	37,854	106,921	326,109
Average Age	50.8	50.5	47.2
Average Age (Male)	48.6	48.8	46.2
Average Age (Female)	52.5	51.5	48.2

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	16,028	45,761	128,131
# of Persons per HH	2.4	2.3	2.5
Average HH Income	\$113,622	\$105,804	\$103,910
Average House Value	\$452,545	\$413,576	\$375,156

2023 American Community Survey (ACS)



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