



## OFFERING MEMORANDUM



*Prepared by:*

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**ANDERSON CARR**  
APPRAISERS • REALTORS • CONSULTANTS • DEVELOPERS

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01

**Executive Summary**

Investment Summary



## OFFERING SUMMARY

ADDRESS	1892 SE Federal Highway Stuart FL 34994
COUNTY	Martin
GLA (SF)	12,004 SF
LAND ACRES	1.77
LAND SF	77,018 SF
YEAR BUILT	2004
YEAR RENOVATED	2022
APN	09-38-41-020-000-00020-0

## FINANCIAL SUMMARY

PRICE	\$3,750,000
PRICE PSF	\$312.40

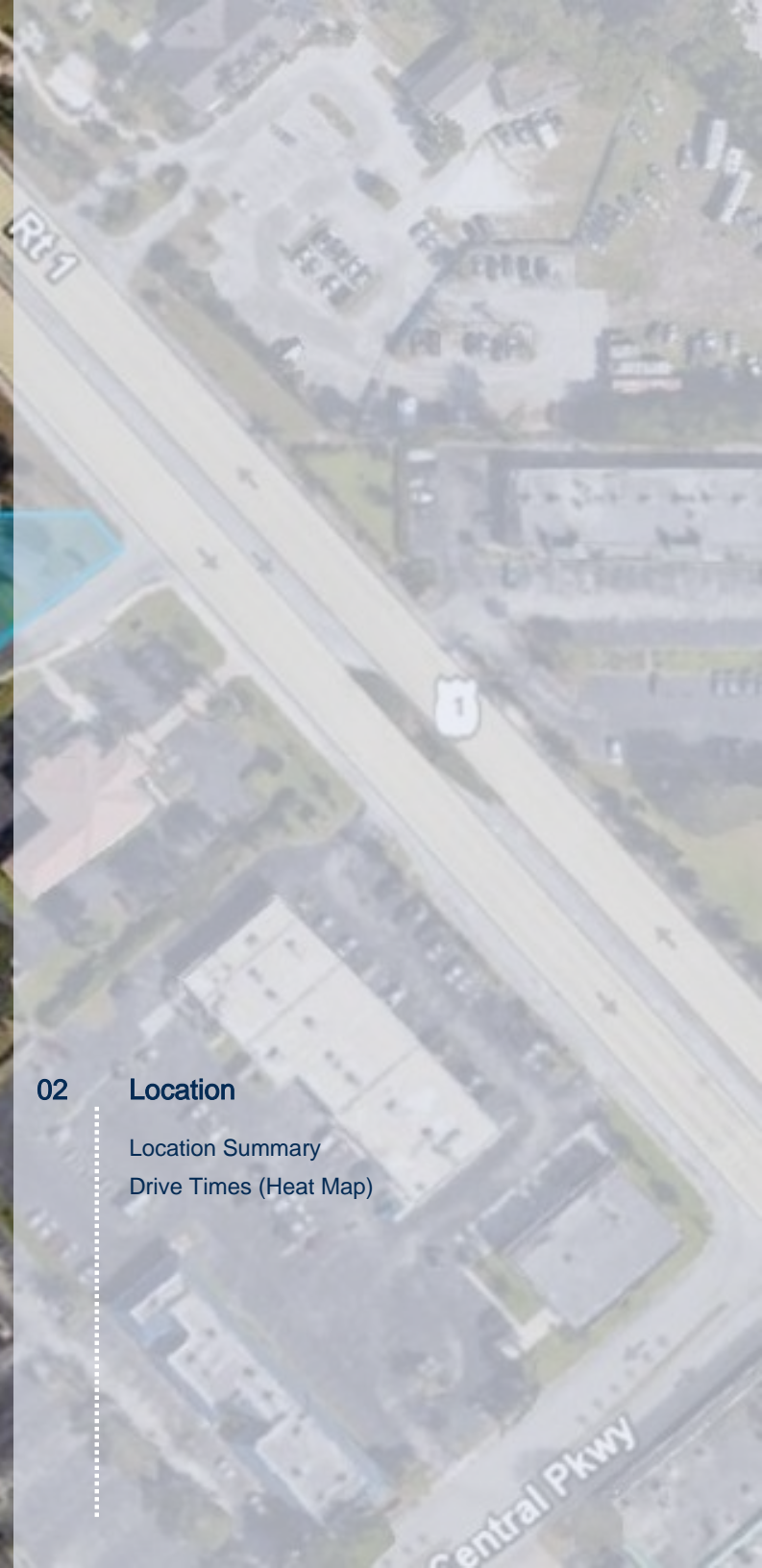
### Property Overview

- » Well designed Free-Standing Retail/Showroom Building lending itself to a multitude of different uses.
- » The building offers concrete tilt-wall construction, impact windows, covered delivery area in rear with a grade level overhead door.
- » Significant capital improvements have been recently completed including interior and exterior paint, resurfaced parking lot, all new HVAC units (4), a complete re-roof with solar panels installed-providing significant power while reducing electric expenses.
- » Exceptional on-site parking and signage with great access to Downtown Stuart and major area thoroughfares
- » Strong local demographics
- » Seller Financing Considered



### PUD Allowed Uses

- » Retail and retail service establishments, business and professional offices including real estate and insurance agencies, financial institutions, banks, restaurants with liquor service, drive-in restaurants, barber/beauty shops, hotel/motel, multifamily or residential units combined with non-residential uses, art galleries, travel agencies, laundry/dry cleaning facilities or other similar store front uses, schools, child care centers, nursery or preschool, kindergartens, other child care or education facilities, medical facilities and clinics, clubs, lodges and fraternal organizations, bakeries, veterinarian/animal clinic, recreational facilities such as, bowling, skating, miniature golf, etc., health/spa club, printing shops, research facilities, ACLF, congregate living facilities, or nursing home facilities.



02

Location

Location Summary

Drive Times (Heat Map)



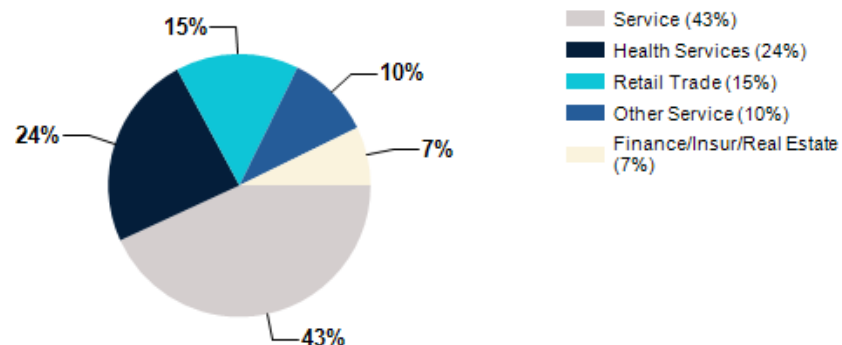
## Overview of Stuart, Florida

- » Stuart is a small city located in Martin County on the southeastern coast of Florida, often referred to as the "Sailfish Capital of the World" due to its renowned sport fishing scene. Situated along the St. Lucie River, it offers picturesque waterfront views and serves as a hub for tourists and locals alike. Known for its charming historic downtown, Stuart blends a small-town atmosphere with access to urban amenities, making it a desirable location for both residents and visitors.
- » Stuart is part of the Port St. Lucie metropolitan area and is positioned about 35 miles north of West Palm Beach. Its coastal location offers easy access to the Atlantic Ocean and natural preserves.

## Economic Drivers

- » The economy of Stuart is diverse and has experienced growth across multiple sectors, with several key industries driving its prosperity. Tourism and hospitality are significant contributors, as the city's picturesque downtown area, beautiful beaches, and outdoor recreational activities such as boating, fishing, and golfing attract both national and international visitors. This influx of tourists supports a thriving hospitality sector, including hotels, restaurants, and retail stores. The marine and boating industry also plays a crucial role in the local economy, with Stuart's proximity to the St. Lucie River and the Atlantic Ocean making it a popular destination for boating enthusiasts. The city is home to marinas, yacht brokers, and numerous marine-related businesses. Healthcare is another vital sector, with the Martin Health System (Cleveland Clinic) providing essential services through its hospitals and medical centers, offering employment opportunities to local residents and those from surrounding areas. Stuart's real estate and construction markets have also seen steady growth, with new residential homes, retirement communities, and commercial spaces being developed to meet increasing demand, thereby fueling economic activity. Additionally, Stuart is a hub for small businesses, including retail stores, art galleries, and local eateries, with its unique blend of history, culture, and small-town charm creating an attractive environment for entrepreneurs.

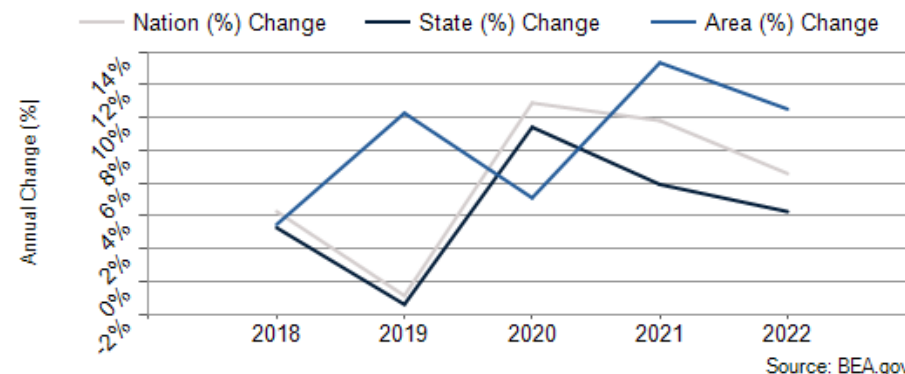
## Major Industries by Employee Count

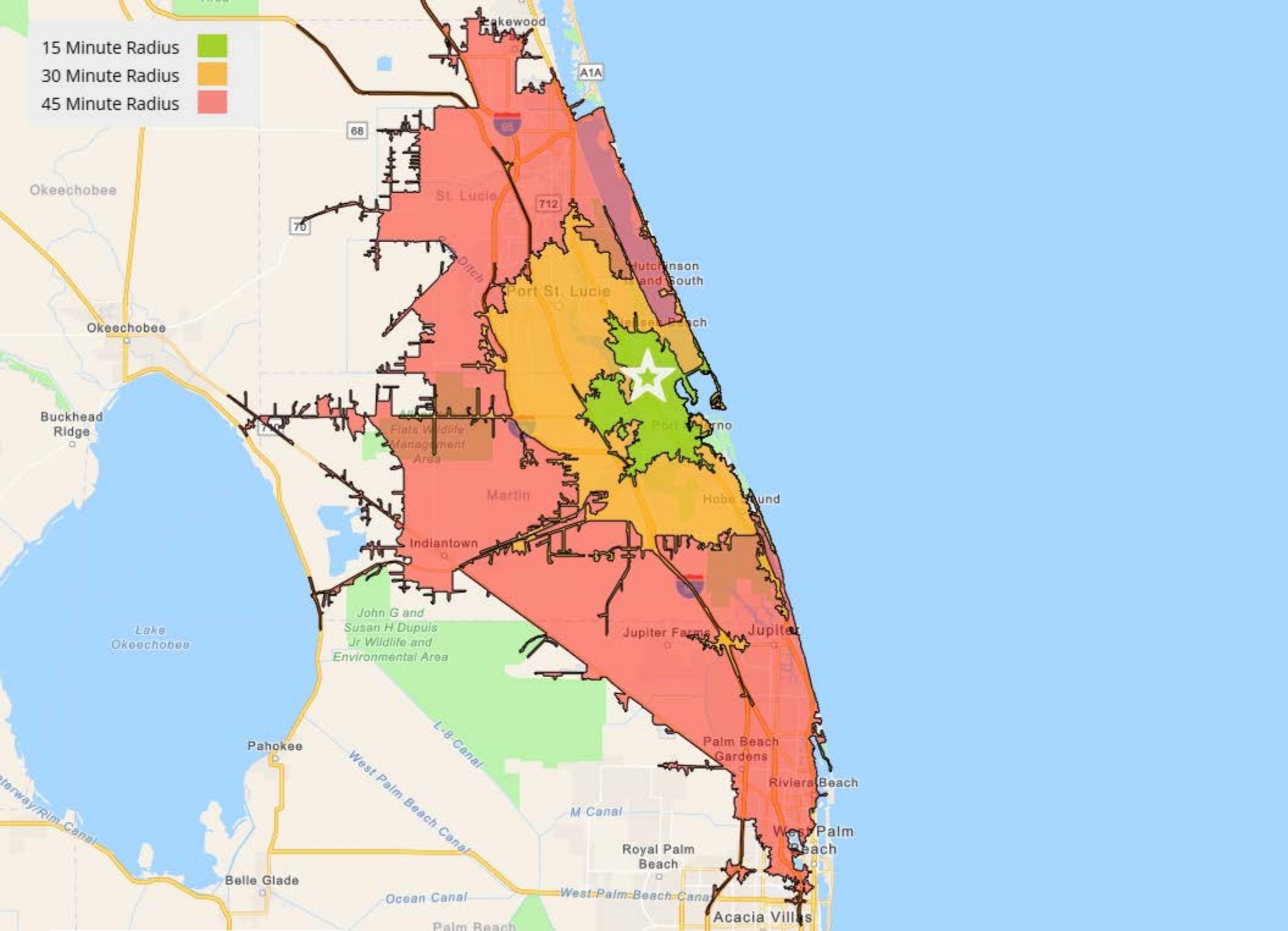


## Largest Employers

Martin Health System	2,825
Martin County School District	2,566
Martin County	1,566
Publix	1,276
State of Florida	637
iVox Solutions	532
TurboCombustor Technology	420
Winn-Dixie	329

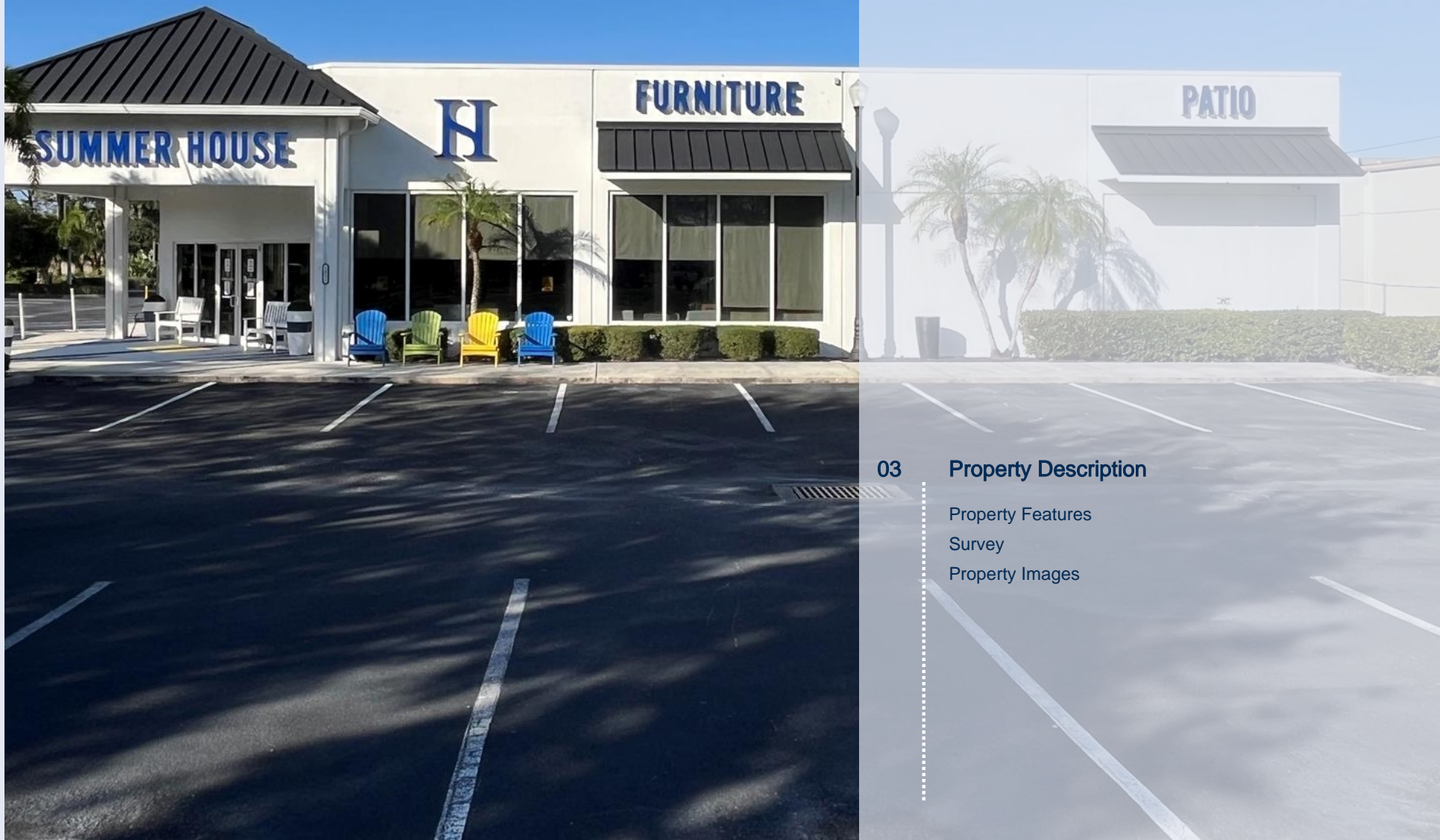
## Martin County GDP Trend





15 Minute Radius  
30 Minute Radius  
45 Minute Radius





03

### Property Description

Property Features

Survey

Property Images



## PROPERTY FEATURES

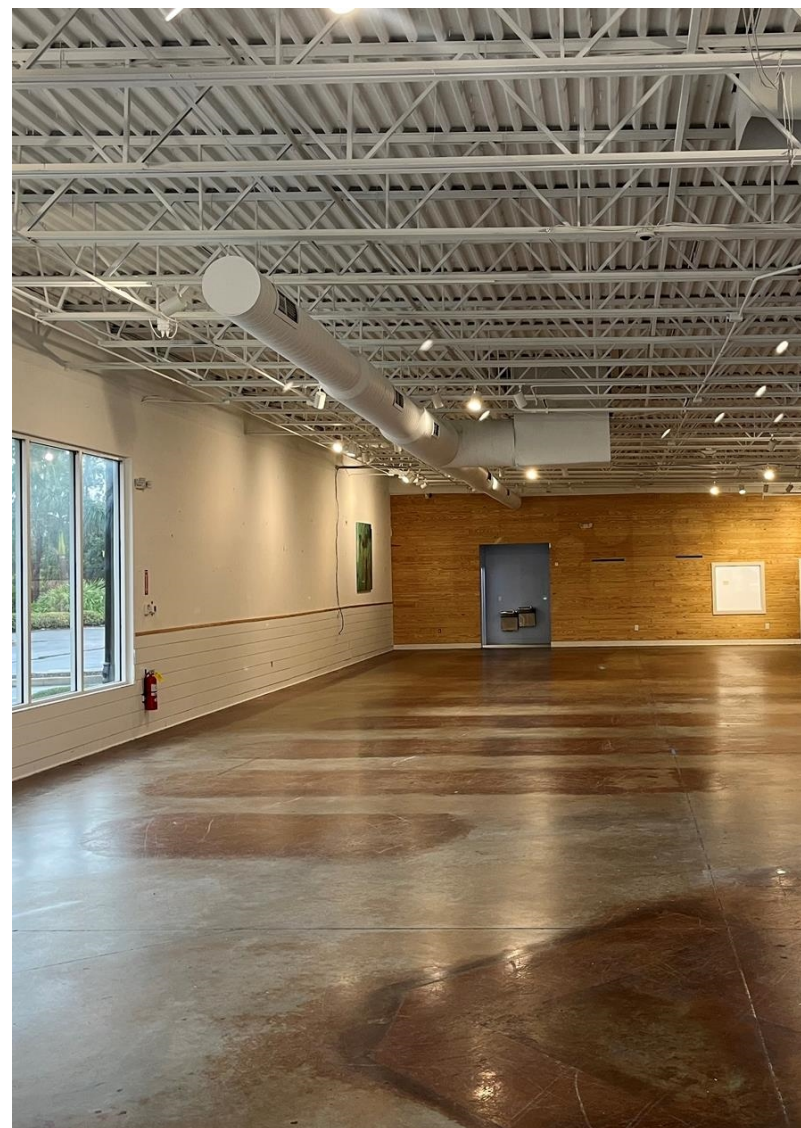
LAND SF	77,018
GLA (SF)	12,004
LAND ACRES	1.77
YEAR BUILT	2004
YEAR RENOVATED	2022
# OF PARCELS	1
ZONING TYPE	PUD
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	65
TRAFFIC COUNTS	37000

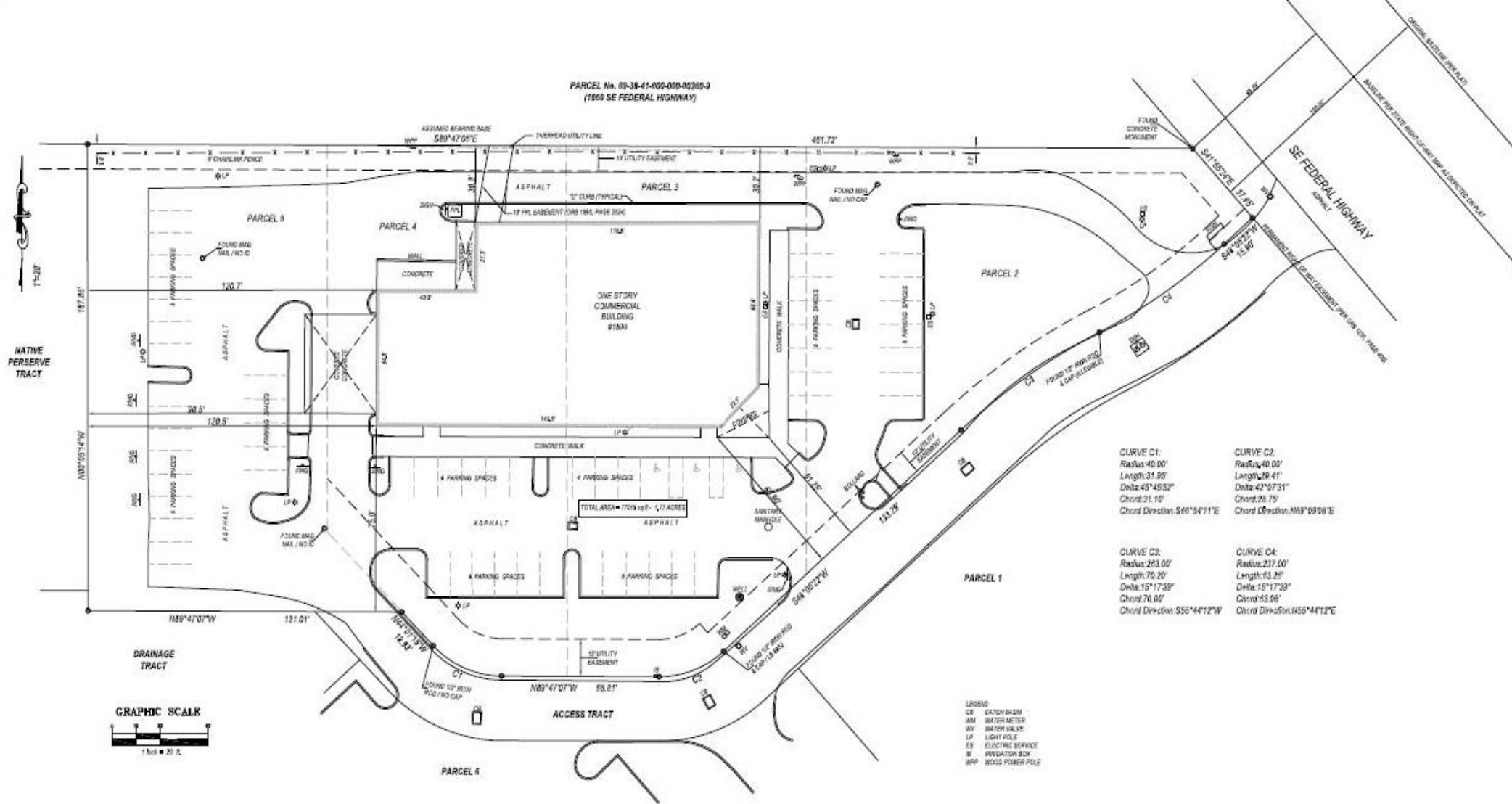
## MECHANICAL

HVAC	2022
ELECTRICAL / POWER	Solar Panels

## CONSTRUCTION

FRAMING	Tilt Wall
PARKING SURFACE	Resurfaced in 2022
ROOF	2022





#### PROPERTY ADDRESS

1693 SE FEDERAL HIGHWAY  
STUART, FLORIDA 34944

#### FLOOD ZONE

PARCEL NO: 1693C 0161H  
DATE: FEBRUARY 16, 2023

#### CERTIFIED TO:

TRIZZA V LLC  
KRAMER, SOPKO & COPELAND, P.A.  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

#### LEGAL DESCRIPTION

PARCELS 2, 4, AND 5, CENTURY PLAZA, A PLD, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE(S) 33, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

#### SURVEYOR'S NOTES

1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE SET FORTH IN RULE 54-12.000, 002, OF THE FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.
2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR VERIFIED ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. UNDERGROUND OR DISCLOSED IMPROVEMENTS WERE NOT LOCATED.
4. DIMENSIONS ARE RECORDED AND FIELD UNLESS OTHERWISE NOTED.
5. STATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
6. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 4291.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. SURVEY SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD. (SEE TITLE REVIEW).
9. LOCATION MAP IS OBTAINED FROM ONLINE MAPPING SITES AND IS ONLY APPROXIMATE.
10. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83).

#### TITLE REVIEW

A REVIEW OF THE COMMITMENT FOR TITLE INSURANCE BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER 2202044K, DATED FEBRUARY 17, 2023 AT 10:05 AM, WAS PERFORMED BY THIS OFFICE, SCHEDULE 6-4 EXCEPTIONS ARE AS FOLLOWS:  
EXCEPTIONS 1-4 ARE GENERAL EXCEPTIONS AND ARE NOT DETECTED.  
EXCEPTION 4, DEED BOOK 4, PAGE 424, ORB 53, PAGE 444, UNAVAILABLE FOR REVIEW AND PREDATE RECORDED PLAT.  
EXCEPTION 4, DEED BOOK 862, PAGE 2215, DEED BOOK 807, PAGE 704, ORB 988, PAGE 1711, ORB 1090, PAGE 435, RIGHT-OF-WAY FOR STATE ROAD NO. 9 (US HWY 1)  
EXCEPTION 10, AGREEMENT, NO PLATTABLE AFFECTS  
EXCEPTION 11, ORB 1292, PAGE 2677, DOES NOT AFFECT THIS PROPERTY  
EXCEPTION 12, AFFECTS UNPLATTABLE  
EXCEPTION 13, ORB 1985, PAGE 27, AFFECTS UNPLATTABLE  
EXCEPTION 14, ORB 1980, PAGE 2524, DETECTED







Entrance



South Side





East Elevation

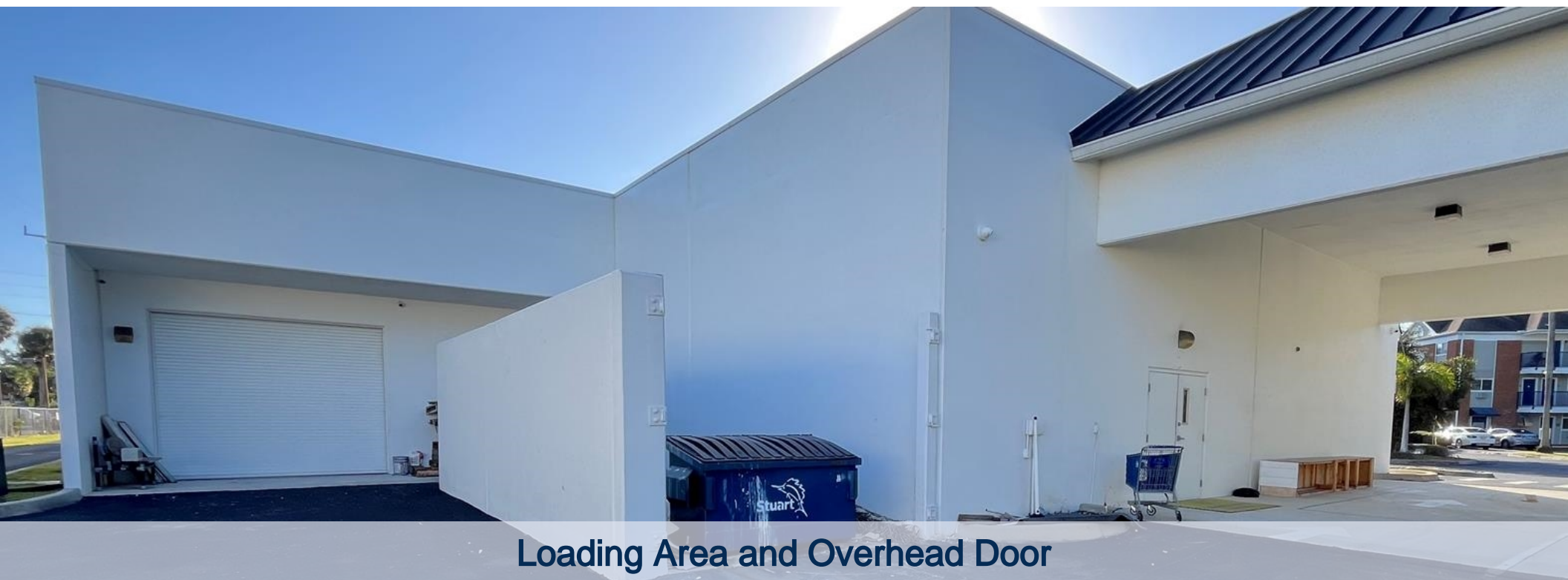


East Side





Covered Loading Area



Loading Area and Overhead Door





Interior

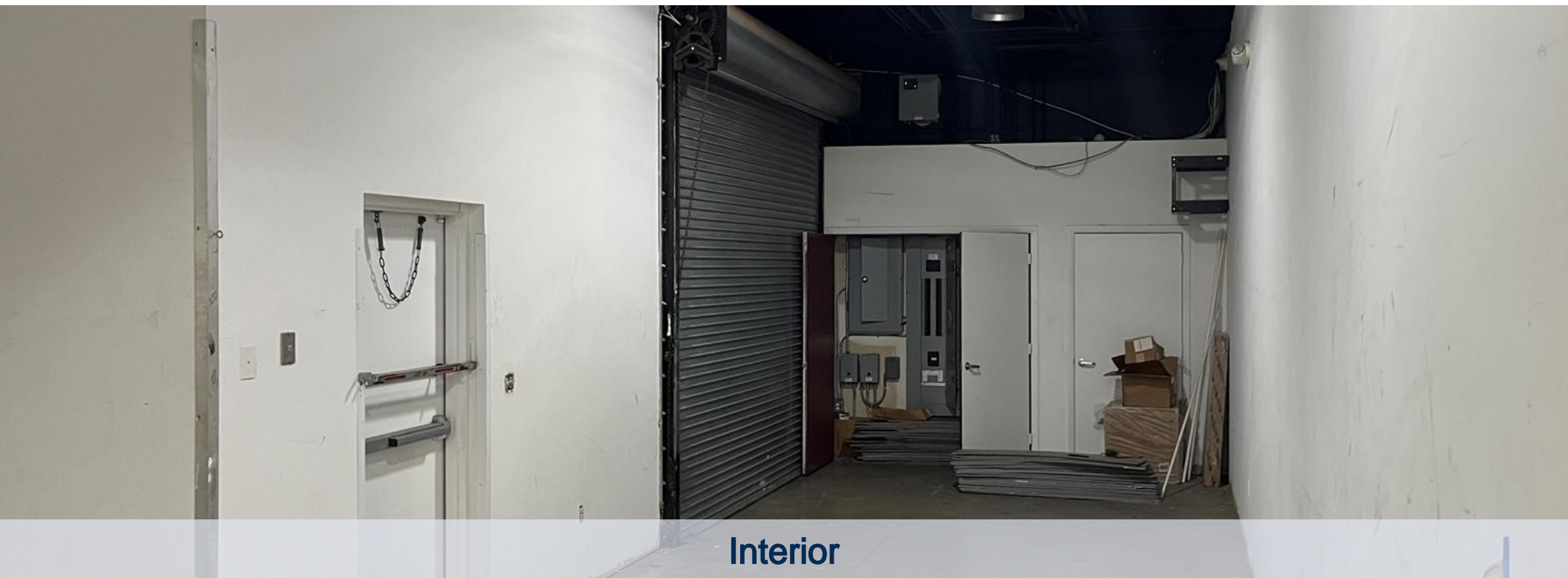


Interior



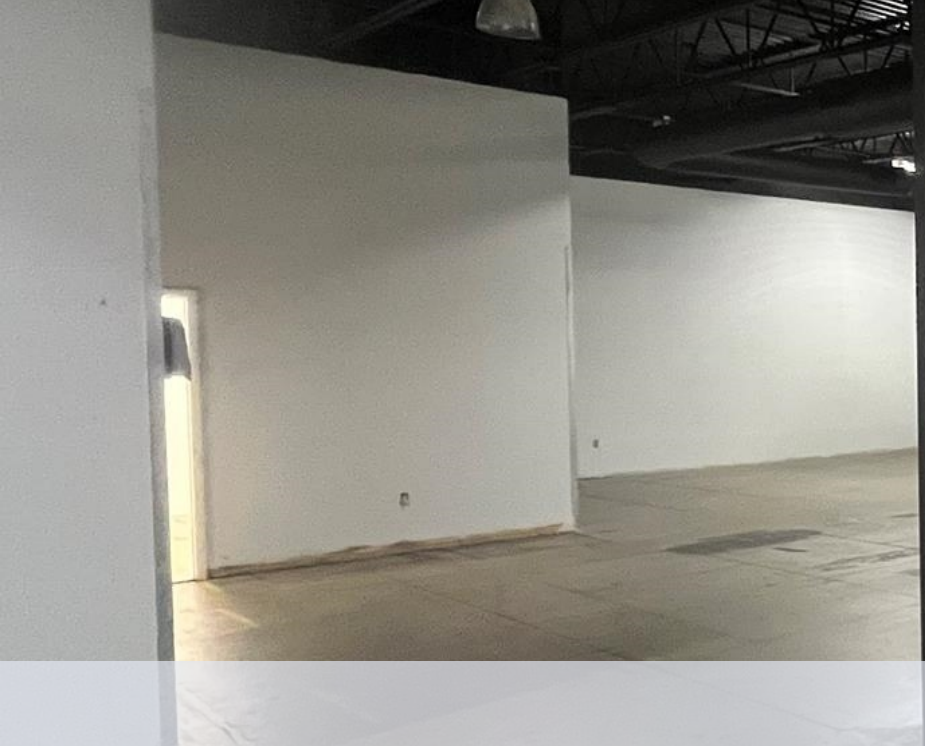


Interior

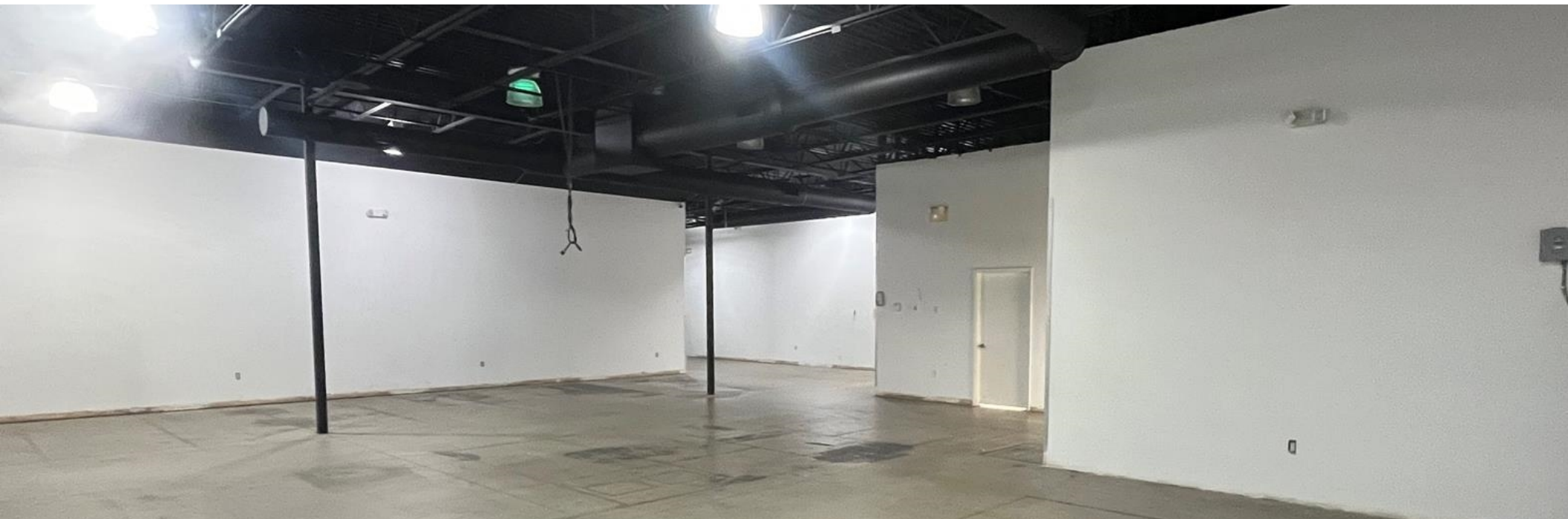


Interior





Interior



Interior





04

## Demographics

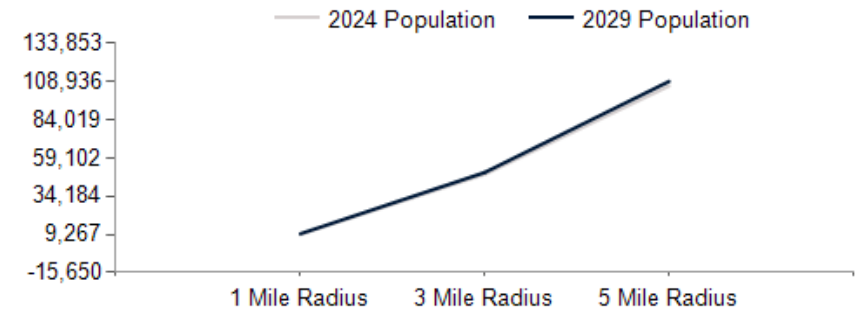
General Demographics



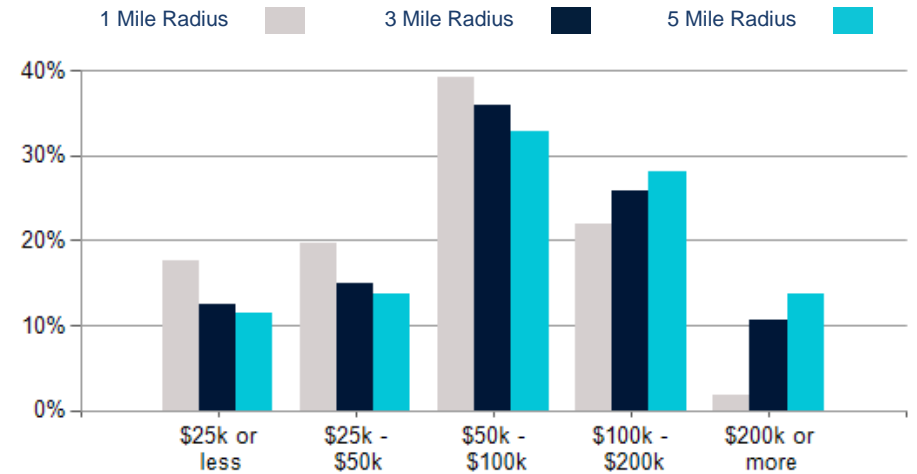


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,811	40,174	82,263
2010 Population	8,075	43,919	93,653
2024 Population	9,267	48,450	106,020
2029 Population	9,646	49,635	108,936
2024 African American	1,459	2,869	4,567
2024 American Indian	51	328	582
2024 Asian	129	694	1,837
2024 Hispanic	2,241	9,257	16,691
2024 Other Race	732	3,635	5,663
2024 White	5,737	36,216	83,368
2024 Multiracial	1,158	4,686	9,955
2024-2029: Population: Growth Rate	4.00%	2.40%	2.70%

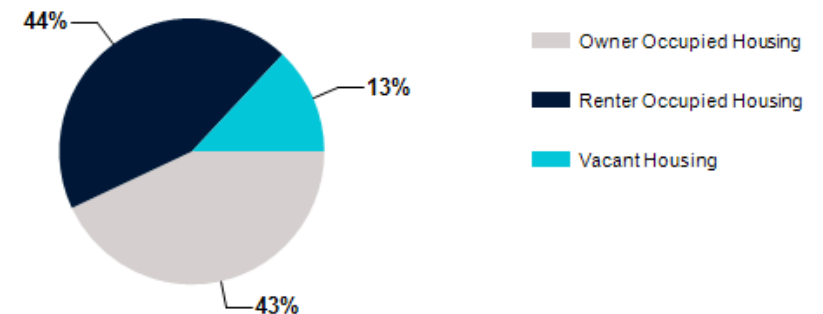
2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	437	1,568	3,017
\$15,000-\$24,999	242	1,190	2,412
\$25,000-\$34,999	308	1,152	2,291
\$35,000-\$49,999	448	2,148	4,116
\$50,000-\$74,999	770	4,559	9,009
\$75,000-\$99,999	740	3,345	6,450
\$100,000-\$149,999	656	4,041	8,924
\$150,000-\$199,999	192	1,666	4,305
\$200,000 or greater	69	2,348	6,478
Median HH Income	\$63,746	\$77,203	\$83,620
Average HH Income	\$74,587	\$109,705	\$121,497



2024 Household Income



2024 Own vs. Rent - 1 Mile Radius



Source: esri



2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	648	2,427	4,855
2024 Population Age 35-39	531	2,530	5,267
2024 Population Age 40-44	505	2,406	5,469
2024 Population Age 45-49	472	2,270	5,215
2024 Population Age 50-54	542	2,584	6,221
2024 Population Age 55-59	533	3,120	7,192
2024 Population Age 60-64	655	3,750	8,798
2024 Population Age 65-69	614	3,953	8,949
2024 Population Age 70-74	585	3,923	8,426
2024 Population Age 75-79	516	3,641	7,624
2024 Population Age 80-84	379	2,496	5,021
2024 Population Age 85+	479	2,582	4,869
2024 Population Age 18+	7,779	41,000	89,199
2024 Median Age	47	54	53
2029 Median Age	47	55	54

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$70,619	\$77,473	\$82,996
Average Household Income 25-34	\$79,895	\$100,149	\$112,626
Median Household Income 35-44	\$74,820	\$89,128	\$104,332
Average Household Income 35-44	\$83,564	\$118,081	\$138,327
Median Household Income 45-54	\$74,846	\$95,883	\$108,973
Average Household Income 45-54	\$81,538	\$129,847	\$148,167
Median Household Income 55-64	\$68,890	\$90,561	\$101,527
Average Household Income 55-64	\$79,343	\$129,394	\$141,428
Median Household Income 65-74	\$59,556	\$76,336	\$80,849
Average Household Income 65-74	\$71,594	\$109,364	\$117,504
Average Household Income 75+	\$62,715	\$88,738	\$92,624

