

±6,305 SF Office/Warehouse

5670 SE Grouper Avenue, Stuart, FL 34997

**NAI** Southcoast



*Presented by*  
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**FOR SALE:**  
**\$2,995,000**

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## Property Details

|                   |  |
|-------------------|--|
| Address:          | 5670 SE Grouper Avenue,<br>Stuart, FL 34997                              |
| Pricing:          | \$2,995,000  |
| Building Size:    | 6,305 SF Gross Area<br>1,045 SF Office<br>5,260 SF Warehouse             |
| Property Type:    | Industrial   |
| Property Subtype: | Warehouse With Yard  |
| Yard:             | Fenced and stabilized yard area  |
| Lot Size:         | 1.20 Acres   |
| Zoning:           | Port Salerno Redevelopment<br>Zoning District                            |
| Future Land Use:  | Industrial   |
| Height:           | 25' Total Building Height with +/-24'<br>Ceilings                        |
| Security:         | Interior and Exterior Security Camera<br>System monitored by Smart Phone |
| Parking:          | 9 paved spaces and a fenced secure<br>stabilized yard behind             |
| Utilities:        | Martin County  |
| Year Built:       | 2011   |
| Parcel ID:        | 253841015000000500   |



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Looking South

## Property Overview

Highly sought-after industrial building with an expansive outdoor area, 24' ceilings with three over-head doors. Located off Cove Road between US 1 and Dixie Highway in the southern Stuart area of Martin County with convenient access to Interstate-95 and Florida's Turnpike.

This clean, functional, and attractive warehouse features nicely finished office space as well as a mezzanine. The property also includes many amenities such as LED lighting that encompasses the outdoor area along with air compressors and electric as well as a security system.

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Looking East



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Looking West



# Regional 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.

Mark your calendars for a plethora of events to look forward to in Martin County, Florida. The Stuart Air Show, Stuart Boat Show, ArtsFest, and the Martin County Fair are some of the many events taking place 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 exhibits including Model A 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!



# City Overview

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 70.44 inches.

Stuart is famed for Sail fishing and all other types of sport fishing, you can enjoy Ocean fishing, river and bay fishing, 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. There is a mixture of town homes and condominiums. Stuart's successful revitalization program has made the Downtown area a pleasant ambiance, lined with shops and restaurants.

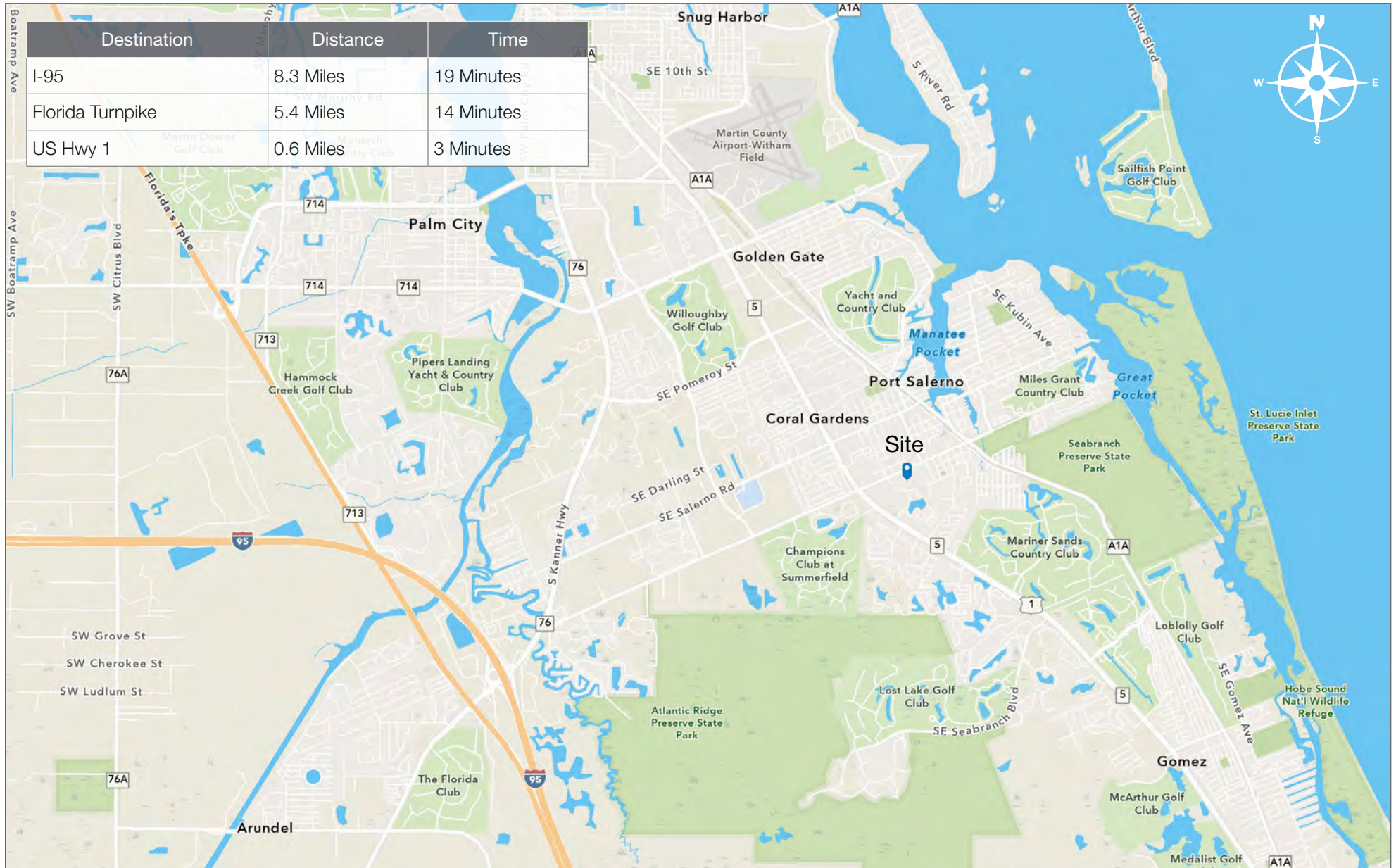
The top major employers are, Cleveland Clinic Hospital, Vought Aircraft, Municipal Government, and thousands of successful small businesses. The economy is driven by retail service, hospitality, construction and government sectors located throughout the city.

At the present time Stuart is a growing community, annexing new properties north and south of the city, currently 6.25 square miles. Revitalization is in progress in the Potsdam section of the downtown area as well as North of the new Roosevelt Bridge. The new Roosevelt Bridge was completed in 1996, and the Department of Transportation recently finished the Evans Cray Bridge, which leads to Stuart's Public Beaches.

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## Drive Time

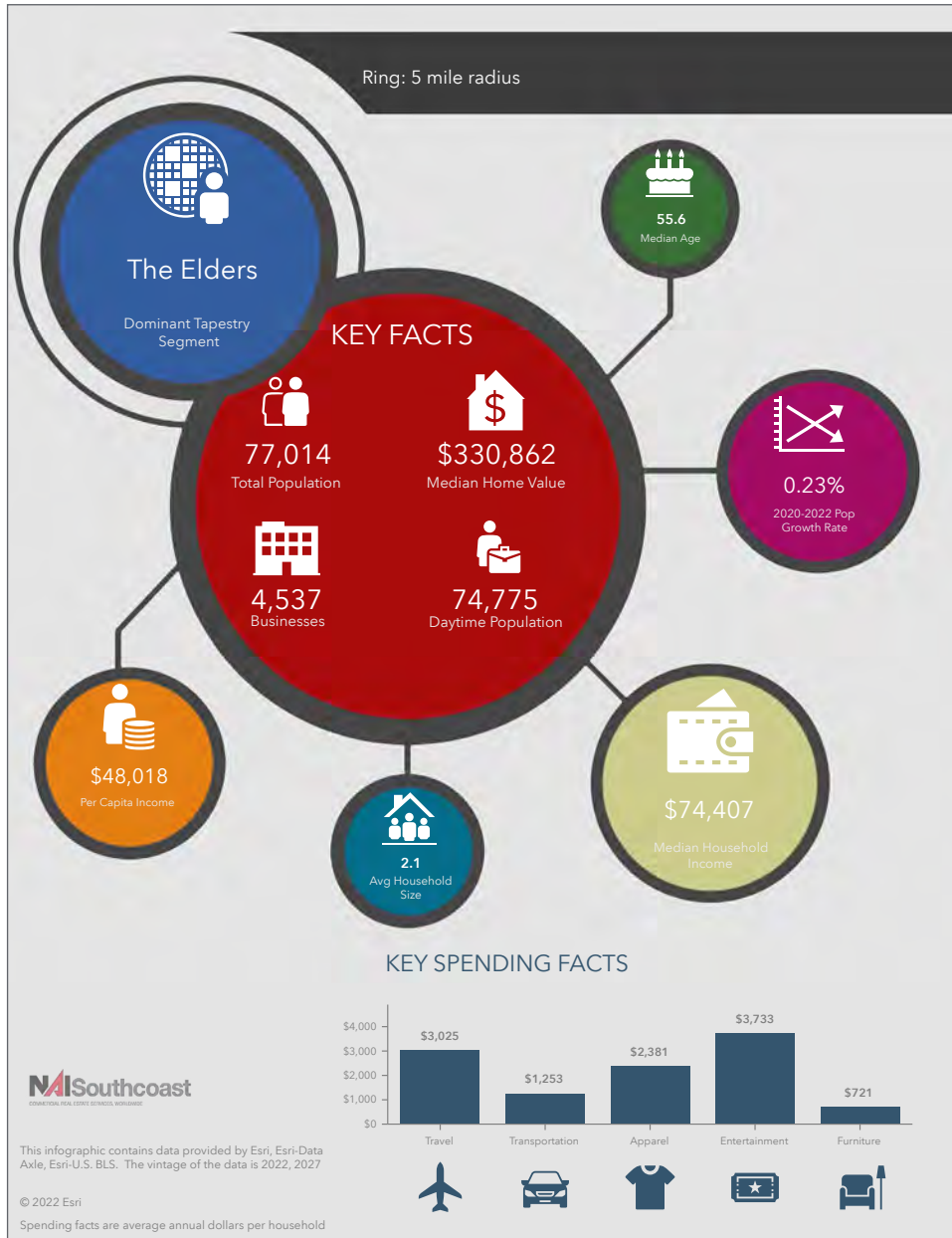




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## 2022 Demographics



### Population

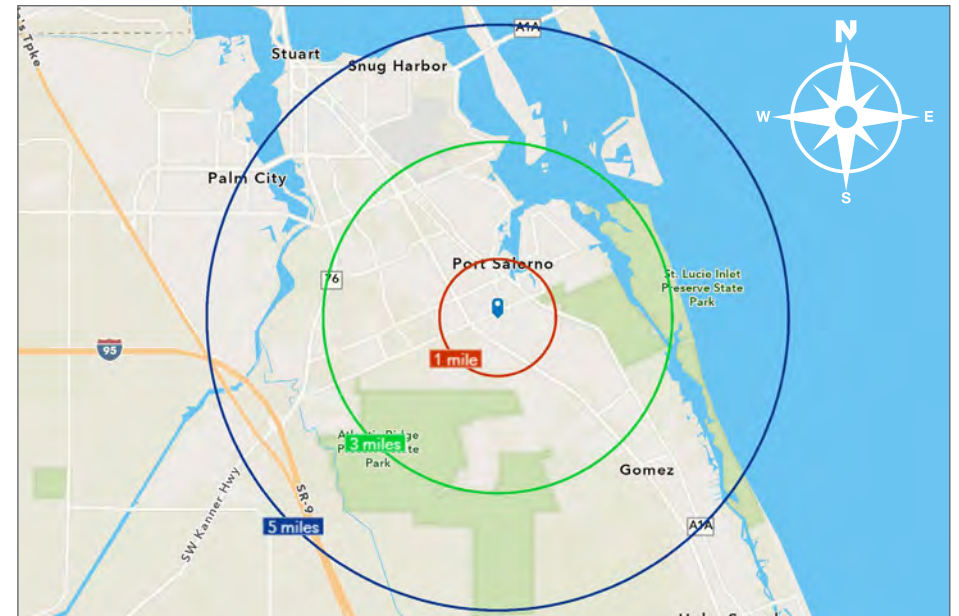
- 1 Mile: 8,667
- 3 Mile: 39,775
- 5 Mile: 77,014

### Average Household Income

- 1 Mile: \$80,792
- 3 Mile: \$101,557
- 5 Mile: \$106,227

### Median Age

- 1 Mile: 44.7
- 3 Mile: 54.3
- 5 Mile: 55.6





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