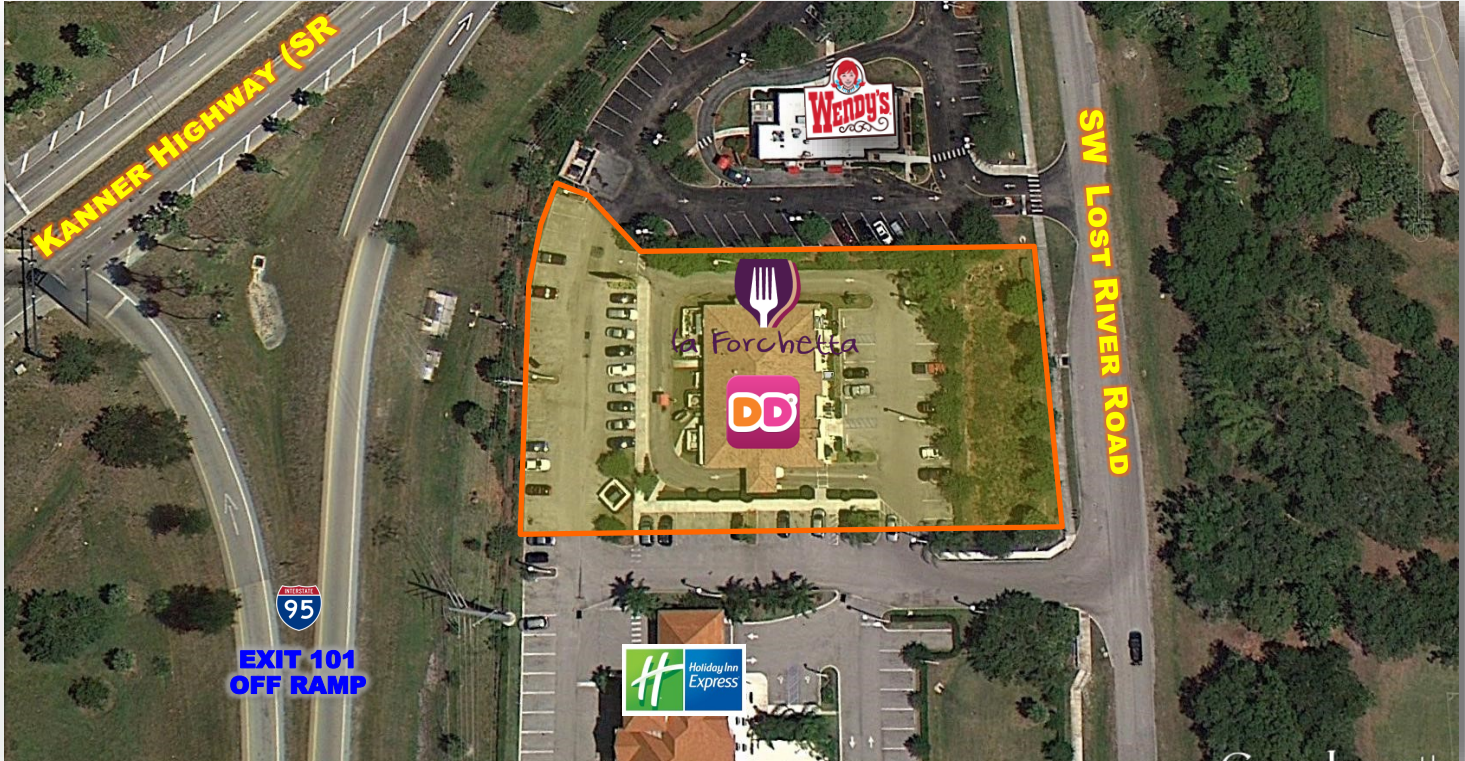


FOR SALE

NET LEASED INVESTMENT PROPERTY

RESTAURANT SITE FRONTING I-95
Stuart, FL



LOCATION: 7820 / 7850 SW Lost River Road - Stuart, FL 34997
Located at I-95, Exit 101 - (Stuart / Indiantown).

DESCRIPTION: 4,730 s/f building situated on a 1.32+/- acre lot, within the Gateway Plaza PUD. 58± parking spaces.

ZONING: CPUD—Commercial Planned Unit, Martin County.

INCOME: Property is net leased thru 2019 to Dunkin Donuts & La Forchetta. Estimated net operating income is \$129,285.00.

PRICE: **\$1,750,000.00**
(7.4% CAP Rate)

Demographic Profile			
	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	2,430	15,215	50,974
Households	1,052	6,131	21,934
Ave HH Income	\$85,935	\$91,395	\$77,046
Median Age	53.4	50.0	48.9



For More Information:
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President, Broker

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www.slccommercial.com



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Permitted Uses

772-220-4096 SLC COMMERCIAL

Auto sales, repair and servicing (enclosed); gasoline or other motor fuel stations.

Banks.

Business and professional offices.

Cabinet shops

Civic buildings, such as libraries, community centers, government buildings, churches, clubs, lodges and fraternal organizations.

Clinics.

Health spas.

Laundries and dry cleaning establishments using non-combustible solvents.
Funeral homes.

Parking garages and lots.

Radio and/or television broadcast stations.

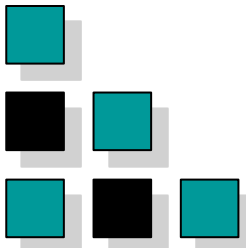
Restaurants, including those with drive-through service, and/or cocktail lounges.

Retail businesses and service establishments, including shops for making articles of an artisanal use to be sold on the premises, provided such manufacturing is incidental to the retail business or service; personal businesses and service establishments.

Sign painting and/or sign manufacturing shops without outdoor storage (Enclosed).

Veterinarians, animal hospitals and in-door kennels.

Warehousing, provided such use does not generate nuisance impacts.



PHOTOS

772-220-4096 SLC COMMERCIAL



LOCATION MAPS

772-220-4096 SLC COMMERCIAL



**7820 / 7850 SW Lost River Road
Stuart, FL 34997**





Demographic and Income Profile

Lat: 27.106045, Lon: -80.260924
 Ring: 1 mile radius

Prepared by Jeffrey Chamberlin
 Latitude: 27.106044712
 Longitude: -80.26092373

Summary	Census 2010	2013	2018
Population	2,357	2,430	2,580
Households	1,022	1,052	1,114
Families	724	741	779
Average Household Size	2.30	2.31	2.31
Owner Occupied Housing Units	917	925	984
Renter Occupied Housing Units	105	127	129
Median Age	51.7	53.4	55.6
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	1.21%	0.99%	0.71%
Households	1.15%	0.98%	0.74%
Families	1.01%	0.87%	0.63%
Owner HHs	1.24%	1.32%	0.94%
Median Household Income	6.15%	3.47%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	154	14.6%	135	12.1%
\$15,000 - \$24,999	84	8.0%	57	5.1%
\$25,000 - \$34,999	94	8.9%	73	6.6%
\$35,000 - \$49,999	151	14.4%	143	12.8%
\$50,000 - \$74,999	123	11.7%	130	11.7%
\$75,000 - \$99,999	143	13.6%	186	16.7%
\$100,000 - \$149,999	159	15.1%	203	18.2%
\$150,000 - \$199,999	74	7.0%	98	8.8%
\$200,000+	71	6.7%	90	8.1%
Median Household Income	\$57,079		\$76,931	
Average Household Income	\$85,935		\$103,825	
Per Capita Income	\$36,120		\$43,337	

Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	84	3.6%	81	3.3%	85	3.3%
5 - 9	105	4.5%	99	4.1%	94	3.6%
10 - 14	114	4.8%	115	4.7%	115	4.5%
15 - 19	146	6.2%	119	4.9%	114	4.4%
20 - 24	86	3.6%	115	4.7%	102	4.0%
25 - 34	126	5.3%	157	6.5%	236	9.2%
35 - 44	232	9.8%	197	8.1%	180	7.0%
45 - 54	443	18.8%	405	16.7%	329	12.8%
55 - 64	441	18.7%	509	20.9%	560	21.7%
65 - 74	334	14.2%	363	14.9%	466	18.1%
75 - 84	178	7.5%	194	8.0%	222	8.6%
85+	70	3.0%	76	3.1%	76	2.9%

Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	2,248	95.4%	2,292	94.2%	2,382	92.3%
Black Alone	31	1.3%	41	1.7%	59	2.3%
American Indian Alone	3	0.1%	4	0.2%	6	0.2%
Asian Alone	17	0.7%	22	0.9%	32	1.2%
Pacific Islander Alone	1	0.0%	2	0.1%	3	0.1%
Some Other Race Alone	30	1.3%	39	1.6%	57	2.2%
Two or More Races	27	1.1%	32	1.3%	42	1.6%
Hispanic Origin (Any Race)	146	6.2%	185	7.6%	263	10.2%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.



Demographic and Income Profile

Lat: 27.106045, Lon: -80.260924
 Ring: 3 mile radius

Prepared by Jeffrey Chamberlin
 Latitude: 27.106044712
 Longitude: -80.26092373

Summary	Census 2010	2013	2018
Population	14,917	15,215	15,931
Households	6,019	6,131	6,410
Families	4,362	4,423	4,600
Average Household Size	2.46	2.47	2.47
Owner Occupied Housing Units	5,334	5,331	5,611
Renter Occupied Housing Units	685	800	799
Median Age	48.4	50.0	51.9
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	0.92%	0.99%	0.71%
Households	0.89%	0.98%	0.74%
Families	0.79%	0.87%	0.63%
Owner HHs	1.03%	1.32%	0.94%
Median Household Income	3.77%	3.47%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	686	11.2%	586	9.1%
\$15,000 - \$24,999	476	7.8%	312	4.9%
\$25,000 - \$34,999	487	7.9%	377	5.9%
\$35,000 - \$49,999	746	12.2%	711	11.1%
\$50,000 - \$74,999	960	15.7%	990	15.4%
\$75,000 - \$99,999	917	15.0%	1,131	17.6%
\$100,000 - \$149,999	908	14.8%	1,106	17.3%
\$150,000 - \$199,999	519	8.5%	668	10.4%
\$200,000+	433	7.1%	529	8.3%
Median Household Income	\$65,516		\$78,821	
Average Household Income	\$91,395		\$108,440	
Per Capita Income	\$37,505		\$44,375	

Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	637	4.3%	610	4.0%	617	3.9%
5 - 9	837	5.6%	802	5.3%	781	4.9%
10 - 14	969	6.5%	959	6.3%	961	6.0%
15 - 19	898	6.0%	844	5.5%	850	5.3%
20 - 24	473	3.2%	584	3.8%	573	3.6%
25 - 34	954	6.4%	973	6.4%	1,135	7.1%
35 - 44	1,820	12.2%	1,643	10.8%	1,452	9.1%
45 - 54	2,550	17.1%	2,500	16.4%	2,382	15.0%
55 - 64	2,299	15.4%	2,542	16.7%	2,829	17.8%
65 - 74	1,867	12.5%	2,053	13.5%	2,489	15.6%
75 - 84	1,176	7.9%	1,230	8.1%	1,367	8.6%
85+	437	2.9%	473	3.1%	496	3.1%

Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	13,826	92.7%	13,894	91.3%	14,166	88.9%
Black Alone	315	2.1%	376	2.5%	485	3.0%
American Indian Alone	36	0.2%	42	0.3%	57	0.4%
Asian Alone	255	1.7%	318	2.1%	440	2.8%
Pacific Islander Alone	4	0.0%	6	0.0%	9	0.1%
Some Other Race Alone	250	1.7%	308	2.0%	432	2.7%
Two or More Races	231	1.5%	271	1.8%	342	2.1%
Hispanic Origin (Any Race)	1,155	7.7%	1,398	9.2%	1,895	11.9%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.



Demographic and Income Profile

Lat: 27.106045, Lon: -80.260924
 Ring: 5 mile radius

Prepared by Jeffrey Chamberlin
 Latitude: 27.106044712
 Longitude: -80.26092373

Summary	Census 2010	2013	2018
Population	50,675	50,974	52,579
Households	21,806	21,934	22,630
Families	14,264	14,297	14,683
Average Household Size	2.28	2.28	2.28
Owner Occupied Housing Units	16,851	16,474	17,301
Renter Occupied Housing Units	4,955	5,460	5,328
Median Age	47.3	48.9	50.8
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	0.62%	0.99%	0.71%
Households	0.63%	0.98%	0.74%
Families	0.53%	0.87%	0.63%
Owner HHs	0.98%	1.32%	0.94%
Median Household Income	3.70%	3.47%	3.03%

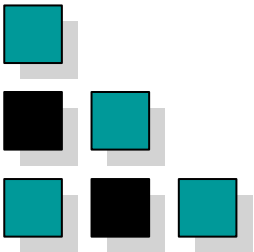
Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	2,546	11.6%	2,304	10.2%
\$15,000 - \$24,999	2,163	9.9%	1,500	6.6%
\$25,000 - \$34,999	2,327	10.6%	1,964	8.7%
\$35,000 - \$49,999	3,437	15.7%	3,175	14.0%
\$50,000 - \$74,999	3,949	18.0%	3,986	17.6%
\$75,000 - \$99,999	2,746	12.5%	3,543	15.7%
\$100,000 - \$149,999	2,423	11.0%	3,175	14.0%
\$150,000 - \$199,999	1,187	5.4%	1,562	6.9%
\$200,000+	1,157	5.3%	1,421	6.3%
Median Household Income	\$52,162		\$62,565	
Average Household Income	\$77,046		\$91,925	
Per Capita Income	\$33,266		\$39,655	

Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,358	4.7%	2,226	4.4%	2,249	4.3%
5 - 9	2,655	5.2%	2,538	5.0%	2,445	4.7%
10 - 14	2,996	5.9%	2,850	5.6%	2,792	5.3%
15 - 19	2,859	5.6%	2,749	5.4%	2,677	5.1%
20 - 24	2,296	4.5%	2,508	4.9%	2,473	4.7%
25 - 34	4,526	8.9%	4,551	8.9%	4,911	9.3%
35 - 44	5,819	11.5%	5,324	10.4%	4,965	9.4%
45 - 54	7,770	15.3%	7,467	14.6%	6,856	13.0%
55 - 64	7,030	13.9%	7,607	14.9%	8,409	16.0%
65 - 74	6,350	12.5%	6,771	13.3%	7,815	14.9%
75 - 84	4,368	8.6%	4,530	8.9%	4,976	9.5%
85+	1,649	3.3%	1,854	3.6%	2,011	3.8%

Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	45,029	88.9%	44,559	87.4%	44,596	84.8%
Black Alone	2,078	4.1%	2,300	4.5%	2,723	5.2%
American Indian Alone	223	0.4%	243	0.5%	294	0.6%
Asian Alone	786	1.6%	957	1.9%	1,293	2.5%
Pacific Islander Alone	25	0.0%	29	0.1%	40	0.1%
Some Other Race Alone	1,661	3.3%	1,909	3.7%	2,452	4.7%
Two or More Races	874	1.7%	978	1.9%	1,180	2.2%
Hispanic Origin (Any Race)	5,699	11.2%	6,483	12.7%	8,233	15.7%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.



DISCLAIMERS

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