

PRICE REDUCED!

SITE



SE Salerno Rd

# FOR SALE

■ 3390 SE Salerno Rd

3390 SE Salerno Rd

Stuart, FL 34997

## PROPERTY OVERVIEW

Exceptional opportunity with this 3.20-acre vacant land, zoned for General Commercial use. Located near the highly trafficked US Hwy 1, with a count of 35,000 AADT, this prime parcel offers potential commercial development. With its generous size, and proximity to major transportation routes, this property is an ideal for the following commercial users:

- 1) Trades & Skilled Services
- 2) Wholesale Trades & Services
- 3) Residential Storage Facilities - No Outside Storage Permitted

## OFFERING SUMMARY

Land Size:	3.2 Acres
Land Use:	Commercial General
Zoning:	GC
Utilities:	Martin Count Utilities
Traffic Count:	35,000 AADT

SALE PRICE

\$1,590,000



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**SLC Commercial**

Realty & Development

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# Property Details & Highlights

3.20 ACRES OF LAND IN PORT SALERNO

FOR SALE

## PROPERTY DETAILS

Property Address: 3390 SE Salerno Rd, Stuart, FL 34997  
Property Type: Vacant Land  
APN: 55-38-41-741-000-00020-0  
Lot Size: 3.2 AC  
Zoning: GC-General Commercial  
Cross Streets: Salerno Rd & US Hwy

## LOCATION OVERVIEW

Close to the heart of Port Salerno and major Stuart intersections, the area surrounding the location offers a variety of investment opportunities. Within a short walk to Manatee Pocket, a coastal community that serves as a hub for renowned waterfront dining and a bustling social atmosphere. With its close proximity to major transportation routes and the allure of coastal living, the location presents an enticing opportunity for prospective investors seeking to capitalize on thriving Stuart market.

## PERMITTED USES

- 1) Trades & Skilled Services
- 2) Wholesale Trades & Services
- 3) Residential Storage Facilities (No Outside Storage Allowed)
- 4) Other GC Uses Restricted By the Adjoining Property Owner



## SALE HIGHLIGHTS

- Vacant Land For Versatile Development
- Zoned General Commercial (GC)
- 3.20 Acres Of Prime Commercial Space
- High Traffic Area With 35,000 AADT

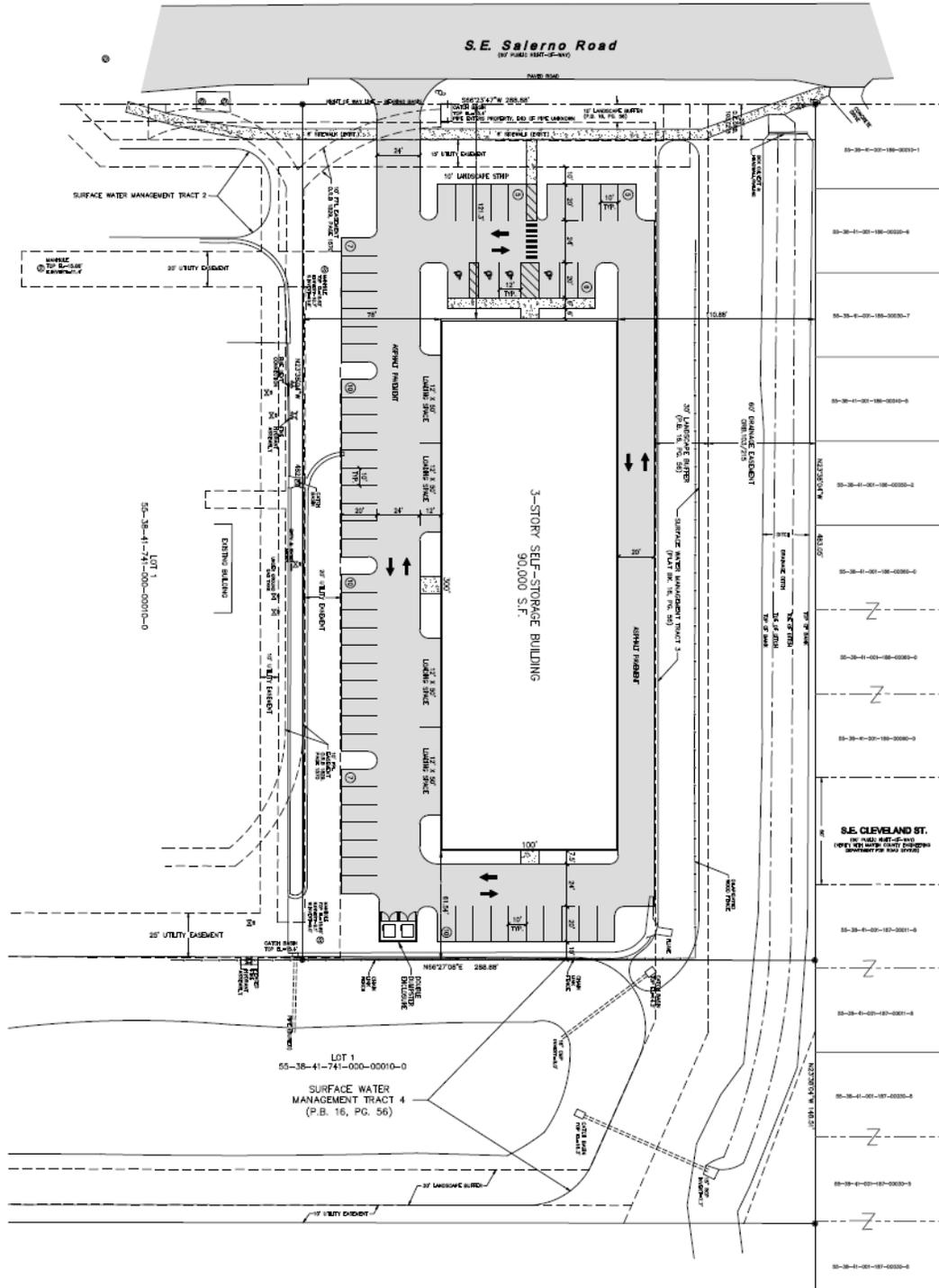
In no event shall Lot 2 be used for any of the following uses, without deference to any exceptions or exclusions as may be referenced in the provisions contained in this Exhibit C:

<ol style="list-style-type: none"> <li>1. a pinball, video game, or any form of entertainment arcade;</li> <li>2. a gambling or betting office, other than for the sale lottery tickets;</li> <li>3. a massage parlor;</li> <li>4. cinema, video store or bookstore selling, renting or exhibiting primarily material of pornographic or adult nature;</li> <li>5. an adult entertainment bar or club;</li> <li>6. a bowling alley;</li> <li>7. a roller skating or ice skating rink;</li> <li>8. a billiards parlor or pool hall, a firearms shooting range or any other use which creates or causes excessive noise;</li> <li>9. a theatre;</li> <li>10. a health club or exercise salon,</li> <li>11. any type of educational or vocational institution;</li> <li>12. a flea market;</li> <li>13. a warehouse;</li> <li>14. a facility which performs on-site dry cleaning;</li> <li>15. an office except as incidental to a permitted retail use;</li> <li>16. a gas station or a facility which performs on-site auto repair.</li> <li>17. abortion or HIV clinic</li> <li>18. adult bookstore</li> <li>19. adult theatre</li> <li>20. Army, Navy (or the like) stores, surplus store, or discount store</li> <li>21. alcoholic beverage sales for off-premises consumption</li> <li>22. auction or bankruptcy sale</li> <li>23. auditorium, meeting hall, ballroom, auction house, or flea market</li> </ol>	<ol style="list-style-type: none"> <li>24. automobile, boat, or other motor vehicle sales, or display establishment or used car lot</li> <li>25. bingo, electronic or other game parlor</li> <li>26. churches or houses of worship</li> <li>27. drug prescription department</li> <li>28. dry cleaning plant (except for drop-off and pick-up facilities)</li> <li>29. funeral establishments</li> <li>30. government service offices, including but not limited to auto tag offices</li> <li>31. grocery, supermarket, bakery, fish market, or delicatessen</li> <li>32. gun range</li> <li>33. lounge, bar, "teen lounge," social encounter club, dance hall, nightclub, amusement gallery, or pool room</li> <li>34. manufacturing, assembling, distribution, warehouse, or storage businesses</li> <li>35. massage parlor</li> <li>36. off-track betting (state sponsored lottery tickets are not prohibited)</li> <li>37. offices - business, medical, or professional</li> <li>38. outdoor amusement facilities</li> <li>39. outdoor circus, carnival, or amusement park</li> <li>40. outdoor meetings</li> <li>41. pawn shop</li> <li>42. payroll advance or advancing or loaning money using a personal check as prepayment or security</li> <li>43. photo lab or film development</li> <li>44. residential uses</li> </ol>
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# Conceptual Self-Storage Site Plan

3.20 ACRES OF LAND IN PORT SALERNO

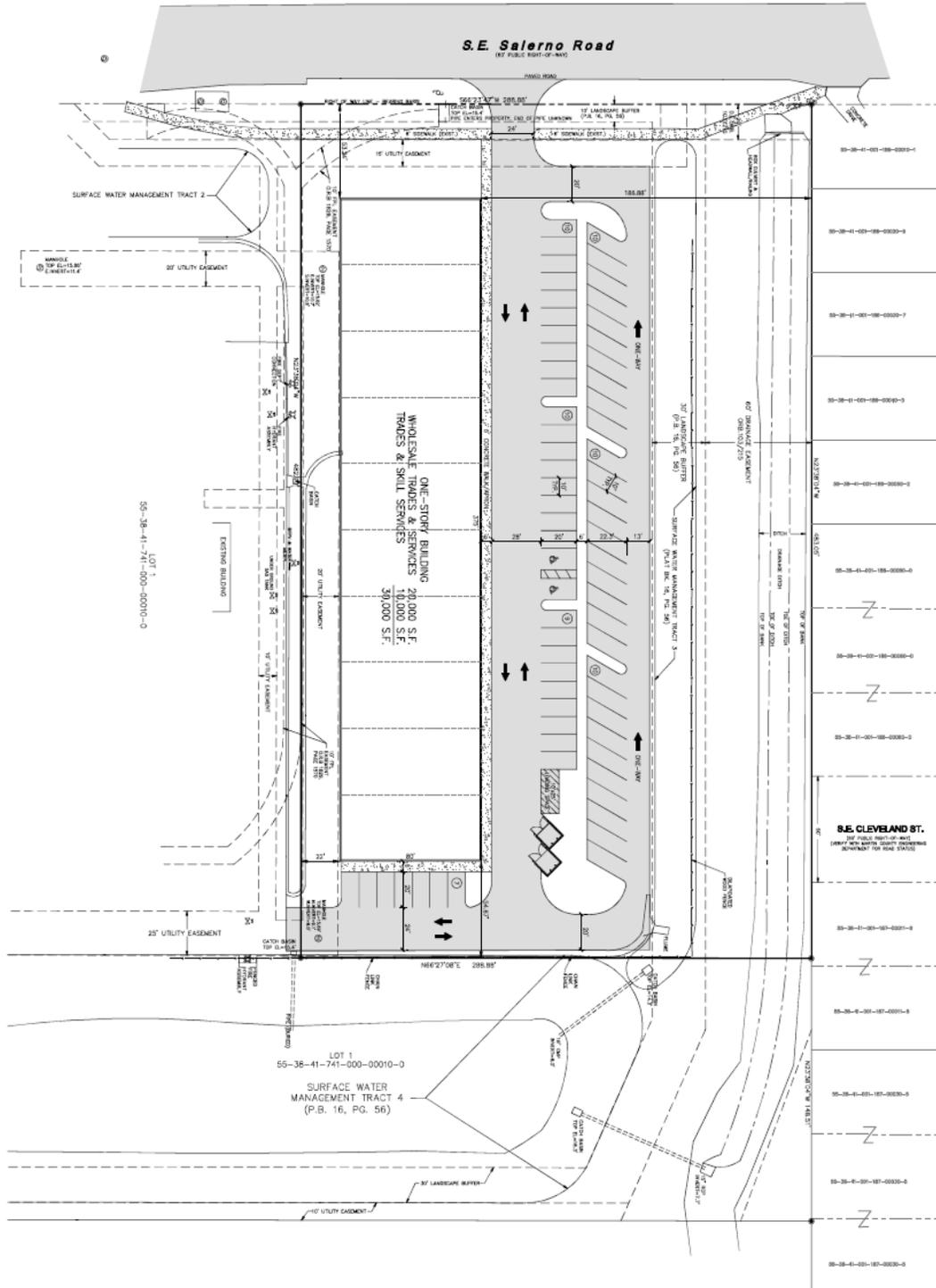
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# Conceptual Trades Building Site Plan

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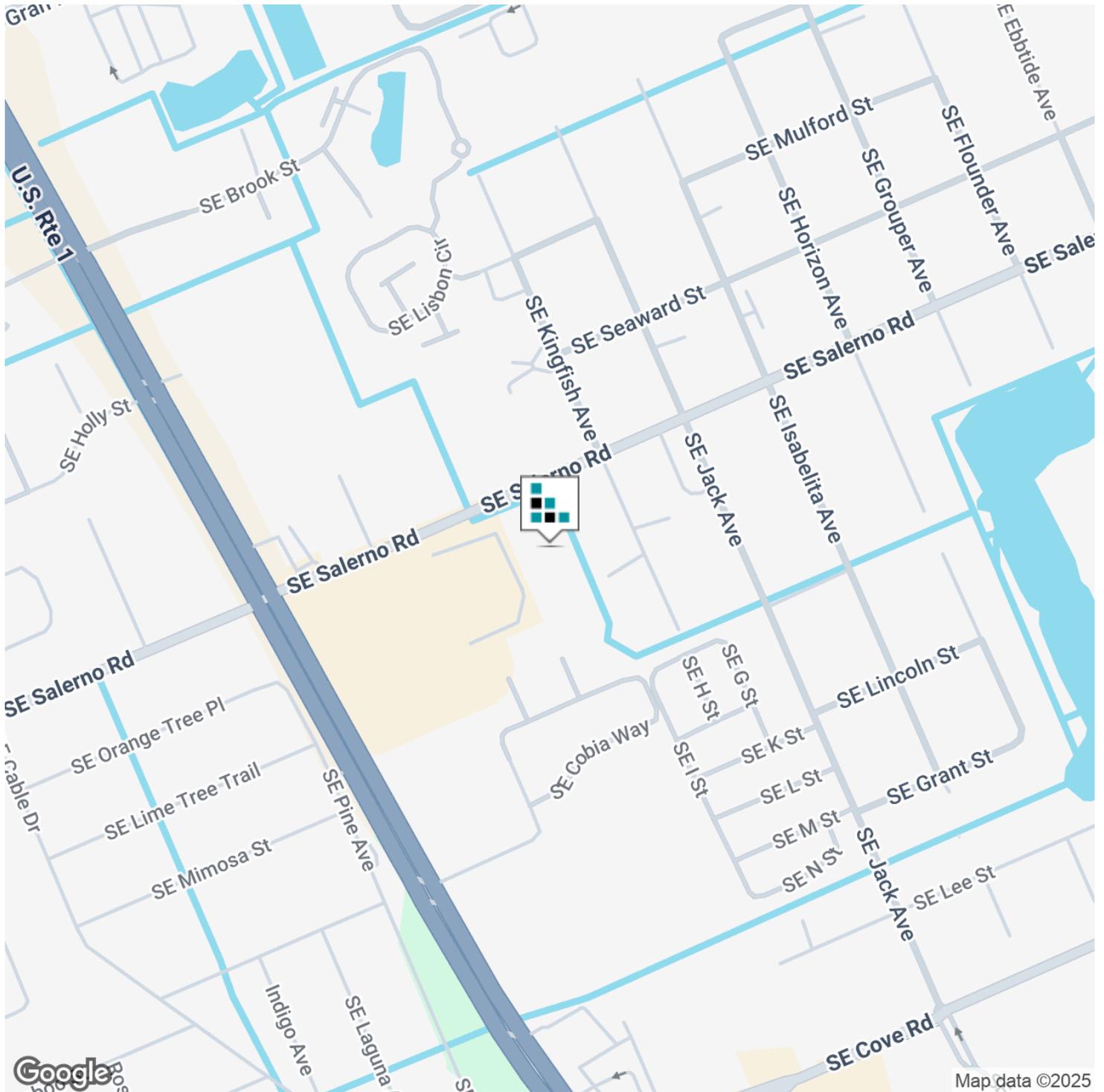
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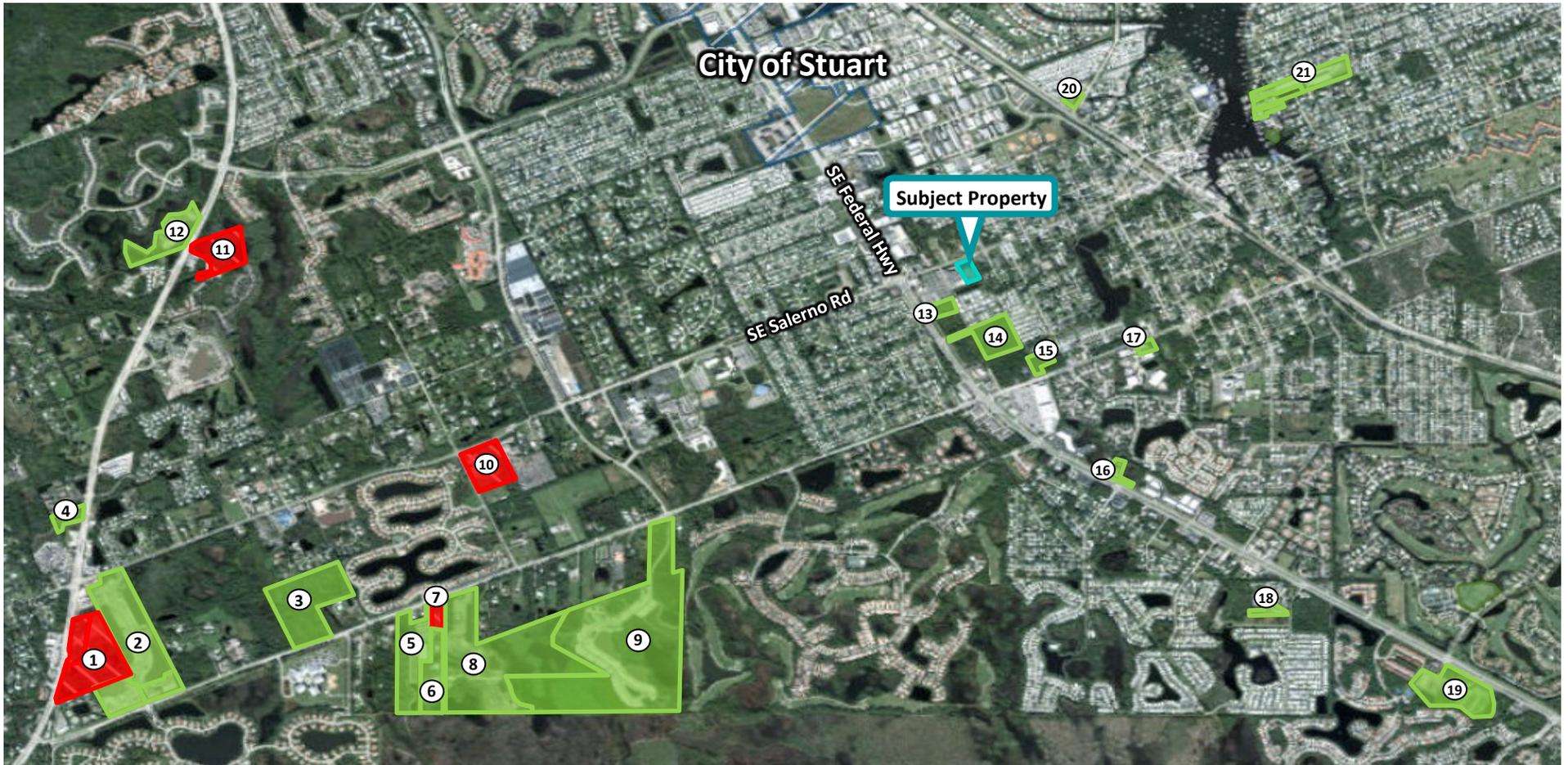


# Location Map

3.20 ACRES OF LAND IN PORT SALERNO

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- 1. Baron Landings Multi-Family**  
(4) 4 Story Multifamily Buildings
- 2. Showcase PUD**  
79 Single Family Homes
- 3. Pepperwood Assemblage PUD**  
43 Detached Single Family Lots
- 4. USA Auto Wash**  
3,960 SF Single Tunnel Automatic Carwash
- 5. Treasure Coast Classical Academy Expansion**  
31,700 SF High School Building
- 6. Place of Hope**  
5,000 SF All-Purpose Building
- 7. Martinez Family Subdivision**  
Four-Lot Single Family Subdivision

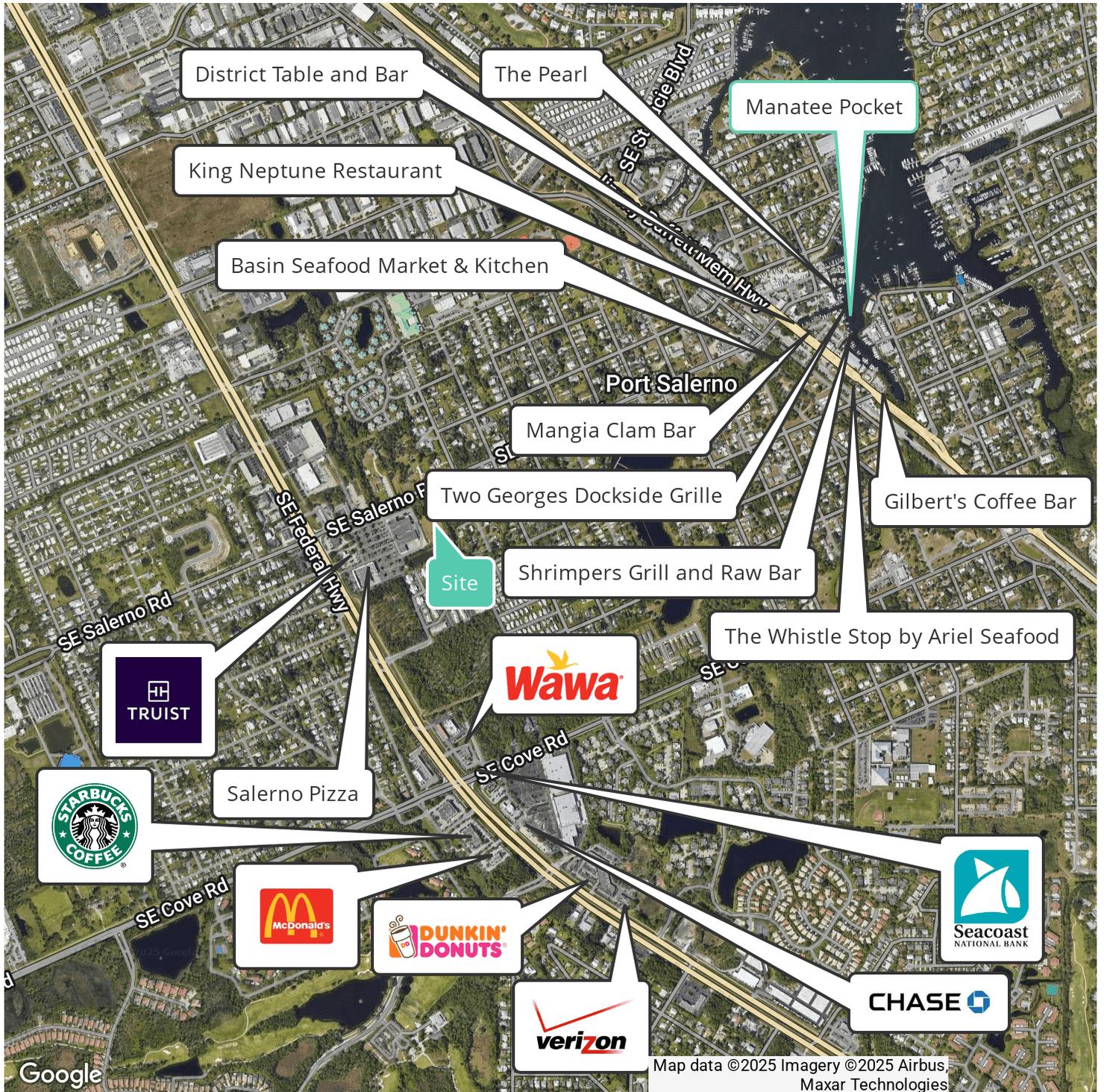
- 8. Cove Royale Revised PUD**  
80 Residential Units
- 9. Preserve At Park Trace PUD**  
PUD Amendment Request
- 10. The Grace Place Parking Area**  
Carport and parking expansion.
- 11. Parrot Circle Storage Facility**  
59,857 SF two-story self-storage facility
- 12. Banyan Bay PUD**  
72 Multi-Family Residential Units
- 13. Waters Car Wash**  
5,033 SF SF Single Tunnel Car Wash
- 14. The Preserve At Salerno PUD**  
Townhouse Development Zoning Change.

- 15. The Cove Minor Site Plan**  
48 Unit Multi-Family Apartment Development
- 16. Surgcenter**  
7,916 SF Single Story Ambulatory Surgical Center
- 17. Port Salerno Industrial Park**  
5,200 SF Single Story Professional Office Building
- 18. Cottages At Coconut Cay**  
10 Units Per Acre (2.0 Acres)
- 19. Mariner Village Square PUD**  
65 Unit Vehicular Storage Facility
- 20. Port Salerno Animal Hospital**  
Veterinary Clinic Expansion Approval.
- 21. Hinckley Yachts**  
Expanded Boat Storage Facility.

# Retailer Map

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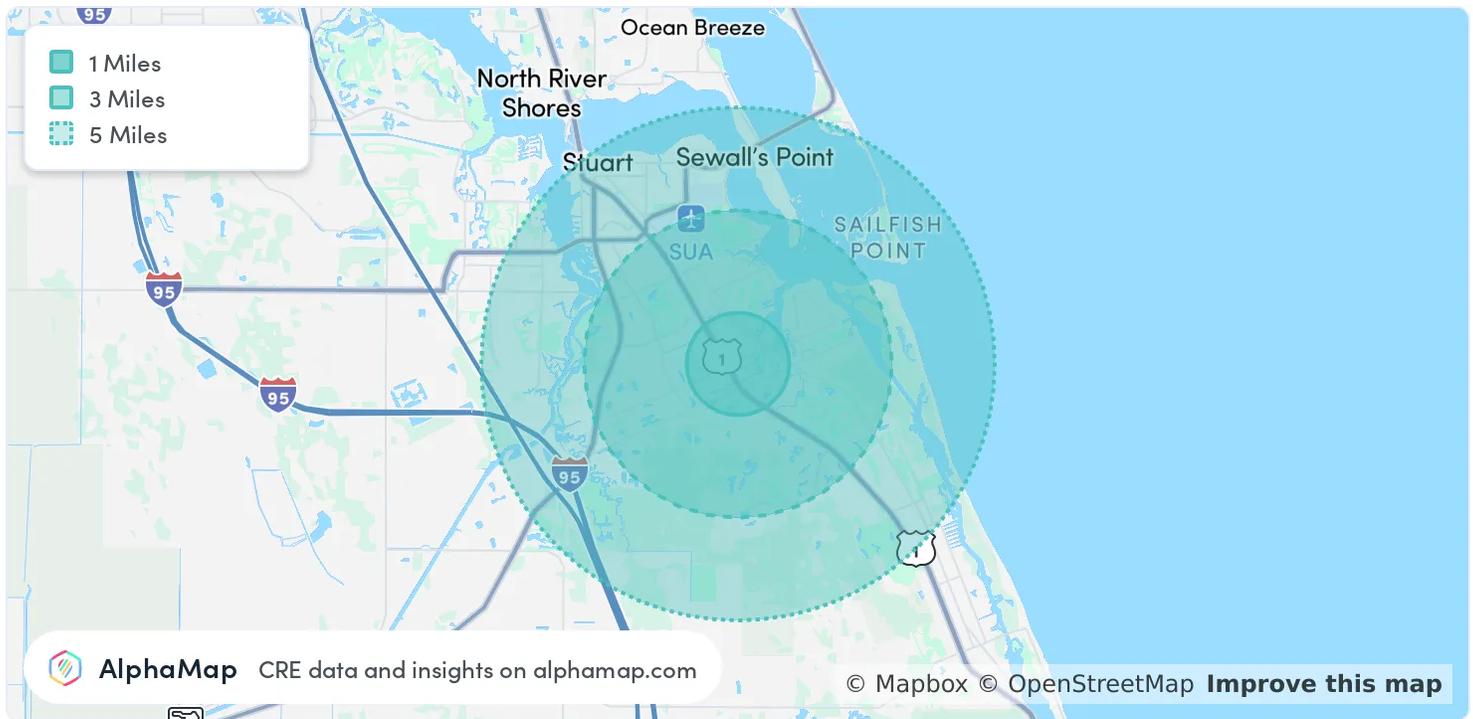
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# Area Analytics

3.20 ACRES OF LAND IN PORT SALERNO

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,848	42,993	85,838
Average Age	45	50	51
Average Age (Male)	44	49	50
Average Age (Female)	46	51	52
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,285	18,831	38,575
Persons per HH	2.4	2.3	2.2
Average HH Income	\$79,527	\$90,082	\$100,969
Average House Value	\$318,665	\$393,486	\$445,389
Per Capita Income	\$33,136	\$39,166	\$45,894

# Disclaimer

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

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Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.