

# Up to 4,450 SF Industrial Condo Space

1501 SE Decker Ave, Stuart, FL 34994

# NAI Southcoast



**FLEXIBLE SIZING AVAILABLE**

*Presented by*

Nikolaus M. Schroth, CCIM

Principal | Broker Associate  
+1 772 286 6292

nikschroth@naisouthcoast.com  
www.naisouthcoast.com

J. Jeffery Allman, Jr.

Sales Associate  
+1 772 286-6292 c +1 772 283 1555

jeff@naisouthcoast.com  
www.naisouthcoast.com

James McKinney

Sales Associate  
+1 772 349 3414

jamesmckinney@naisouthcoast.com  
www.naisouthcoast.com

FOR SALE:

Unit 514/515: \$550,000

Unit 516/517: \$480,000

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## Property Details

|                   |  |
|-------------------|--|
| Location:         | 1501 SE Decker Ave, Stuart, FL 34994                                 |
| Jurisdiction:     | Stuart   |
| Zoning:           | Warehouse Industrial   |
| Available Units:  | 514 & 515 - 2,225 SF - \$550,000<br>516 & 517 - 2,225 SF - \$480,000 |
| Utilities:        | Martin County  |
| Property Class:   | Industrial Condo   |
| Monthly HOA Dues: | \$245.57 per unit  |



## Property Overview

This industrial condominium offering features a total of 4,450 square feet of flex space. Comprising two double units, each measuring 2,225 square feet, these condos are strategically positioned off US Highway 1, providing excellent access and visibility. Ideal for a variety of industrial uses, the property features ample space for warehousing, manufacturing, or office setup, with the potential for customized configurations to suit specific business needs.

The convenient location ensures easy connectivity to major transportation routes, making it a functional and accessible industrial space.



**Occupancy available August 31, 2024**

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**BUILDING E**  
Units 514 - 517: 4,450 SF

| Unit         | SF           | Price              |
|--------------|--------------|--------------------|
| 514 & 515    | 2,225        | \$550,000          |
| 516 & 517    | 2,225        | \$480,000          |
| <b>Total</b> | <b>4,450</b> | <b>\$1,030,000</b> |

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# Building E

Units 514 - 517: 4,450 SF

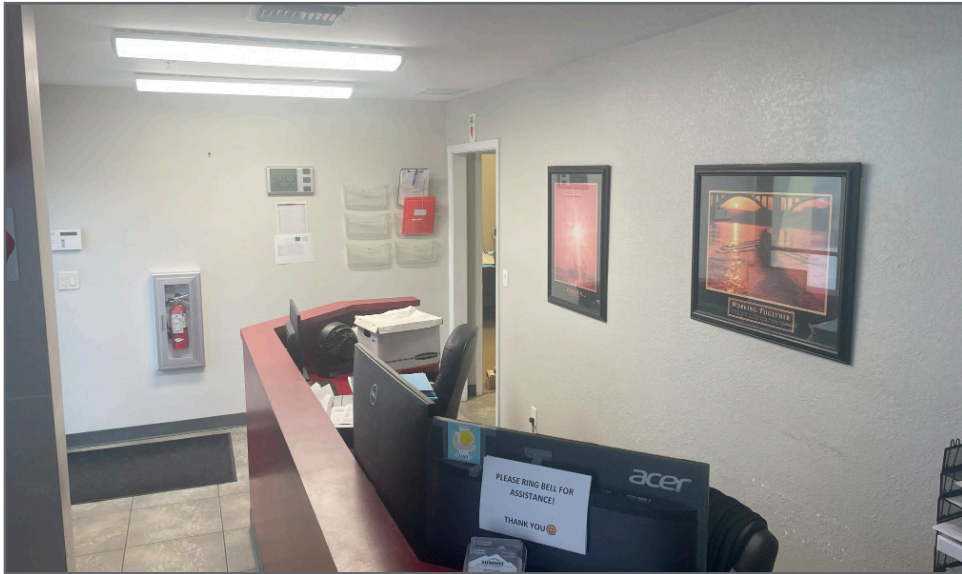


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# Building E

Units 516 - 517: 2,225 SF

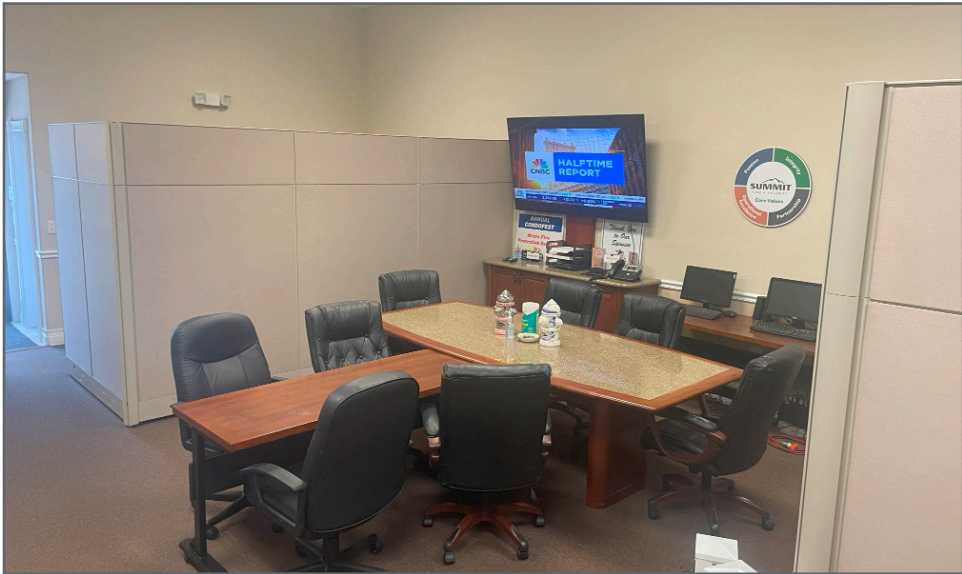


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# Building E

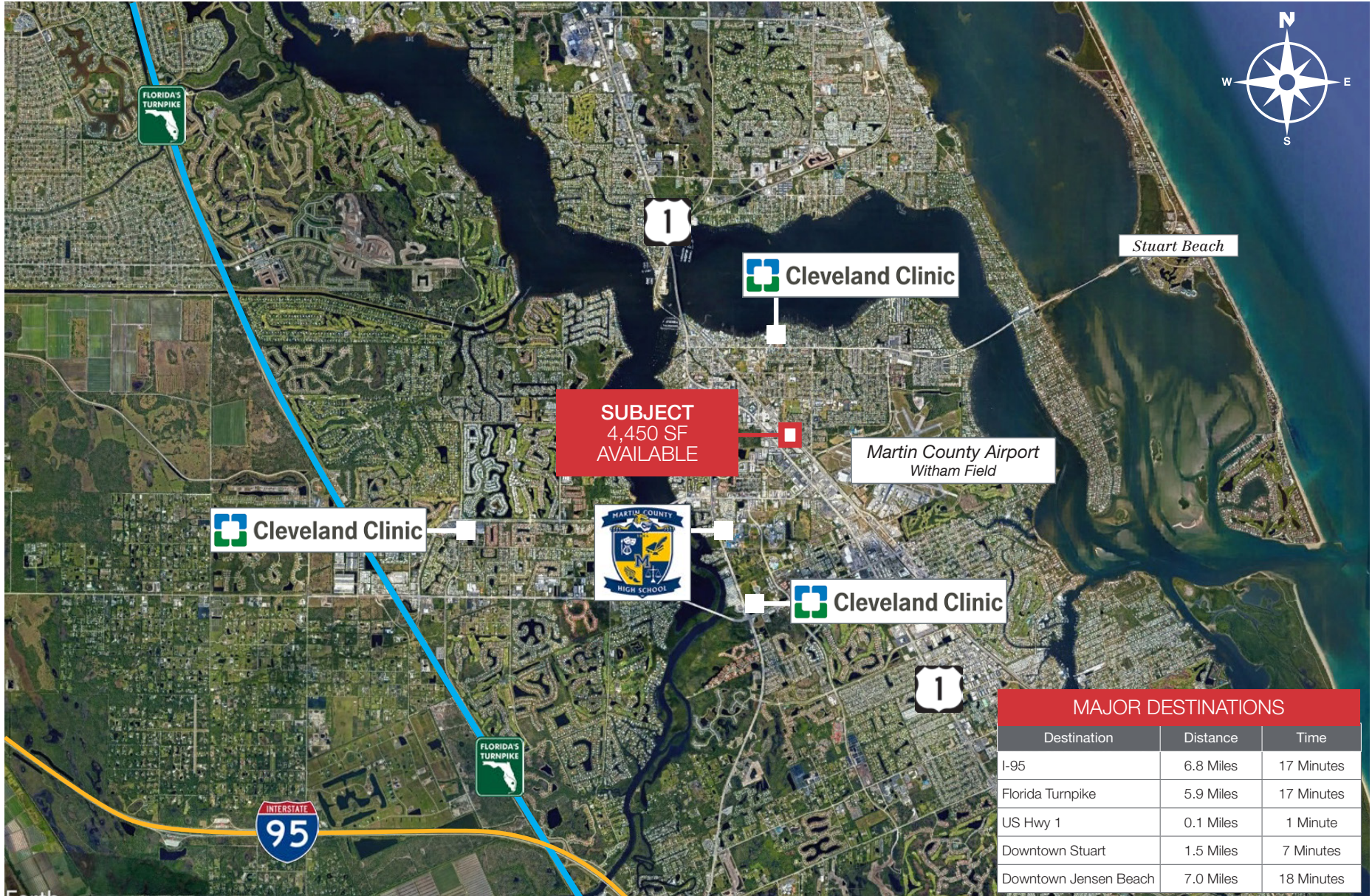
Units 514 - 515



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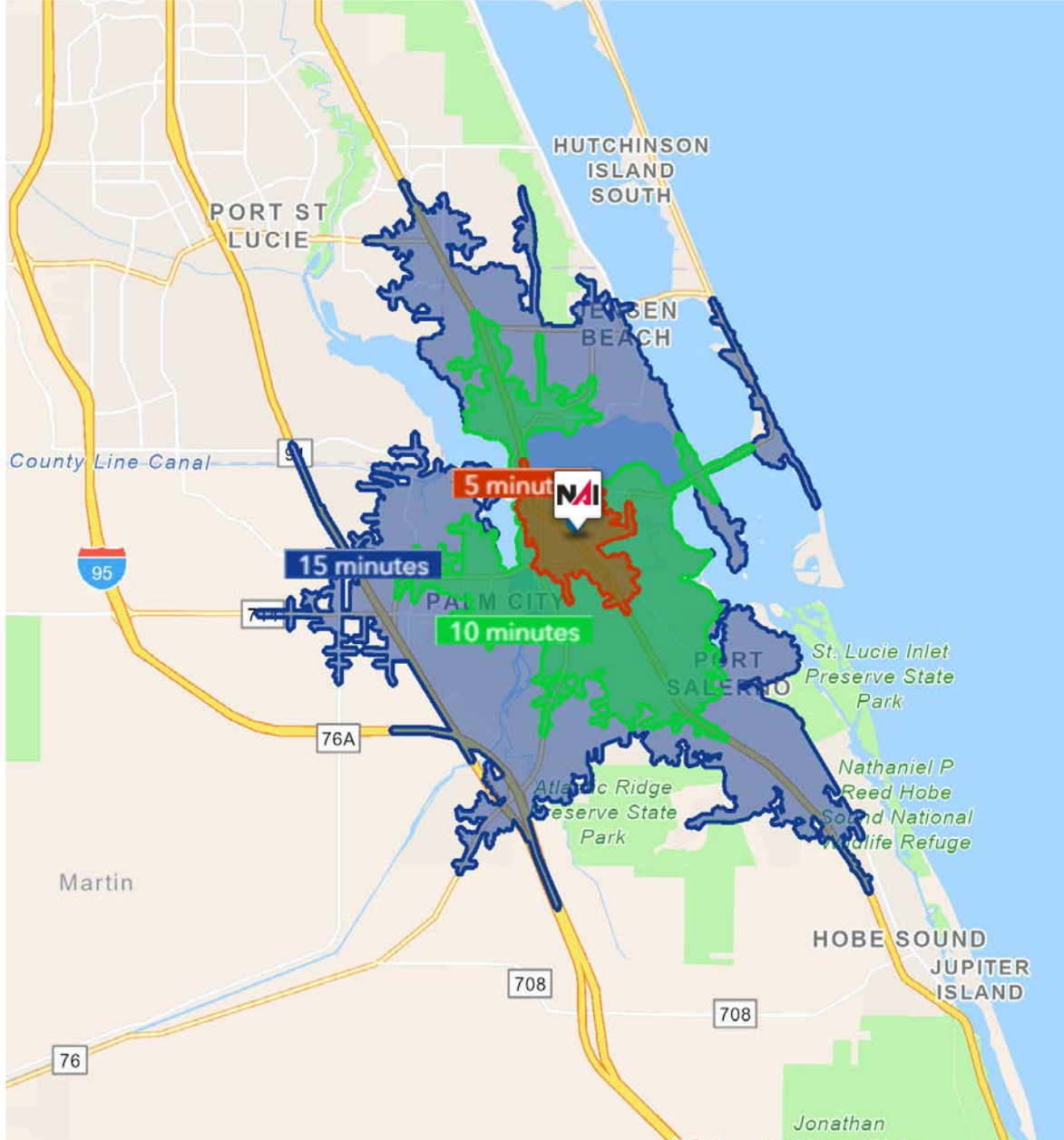
## Satellite Image



# Up to 4,450 SF Industrial Condo Space

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## Drive Time



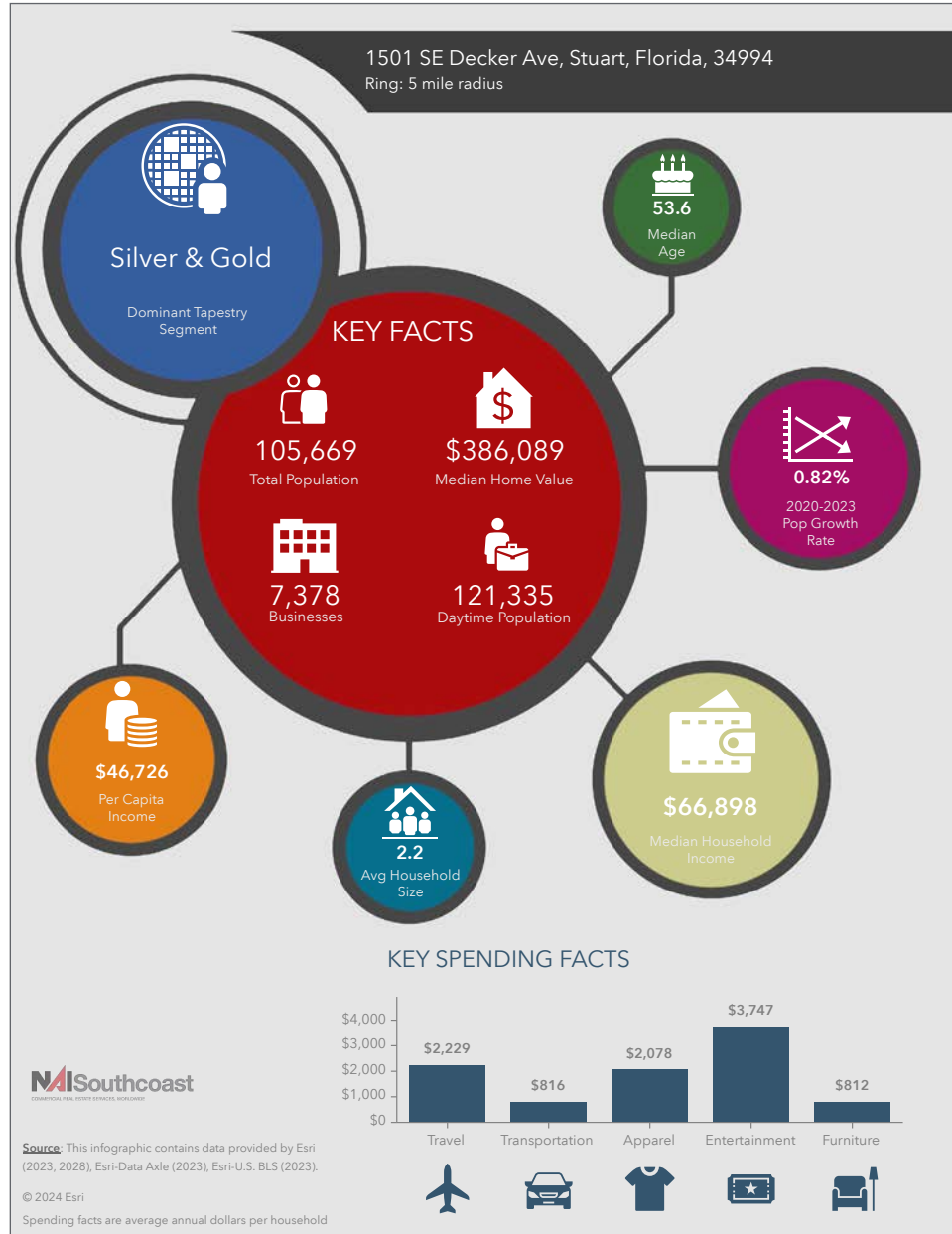
| 5 Minutes   | 10 Minutes  | 15 Minutes  |
|---|---|---|
| <b>7,316</b><br>2010 Population                                   | <b>43,472</b><br>2010 Population                                  | <b>100,977</b><br>2010 Population                                 |
| <b>8,437</b><br>2023 Population                                   | <b>48,239</b><br>2023 Population                                  | <b>112,441</b><br>2023 Population                                 |
| <b>14.23%</b><br>2010-2023<br>Population Growth                   | <b>10.39%</b><br>2010-2023<br>Population Growth                   | <b>10.74%</b><br>2010-2023<br>Population Growth                   |
| <b>.29%</b><br>2023-2028 (Annual)<br>Est. Population Growth       | <b>.75%</b><br>2023-2028 (Annual)<br>Est. Population Growth       | <b>.48%</b><br>2023-2028 (Annual)<br>Est. Population Growth       |
| <b>44.7</b><br>2023 Median Age                                    | <b>49.9</b><br>2023 Median Age                                    | <b>54.3</b><br>2023 Median Age                                    |
| <b>\$70,042</b><br>Average Household<br>Income                    | <b>\$85,916</b><br>Average Household<br>Income                    | <b>\$100,380</b><br>Average Household<br>Income                   |
| <b>38.9%</b><br>Percentage with<br>Associates Degree<br>or Better | <b>40.2%</b><br>Percentage with<br>Associates Degree<br>or Better | <b>46.5%</b><br>Percentage with<br>Associates Degree<br>or Better |
| <b>57.1%</b><br>Percentage in White<br>Collar Profession          | <b>55.4%</b><br>Percentage in White<br>Collar Profession          | <b>62.0%</b><br>Percentage in White<br>Collar Profession          |



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## 2023 Demographics



### Population

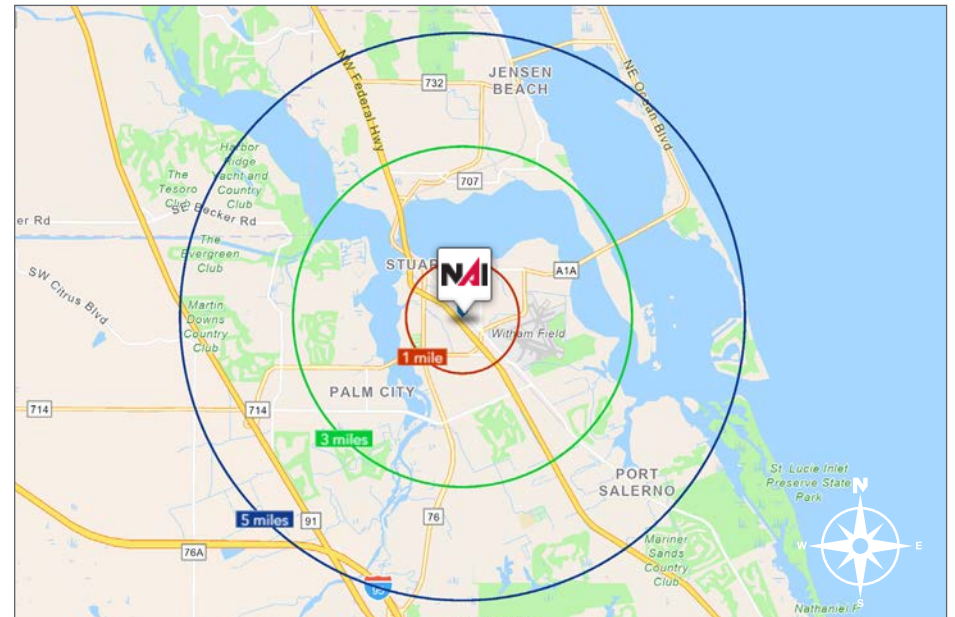
- 1 Mile: 8,848
- 3 Mile: 49,052
- 5 Mile: 105,669

### Average Household Income

- 1 Mile: \$65,258
- 3 Mile: \$97,791
- 5 Mile: \$105,123

### Median Age

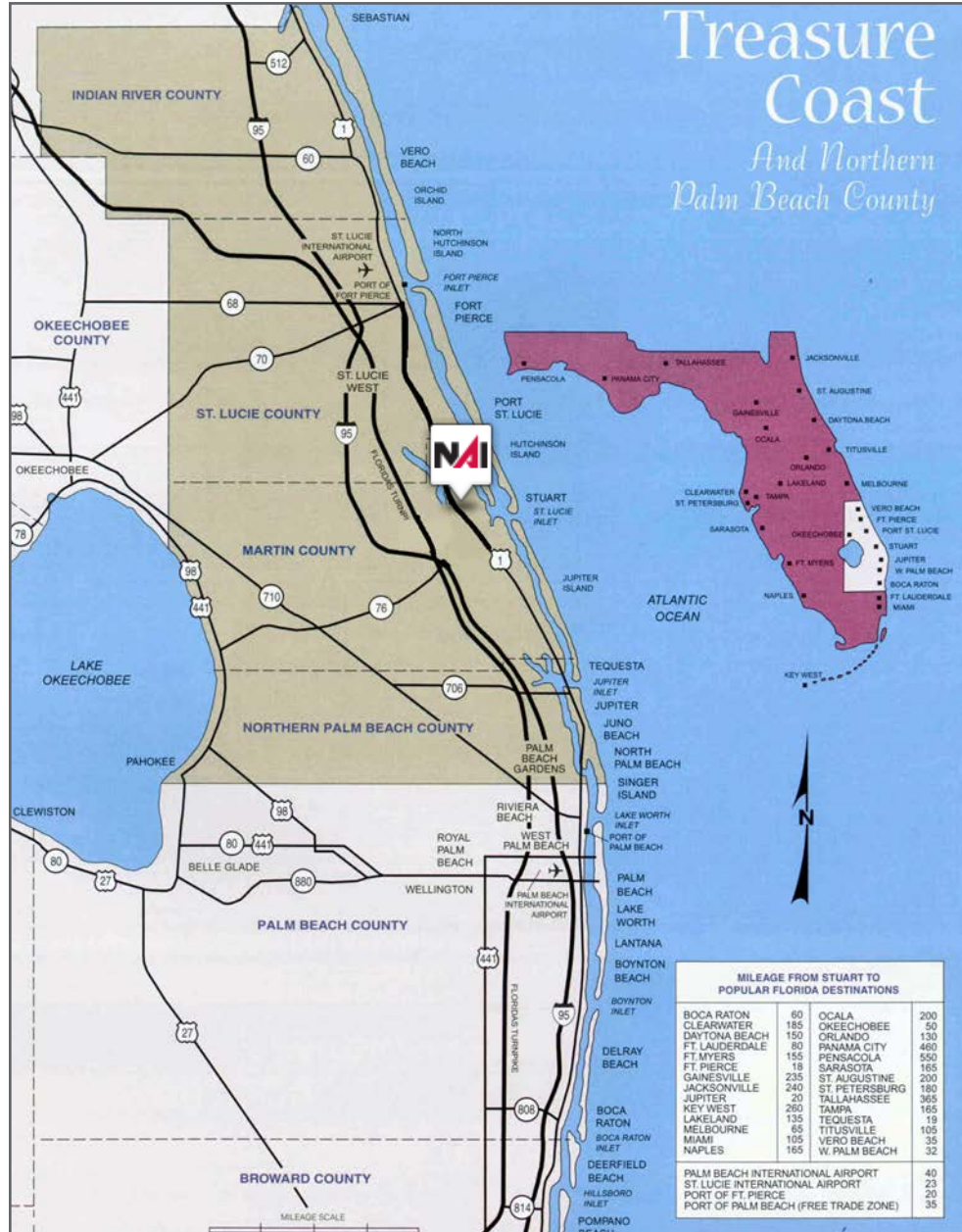
- 1 Mile: 45.8
- 3 Mile: 52.0
- 5 Mile: 53.6



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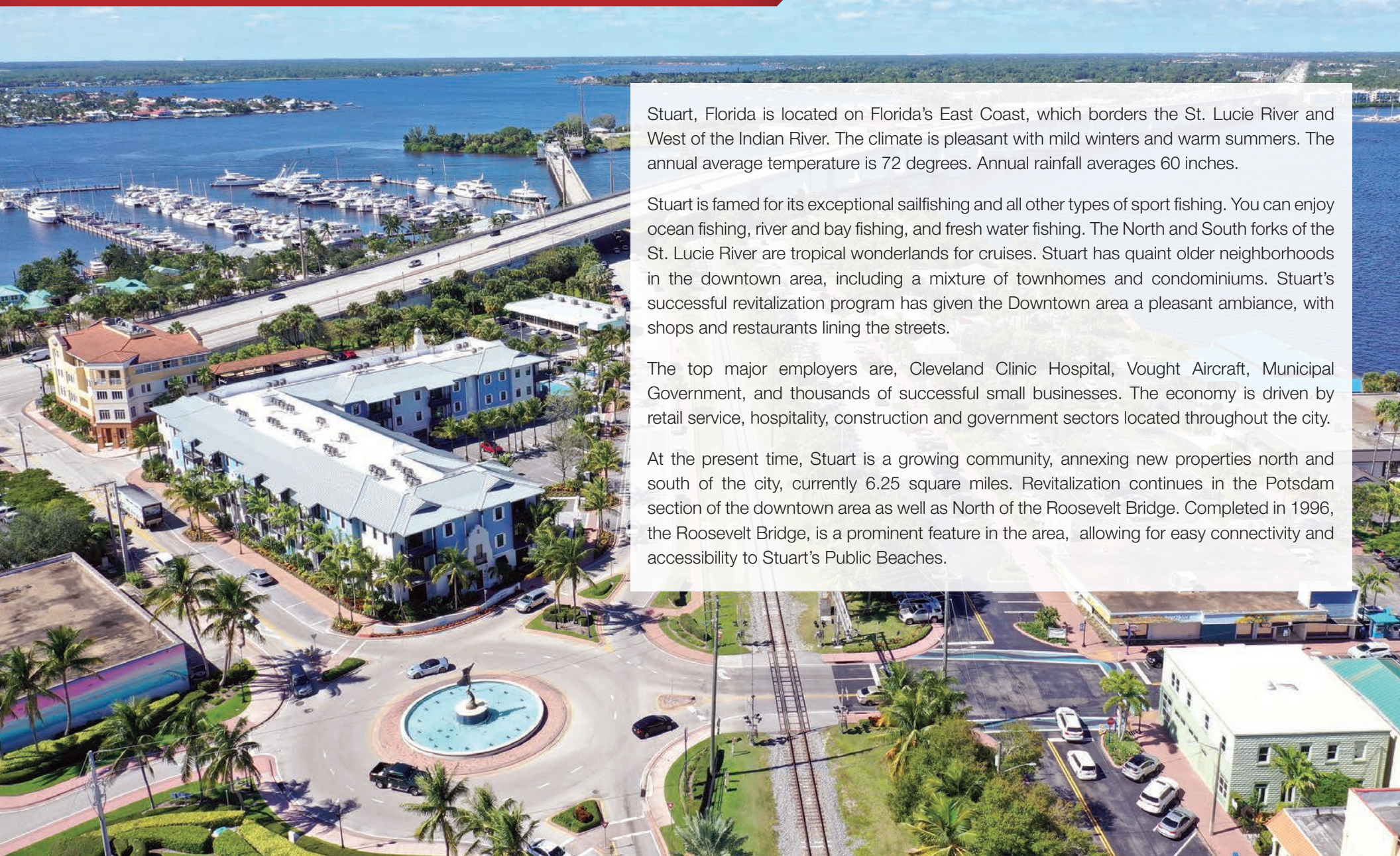
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## Area Maps



# City Overview

City of Stuart, Florida



Stuart, Florida is located on Florida's East Coast, which borders the St. Lucie River and West of the Indian River. The climate is pleasant with mild winters and warm summers. The annual average temperature is 72 degrees. Annual rainfall averages 60 inches.

Stuart is famed for its exceptional sailfishing and all other types of sport fishing. You can enjoy ocean fishing, river and bay fishing, and fresh water fishing. The North and South forks of the St. Lucie River are tropical wonderlands for cruises. Stuart has quaint older neighborhoods in the downtown area, including a mixture of townhomes and condominiums. Stuart's successful revitalization program has given the Downtown area a pleasant ambiance, with shops and restaurants lining the streets.

The top major employers are, Cleveland Clinic Hospital, Vought Aircraft, Municipal Government, and thousands of successful small businesses. The economy is driven by retail service, hospitality, construction and government sectors located throughout the city.

At the present time, Stuart is a growing community, annexing new properties north and south of the city, currently 6.25 square miles. Revitalization continues in the Potsdam section of the downtown area as well as North of the Roosevelt Bridge. Completed in 1996, the Roosevelt Bridge, is a prominent feature in the area, allowing for easy connectivity and accessibility to Stuart's Public Beaches.

# County Overview

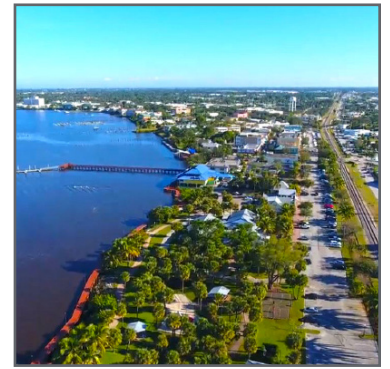
## Martin County, Florida

The cities that make up Martin County are Jensen Beach/Rio, Stuart/Sewall's Point, Hutchinson Island, Hobe Sound, Jupiter/ Tequesta, Palm City, Port Salerno and Indiantown. Martin County is a wonderful place to visit and live, with beaches, golf, fishing and boating. The County boasts arts amenities, quaint downtowns with shops, gourmet dining and galleries, museums, historic places, festivals and more.

### *Martin County is for...*

The golf enthusiast... Martin County is home to over 35 world-class golf courses all within a 15-mile radius. The sun worshiper... The County offers its visitors and residents alike some of the finest beaches on the east coast. The discriminating arts shopper... More than 20 galleries participate in a monthly First Thursday gallery night. Many of these galleries are in the historic downtowns of Stuart, Jensen Beach, Port Salerno and Hobe Sound. The music lover... The historic Lyric Theatre offers a wide-array of fist class talent nearly 300 days a year... This acoustically amazing theatre features concerts for all music lovers, from classical to rock and roll, and theatrical performances by local and national talent.

For the die-hard festivals-goer... There are plenty to choose from and during the best Florida weather you can find. The Port Salerno Seafood Festival, Bookmania, ArtsFest, Pineapple Festival or one of the many festivals throughout the year. The Treasure Coast Children's Museum is a great place for the kids located at Indian Riverside Park which has a fabulous water play area, fishing, and a riverfront view. Often, there are also events in the park including concerts, orchid shows, and more. Indian Riverside Park also features the Maritime and Yachting Museum. Hutchinson Island houses the Elliott Museum which focuses on art, history and technology. Named after prolific inventor Sterling Elliott, the museum houses permanent including Model AA Trucks, early transportation, history of Stuart and surrounding regions and baseball memorabilia. For the more scientifically minded and curious kids, the Florida Oceanographic Coastal Center which offers a fun opportunity to learn more about our local ecosystem and even feed a stingray!





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