



Each office independently owned and operated

ROSI SHEPARD - RE/MAX COMMERCIAL

729 SW Federal Hwy

Stuart, FL 34994

FOR SALE

OFFICE BUILDING

MULTI-USE OFFICE SPACE WITH LARGE STORAGE YARD, SIGNAGE ON OCEAN BOULEVARD

400 SE FLAMINGO AVE | STUART, FL 34996



PRESENTED BY:

ROSI SHEPARD

Commercial Advisor

772.288.0287

FL #3320083

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Discover the perfect location for your business at 400 Flamingo—a well-appointed office property situated in one of Stuart's most desirable commercial corridors. This property offers an ideal blend of visibility, accessibility, and professional amenities, making it an excellent choice for a wide range of businesses. Signage visible on Ocean, plenty of parking and room for expansion.

PROPERTY HIGHLIGHTS

- Professional offices (law, accounting, consulting)
- Medical or wellness practices
- Creative agencies
- Technology firms
- Room to grow
- HUGE FENCED YARD FOR ADDITIONAL PARKING
- Great redevelopment and growth potential

OFFERING SUMMARY

Sale Price:	\$995,000
Number of Units:	1
Lot Size:	0.58 Acres
Building Size:	1,763 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	655	1,466	3,609
Total Population	1,210	2,746	7,269
Average HH Income	\$86,960	\$86,591	\$80,354

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LOCATION DESCRIPTION

The corner of SE Ocean BLVD and SE Flamingo AVE with signage on Ocean.

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COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Professional offices (law, accounting, consulting)
- Medical or wellness practices
- Creative agencies
- Technology firms
- Room to grow
- HUGE FENCED YARD FOR ADDITIONAL PARKING
- Mixed Use Zoning

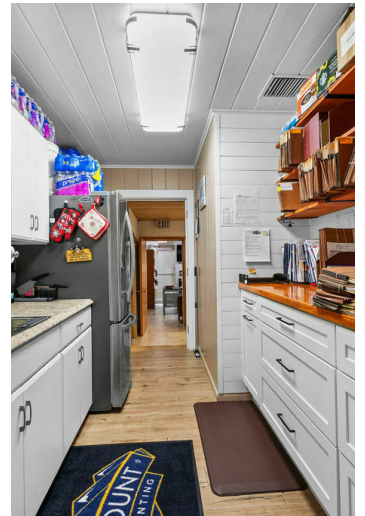
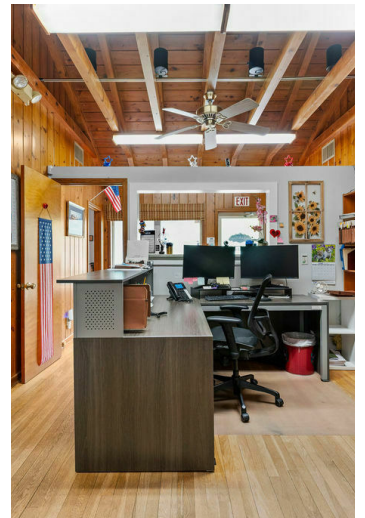
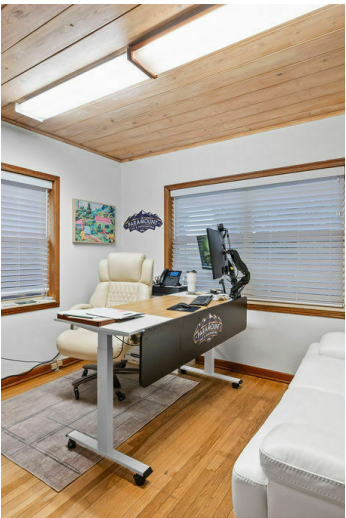
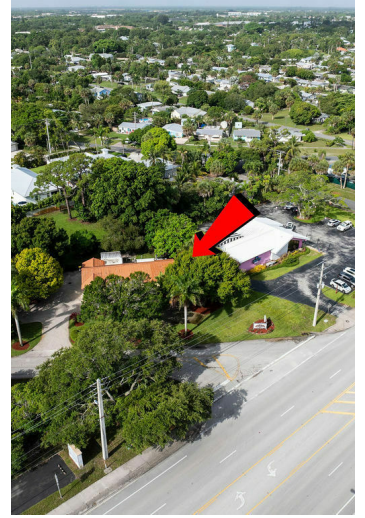


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MULTI USE OFFICE SPACE WITH LARGE STORAGE YARD

ADDITIONAL PHOTOS



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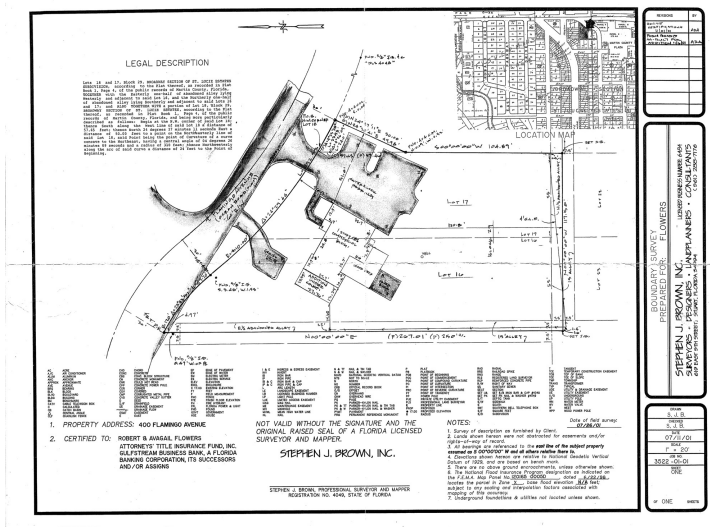
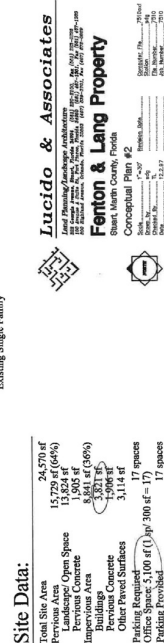
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REGIONAL MAP



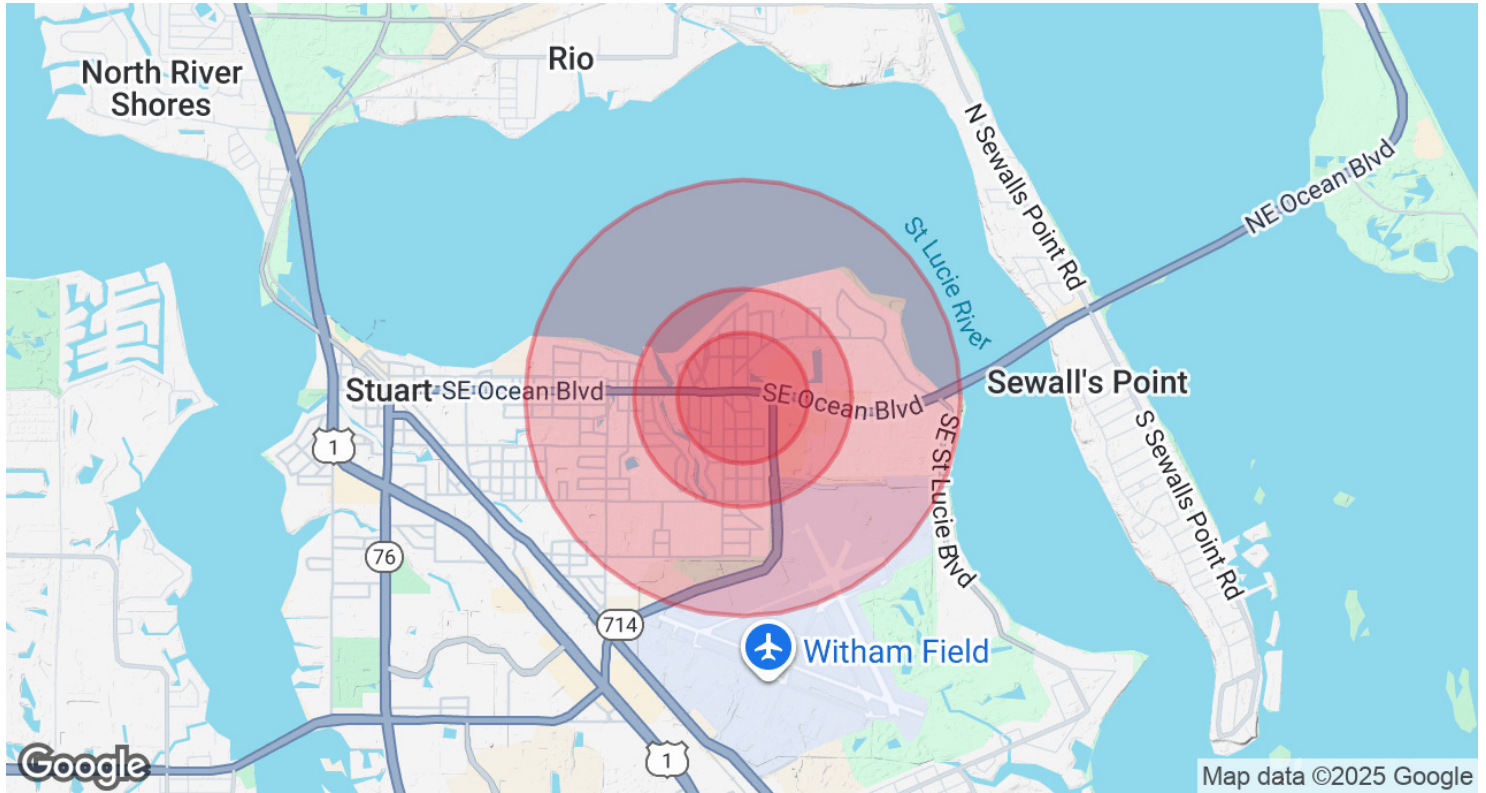
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DEMOGRAPHICS MAP & REPORT



POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	1,210	2,746	7,269
Average Age	56	56	54
Average Age (Male)	55	55	53
Average Age (Female)	58	58	56

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	655	1,466	3,609
# of Persons per HH	1.8	1.9	2
Average HH Income	\$86,960	\$86,591	\$80,354
Average House Value	\$418,524	\$425,165	\$412,158

Demographics data derived from AlphaMap

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//ADVISOR BIO 1



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