

# COMMERCIAL DEVELOPMENT LAND

2970 SE Dominica Terrace, Stuart FL 34997



FOR SALE | \$700,000

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

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# PROPERTY OVERVIEW

- Prime 0.69 acre commercial land located at the corner of SE Dominica Terrace and SE Slater Street in Stuart, FL.
- Situated within a thriving industrial business sector, offering high visibility and easy access from multiple directions.
- Proposed plans for the site can accommodate a substantial 12,000 sq ft industrial warehouse building, making it an excellent investment for developers and businesses looking to expand their industrial footprint.
- Quick access to US-1, making it a desirable location for warehouse, manufacturing, distribution, or other industrial purposes.



<b>PRICE</b>	\$700,000
<b>PROPOSED BUILDING SIZE</b>	+/- 12,000 SF Warehouse
<b>PROPOSED BUILDING TYPE</b>	Industrial
<b>ACREAGE</b>	0.69 AC
<b>FRONTAGE</b>	136' (SE Dominica Ter) 220' (SE Slater St)
<b>TRAFFIC COUNT</b>	41,000 AADT (Federal Highway)
<b>ZONING</b>	B-2: Business General (Stuart)
<b>LAND USE</b>	Commercial
<b>PARCEL ID</b>	52-38-41-013-000-00020-6

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# VISUAL REPRESENTATION



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# DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	44,191	1 Mile	\$82,905	1 Mile	46.1
3 Mile	86,344	3 Mile	\$92,176	3 Mile	49.5
5 Mile	175,514	5 Mile	\$95,999	5 Mile	49.3
2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	43,882	1 Mile	\$65,085	1 Mile	48.5
3 Mile	86,138	3 Mile	\$71,099	3 Mile	54.6
5 Mile	178,037	5 Mile	\$73,801	5 Mile	54.5

Per Capita & Avg Household Spending	5 mile 2023 Per Capita	5 mile 2023 Avg Households
Education & Daycare	\$879	\$1,926
Health Care	\$829	\$1,817
Transportation & Maintenance	\$3,225	\$7,065
Household	\$732	\$1,603
Food & Alcohol	\$3,796	\$8,316
Entertainment, Hobbies & Pets	\$2,304	\$5,047
Apparel	\$672	\$1,473

Housing Occupancy	5 mile 2023 Housing Units
Owner Occupied Households	76%
Renter Occupied Households	24%

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# ZONING INFORMATION

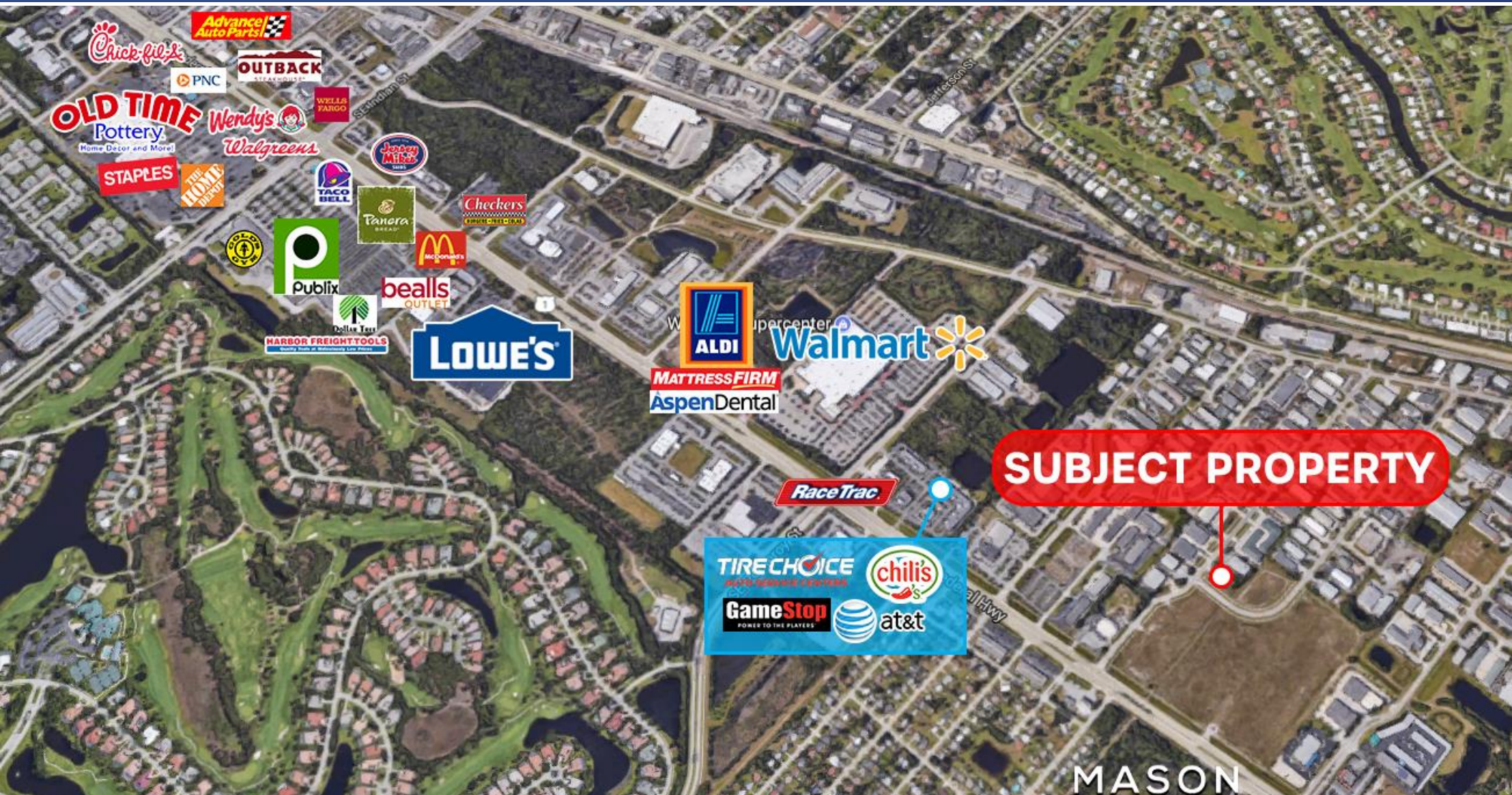
Land Use	B-2		
Adult day care centers (< five acres)	P	Office, low intensity medical	P
Adult day care centers (> five acres)	P	Office, medical	P
Child care center (< five acres)	P	Adult business (refer to supplemental standards in section 2.06.10)	P
Child care center (> five acres) (refer to supplemental standards in section 2.06.04)	P	Automatic amusement center and game room	P
Crematoriums	CU	Automobile rental/leasing	P
Funeral homes	P	Automobile repair services, major and minor (refer to supplemental standards in section 2.06.05)	P
Funeral homes with crematoriums	CU	Automobile sales provided all repair and service shall be done within an enclosed building (refer to supplemental standards in section 2.06.05)	P
Museums	P	Bakeries, retail and/or wholesale warehouses	P
Religious institutions (< five acres)	P	Banks/financial institutions	P
Religious institutions (> five acres)	P	Barbershop, beauty salons, specialty salons	P
Schools—Private, parochial, or technical (< five acres)	P	Boat sales and service (refer to supplemental standards in Section 2.06.05)	P
Schools—Private, parochial, or technical (> five acres)	P	Boat storage, dry	P
		Bowling alleys	P
		Car washes	P
		Catering shops	P
		Clubs, lodges, fraternal organizations	P
		Craft distillery	P
		Dry cleaning establishment	P
		Health clubs	P
		Health spas	P
		Kennels	P
		Laundry establishments (self-service)	P
		Office, business or professional	P
		Office, low intensity medical	P
		Office, veterinary	P
		Outdoor storage (refer to standards in section 6.10.00)	P
		Place of public assembly	P
		Pool hall/billiard parlor	P
		Repair services	P
		Restaurants, convenience and general	P
		Restaurants, limited	-
		Retail, bulk merchandise	P
		Retail, department store	P
		Retail, furniture store	P
		Retail, intensive sales	P
		Retail, non-intensive sales and service	P
		Rooftop dining areas (refer to supplemental standards in section 2.06.19)	CU
		Shooting range, indoor (refer to supplemental standards in section 2.06.16)	P

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# TRADE AREA MAP



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