

FOR SALE

3,120 S/F RETAIL BUILDING

Stuart, FL 34994



Location: 132 SW Monterey Road - Stuart, FL 34994
 Located near the high traffic intersection of Monterey Road and Kanner Highway (SR-76) - just minutes south of downtown Stuart.

Description: 3,120 s/f freestanding building, built in 1985, situated on a 0.33± acre parcel. Building is currently occupied by a delicatessen/retail market. Building can be divided to support two (2) separate businesses.

- ◆ Front & Rear Parking = 15 spaces
- ◆ Two (2) bathrooms and extra storage rooms

Utilities: City of Stuart water, private septic, and above ground propane tank.

Zoning: B-1 (Business District), Martin County. (General Commercial, future land use)

Daily Traffic: Monterey Road (East/West)
 2013 Count : 61,900

Price:
Real Estate Only **REDUCED - \$395,000.00**
 (Personal property can be purchased for an additional \$50,000.00)

Demographic Profile

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	6,728	51,405	92,145
Households	3,000	22,754	40,763
Ave HH Income	\$47,934	\$76,065	\$79,094
Median Age	50.2	49.2	50.4

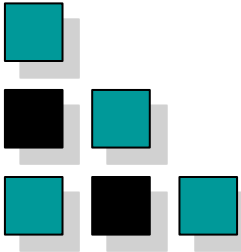
For More Information:

JEFFREY D. CHAMBERLIN, CCIM, SIOR
President, Broker

772.220.4096

chamberlin@slccommercial.com
 www.slccommercial.com

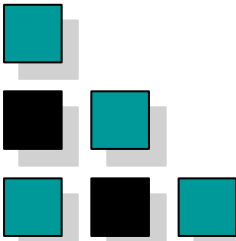




PHOTOS

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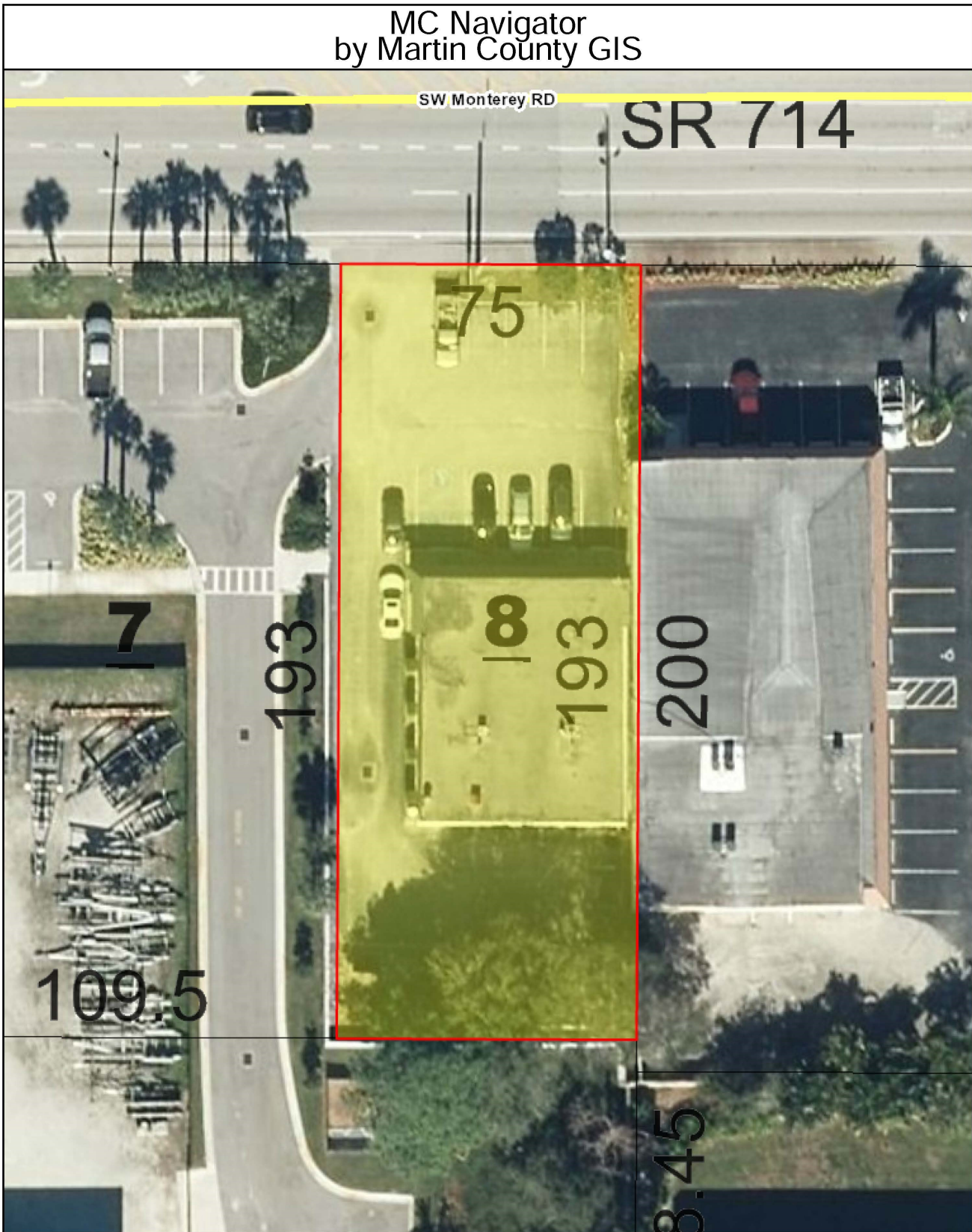




AERIAL

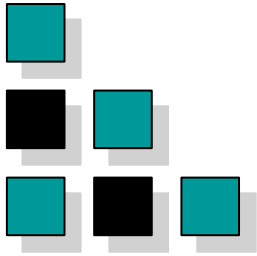
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MC Navigator by Martin County GIS



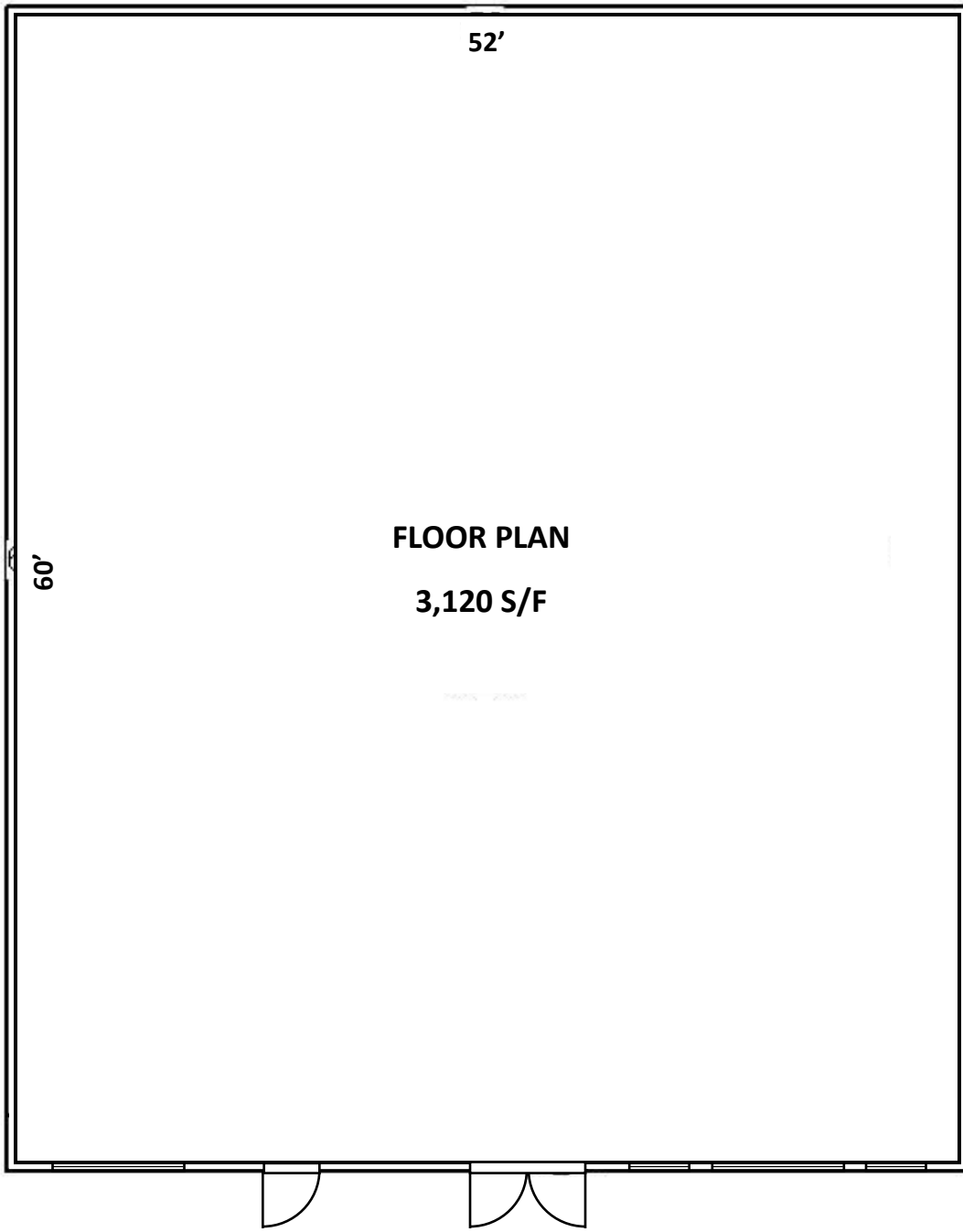
Tuesday, August 12, 2014, 7:46:37 PM, Disclaimer: The Geographic Information System map product, received from Martin County, ("COUNTY") is provided "as is" without warranty of any kind, and the COUNTY expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The COUNTY does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the COUNTY in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the COUNTY is entirely assumed by the recipient. Please contact the responsible Martin County Department for specific determinations.

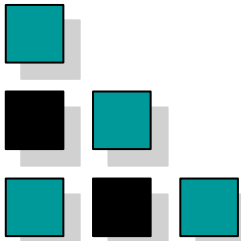




FLOOR PLAN

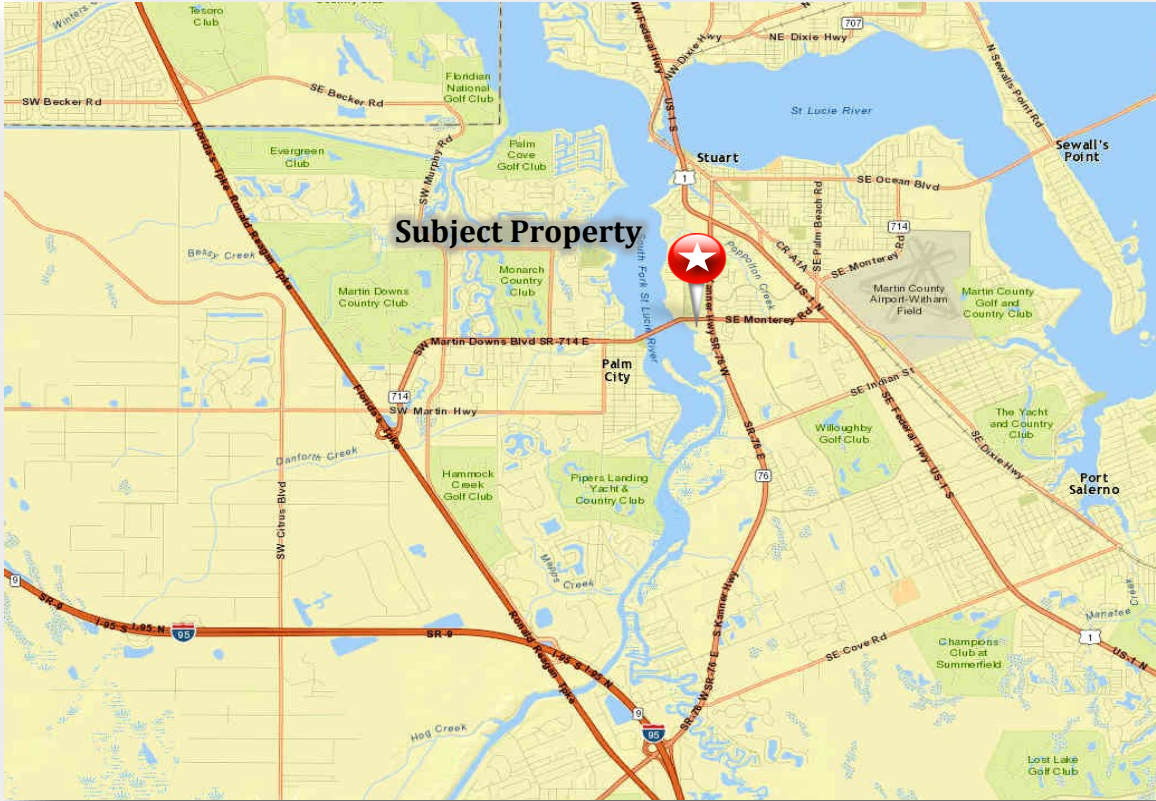
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LOCATION

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Demographic and Income Profile

132 SW Monterey Rd, Stuart, Florida, 34994
Ring: 1 mile radius

Latitude: 27.17568
Longitude: -80.25461

Summary	Census 2010	2015	2020
Population	6,586	6,728	6,956
Households	2,947	3,000	3,109
Families	1,500	1,505	1,544
Average Household Size	2.13	2.14	2.13
Owner Occupied Housing Units	1,718	1,598	1,622
Renter Occupied Housing Units	1,229	1,402	1,487
Median Age	48.5	50.2	52.4
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	0.67%	1.05%	0.75%
Households	0.72%	1.05%	0.77%
Families	0.51%	0.95%	0.69%
Owner HHs	0.30%	0.91%	0.70%
Median Household Income	2.00%	2.89%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	639	21.3%	644	20.7%
\$15,000 - \$24,999	419	14.0%	341	11.0%
\$25,000 - \$34,999	453	15.1%	413	13.3%
\$35,000 - \$49,999	531	17.7%	540	17.4%
\$50,000 - \$74,999	484	16.1%	563	18.1%
\$75,000 - \$99,999	180	6.0%	235	7.6%
\$100,000 - \$149,999	184	6.1%	232	7.5%
\$150,000 - \$199,999	70	2.3%	90	2.9%
\$200,000+	40	1.3%	50	1.6%
Median Household Income	\$34,675		\$38,293	
Average Household Income	\$47,934		\$53,970	
Per Capita Income	\$23,076		\$25,900	

Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	338	5.1%	327	4.9%	324	4.7%
5 - 9	314	4.8%	303	4.5%	280	4.0%
10 - 14	291	4.4%	296	4.4%	264	3.8%
15 - 19	310	4.7%	308	4.6%	291	4.2%
20 - 24	390	5.9%	431	6.4%	460	6.6%
25 - 34	724	11.0%	736	10.9%	796	11.4%
35 - 44	651	9.9%	591	8.8%	586	8.4%
45 - 54	773	11.7%	766	11.4%	667	9.6%
55 - 64	817	12.4%	887	13.2%	991	14.2%
65 - 74	849	12.9%	967	14.4%	1,131	16.3%
75 - 84	687	10.4%	676	10.0%	749	10.8%
85+	442	6.7%	441	6.6%	417	6.0%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	5,504	83.6%	5,432	80.7%	5,422	78.0%
Black Alone	342	5.2%	412	6.1%	480	6.9%
American Indian Alone	15	0.2%	16	0.2%	17	0.2%
Asian Alone	85	1.3%	100	1.5%	119	1.7%
Pacific Islander Alone	2	0.0%	3	0.0%	3	0.0%
Some Other Race Alone	489	7.4%	587	8.7%	707	10.2%
Two or More Races	149	2.3%	178	2.6%	207	3.0%
Hispanic Origin (Any Race)	1,223	18.6%	1,447	21.5%	1,727	24.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

Demographic and Income Profile

132 SW Monterey Rd, Stuart, Florida, 34994
Ring: 3 mile radius

Latitude: 27.17568
Longitude: -80.25461

Summary	Census 2010	2015	2020
Population	50,010	51,405	53,691
Households	22,113	22,754	23,810
Families	13,252	13,493	14,035
Average Household Size	2.21	2.20	2.20
Owner Occupied Housing Units	15,614	15,174	15,808
Renter Occupied Housing Units	6,499	7,581	8,002
Median Age	47.1	49.2	50.8
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	0.87%	1.05%	0.75%
Households	0.91%	1.05%	0.77%
Families	0.79%	0.95%	0.69%
Owner HHs	0.82%	0.91%	0.70%
Median Household Income	2.75%	2.89%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	2,736	12.0%	2,636	11.1%
\$15,000 - \$24,999	2,784	12.2%	2,137	9.0%
\$25,000 - \$34,999	2,432	10.7%	2,080	8.7%
\$35,000 - \$49,999	3,286	14.4%	3,221	13.5%
\$50,000 - \$74,999	3,927	17.3%	4,461	18.7%
\$75,000 - \$99,999	2,384	10.5%	2,906	12.2%
\$100,000 - \$149,999	2,549	11.2%	3,083	12.9%
\$150,000 - \$199,999	1,352	5.9%	1,724	7.2%
\$200,000+	1,305	5.7%	1,561	6.6%
Median Household Income	\$50,596		\$57,956	
Average Household Income	\$76,065		\$86,357	
Per Capita Income	\$33,711		\$38,300	

Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,413	4.8%	2,285	4.4%	2,310	4.3%
5 - 9	2,568	5.1%	2,546	5.0%	2,470	4.6%
10 - 14	2,853	5.7%	2,730	5.3%	2,766	5.2%
15 - 19	2,756	5.5%	2,628	5.1%	2,516	4.7%
20 - 24	2,518	5.0%	2,708	5.3%	2,580	4.8%
25 - 34	4,792	9.6%	5,025	9.8%	5,427	10.1%
35 - 44	5,578	11.2%	5,086	9.9%	5,242	9.8%
45 - 54	7,367	14.7%	7,010	13.6%	6,334	11.8%
55 - 64	6,548	13.1%	7,301	14.2%	7,995	14.9%
65 - 74	5,710	11.4%	6,754	13.1%	7,859	14.6%
75 - 84	4,654	9.3%	4,751	9.2%	5,434	10.1%
85+	2,251	4.5%	2,582	5.0%	2,759	5.1%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	42,758	85.5%	43,058	83.8%	44,003	82.0%
Black Alone	2,906	5.8%	3,300	6.4%	3,720	6.9%
American Indian Alone	345	0.7%	370	0.7%	397	0.7%
Asian Alone	662	1.3%	805	1.6%	997	1.9%
Pacific Islander Alone	31	0.1%	41	0.1%	52	0.1%
Some Other Race Alone	2,384	4.8%	2,732	5.3%	3,213	6.0%
Two or More Races	926	1.9%	1,099	2.1%	1,309	2.4%
Hispanic Origin (Any Race)	6,780	13.6%	7,833	15.2%	9,308	17.3%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

Demographic and Income Profile

132 SW Monterey Rd, Stuart, Florida, 34994
Ring: 5 mile radius

Latitude: 27.17568
Longitude: -80.25461

Summary	Census 2010	2015	2020
Population	89,777	92,145	96,012
Households	39,690	40,763	42,527
Families	24,347	24,784	25,713
Average Household Size	2.22	2.22	2.22
Owner Occupied Housing Units	29,242	28,559	29,726
Renter Occupied Housing Units	10,448	12,204	12,801
Median Age	48.3	50.5	52.2
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	0.83%	1.05%	0.75%
Households	0.85%	1.05%	0.77%
Families	0.74%	0.95%	0.69%
Owner HHs	0.80%	0.91%	0.70%
Median Household Income	2.95%	2.89%	2.66%

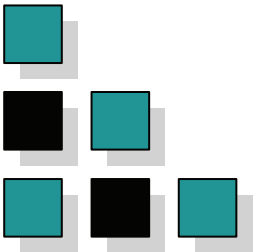
Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	4,732	11.6%	4,485	10.5%
\$15,000 - \$24,999	4,895	12.0%	3,718	8.7%
\$25,000 - \$34,999	4,269	10.5%	3,640	8.6%
\$35,000 - \$49,999	5,783	14.2%	5,609	13.2%
\$50,000 - \$74,999	6,832	16.8%	7,762	18.3%
\$75,000 - \$99,999	4,420	10.8%	5,408	12.7%
\$100,000 - \$149,999	4,822	11.8%	5,728	13.5%
\$150,000 - \$199,999	2,409	5.9%	3,101	7.3%
\$200,000+	2,601	6.4%	3,077	7.2%
Median Household Income	\$51,785		\$59,891	
Average Household Income	\$79,094		\$89,916	
Per Capita Income	\$35,155		\$39,989	

Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,977	4.4%	3,770	4.1%	3,810	4.0%
5 - 9	4,457	5.0%	4,342	4.7%	4,217	4.4%
10 - 14	5,181	5.8%	4,855	5.3%	4,890	5.1%
15 - 19	5,062	5.6%	4,724	5.1%	4,475	4.7%
20 - 24	4,090	4.6%	4,644	5.0%	4,265	4.4%
25 - 34	7,770	8.7%	8,256	9.0%	9,133	9.5%
35 - 44	9,832	11.0%	8,836	9.6%	9,022	9.4%
45 - 54	14,047	15.6%	13,132	14.3%	11,697	12.2%
55 - 64	12,733	14.2%	14,365	15.6%	15,574	16.2%
65 - 74	10,731	12.0%	12,711	13.8%	14,833	15.4%
75 - 84	8,089	9.0%	8,211	8.9%	9,542	9.9%
85+	3,806	4.2%	4,299	4.7%	4,554	4.7%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	79,095	88.1%	79,732	86.5%	81,449	84.8%
Black Alone	4,260	4.7%	4,891	5.3%	5,589	5.8%
American Indian Alone	491	0.5%	540	0.6%	591	0.6%
Asian Alone	1,095	1.2%	1,332	1.4%	1,654	1.7%
Pacific Islander Alone	52	0.1%	71	0.1%	91	0.1%
Some Other Race Alone	3,232	3.6%	3,723	4.0%	4,415	4.6%
Two or More Races	1,553	1.7%	1,856	2.0%	2,223	2.3%
Hispanic Origin (Any Race)	10,017	11.2%	11,654	12.6%	13,985	14.6%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



DISCLAIMERS

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