

FOR SALE

SE Federal Highway

Stuart, FL 34997

5.98 AC Vacant Land on SE Federal Highway



PROPERTY OVERVIEW

This site is ideal for any retail, office, commercial, or auto use. It is excellently located on busy US Highway 1 in South Stuart, with both major retail shopping centers and auto sales.

LOCATION OVERVIEW

On the east side of SE Federal Highway (US Highway 1) between Salerno Road and Cove Road @ SE Hydrangea Street.

OFFERING SUMMARY

Land Size:	5.98 Acres
Land Use:	Commercial, General, Unincorporated Martin County
Zoning:	B-1, Commercial Limited - Unincorporated Martin County
Frontage:	+/- 650 Feet on SE Federal Highway
Traffic Count:	35,000 AADT on SE Federal Highway

SALE PRICE

\$1,950,000 - SELLER WILL CONSIDER FINANCING FOR QUALIFIED BUYER

Terry Torres

Vice President/Broker, CCIM
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SLC Commercial

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The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

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Location Information

Street Address	SE Federal Highway
City, State, Zip	Stuart, FL 34997
County/Township	Martin
Cross Streets	SE Hydrangea Street
Side Of Street	East

Zoning / Land Use Details

Zoning	B-1 Commercial Limited, Unincorporated Martin County
Land Use	Commercial, General, Unincorporated Martin County
Permitted Use	See Below

[Click here to view Permitted Uses](#)

SALE PRICE

\$1,950,000

Property Details

Property Type	Commercial
Lot Size	5.98 Acres
APN#	55-38-41-000-074-00050-2
Lot Frontage	650 FT
Traffic Count	35,000 AADT
Traffic Count Street	SE Federal Hwy/US Hwy 1
Utilities	Water Available - Martin County Utilities
Taxes	\$14,049.59

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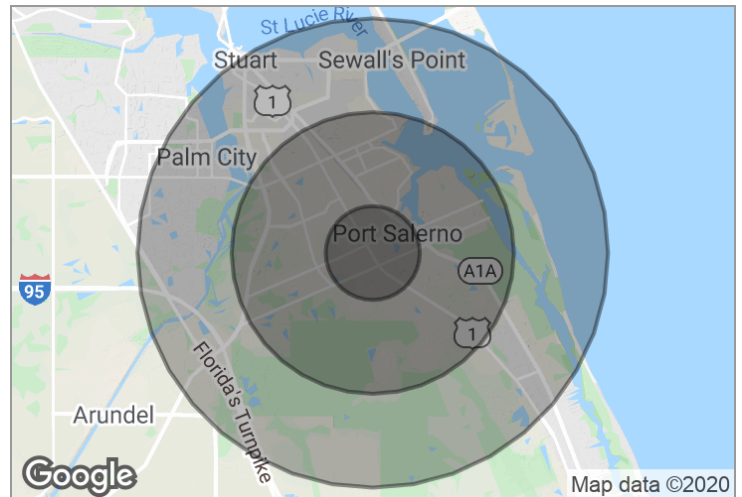
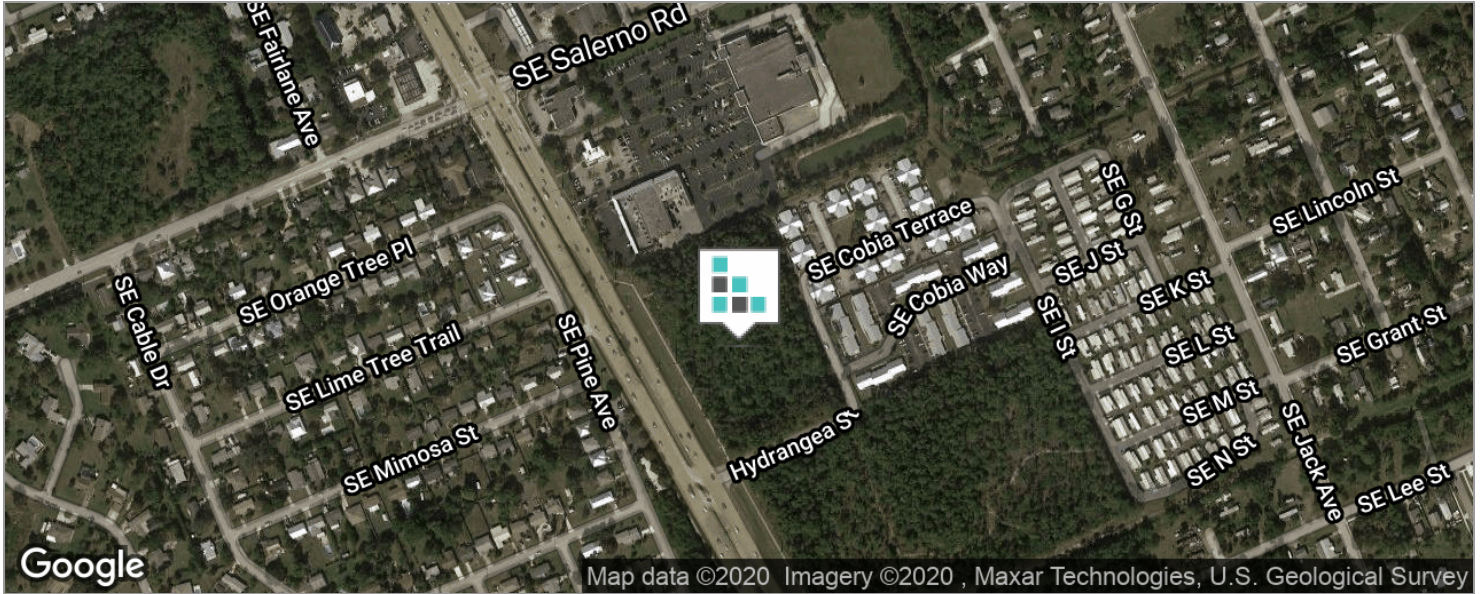
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	5,360	44,763	94,022
Total Households	2,312	18,902	39,865
Average HH Income	\$56,145	\$72,547	\$80,433
Average Age	42.1	46.4	48.4

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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.

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