

FOR SALE



OFFERING MEMORANDUM

PRIME AUTO DEALER LOT

1.66 ACRES | AMPLE PARKING

2155 NW FEDERAL HIGHWAY, STUART FL 34994

JEREMIAH BARON
& CO

COMMERCIAL REAL ESTATE

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Stuart, FL

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EXECUTIVE SUMMARY

Exceptional opportunity to acquire a 1.66-acre commercial property situated along US-1 in Stuart. Previously utilized as an auto sales lot, the site is fully equipped to support a comparable operation or be adapted for a wide range of commercial uses.

Site Highlights

- **704 SF Mobile Office:** functional space for daily operations.
- **High-Ceiling Carport:** complete with lighting and ceiling fans.
- **Tiki Hut & Water Feature:** unique amenities that enhance customer appeal.
- **Monument Signage:** maximize exposure to high traffic counts along Federal Highway.
- **Ample Parking:** paved and ready to accommodate customers or display inventory.

The property will be delivered vacant, allowing a new owner to customize or redevelop to suit their business needs. Its excellent visibility and close proximity to major national and regional retailers add to the site's strong appeal.

This is a rare opportunity to secure a high-exposure commercial site in one of Stuart's busiest corridors.



PROPERTY OVERVIEW

PRICE	\$2,995,000
BUILDING SIZE	704 SF
BUILDING TYPE	Office
ACREAGE	1.66 AC
FRONTAGE	355'
TRAFFIC COUNT	52,500 ADT
YEAR BUILT	2004
CONSTRUCTION TYPE	Cement Fiber Siding
ZONING	B-2 (Stuart)
LAND USE	Commercial
PARCEL ID	29-37-41-004-002-00062-2

- 1.66 AC commercial site with excellent US-1 frontage in Stuart, FL
- Former auto sales lot delivered vacant and ready for immediate use
- Features include a 704 SF office, high-ceiling carport with fans & lighting, and a tiki hut with water feature
- Dedicated monument signage for maximum visibility on a high-traffic corridor
- Ample paved parking for customers, employees, or inventory display
- Surrounded by major national and regional retailers, ensuring strong market exposure



SITE SORROUNDINGS



AREA MAP



TOPOGRAPHICAL VIEW



PROPERTY PHOTOS



PROPERTY PHOTOS



DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2024 Estimated Population	6,172	37,197	116,804
2029 Projected Population	6,589	40,668	132,133
2020 Census Population	5,513	34,913	103,639
2024 Estimated Households	2,703	16,660	51,851
2029 Projected Households	2,886	18,149	58,536
2020 Census Households	2,439	15,889	46,050
2024 Estimated White	5,086	30,372	89,274
2024 Estimated Black or African American	141	1,674	9,147
2024 Estimated Hawaiian & Pacific Islander	0	8	18
2024 Estimated American Indian or Native Alaskan	10	69	321
2024 Estimated Other Races	859	4,494	15,967
2024 Estimated Average Household Income	\$94,052	\$91,543	\$86,841
2024 Estimated Median Household Income	\$68,496	\$65,034	\$64,710
Median Age	50.6	53.1	52.8
Average Age	46.7	48.3	48.4



ZONING INFORMATION

Commercial Uses	B-2		
Adult business (refer to supplemental standards in section 2.06.10)	CU	Gasoline or other motor fuel stations (refer to supplemental standards in sections 2.06.05 and 2.06.20)	P
Automatic amusement center and game room	P	Health clubs	P
Automobile rental/leasing	P	Health spas	P
Automobile repair services, major and minor (refer to supplemental standards in section 2.06.05)	P	Kennels	P
Automobile sales provided all repair and service shall be done within an enclosed building (refer to supplemental standards in section 2.06.05)	P	Laundry establishments (self-service)	P
Bakeries, retail and/or wholesale warehouses	P	Marinas including the sale, display, and storage of new and used boats for sale, and the repair and maintenance of boats.	P
Banks/financial institutions	P	Microbrewery	P
Barbershop, beauty salons, specialty salons	P	Office, business or professional	P
Bars	P	Office, low intensity medical	P
Boat building, indoors	-	Office, veterinary	P
Boat building, outdoors	-	Outdoor storage (refer to standards in section 6.10.00)	P
Boat sales and service (refer to supplemental standards in Section 2.06.05)	P	Place of public assembly	P
Boat storage, dry	P	Pool hall/billiard parlor	P
Bowling alleys	P	Repair services	P
Car washes	P	Restaurants, convenience and general	P
Catering shops	P	Restaurants, limited	-
Clubs, lodges, fraternal organizations	P	Retail, bulk merchandise	P
Craft distillery	P	Retail, department store	P
Dry cleaning establishment	P	Retail, furniture store	P

CONTACT INFORMATION

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Stuart, FL 34994

\$2,995,000

PURCHASE PRICE

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