



FOR SALE

■ 1420 SE Federal Highway

Stuart, FL 34994

PROPERTY OVERVIEW

Highly visible multi-tenant retail showroom/office/warehouse property fronting US1 in the heart of Stuart's retail corridor. Perfect for owner/user looking for a high profile location for their business, and also suitable for investors.

Building is currently divided into three tenant bays including 3,133 s/f of retail showroom, 1,432 s/f of office, and 10,203 sf of warehouse. Lease terms vary. Contact agent for net operating income proforma.

OFFERING SUMMARY

Building Size: 14,768 SF
Land Size: 0.88 Acres
Zoning: B-2 (City of Stuart)



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SALE PRICE

\$2,800,000.00



SLC Commercial
Realty & Development



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.

Additional Photos

1420 SE FEDERAL HIGHWAY

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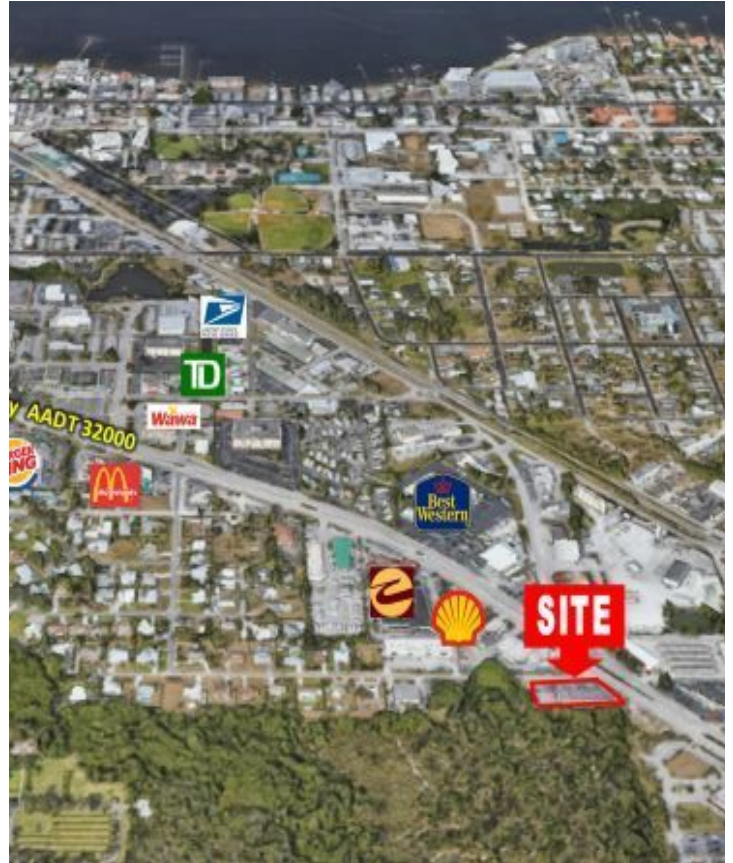


Property Details & Highlights

1420 SE FEDERAL HIGHWAY

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Property Address:	1420 SE Federal Highway, Stuart, FL 34994
Property Type:	Retail/Showroom/Warehouse
APN:	0938410000000027300000
Lot Size:	0.88 AC
Building Size:	14,768 SF
Zoning:	B-2 (City of Stuart)
Year Built:	1960
Number of Units:	3
Year Renovated:	2016
Parking Spaces:	22



SALE HIGHLIGHTS

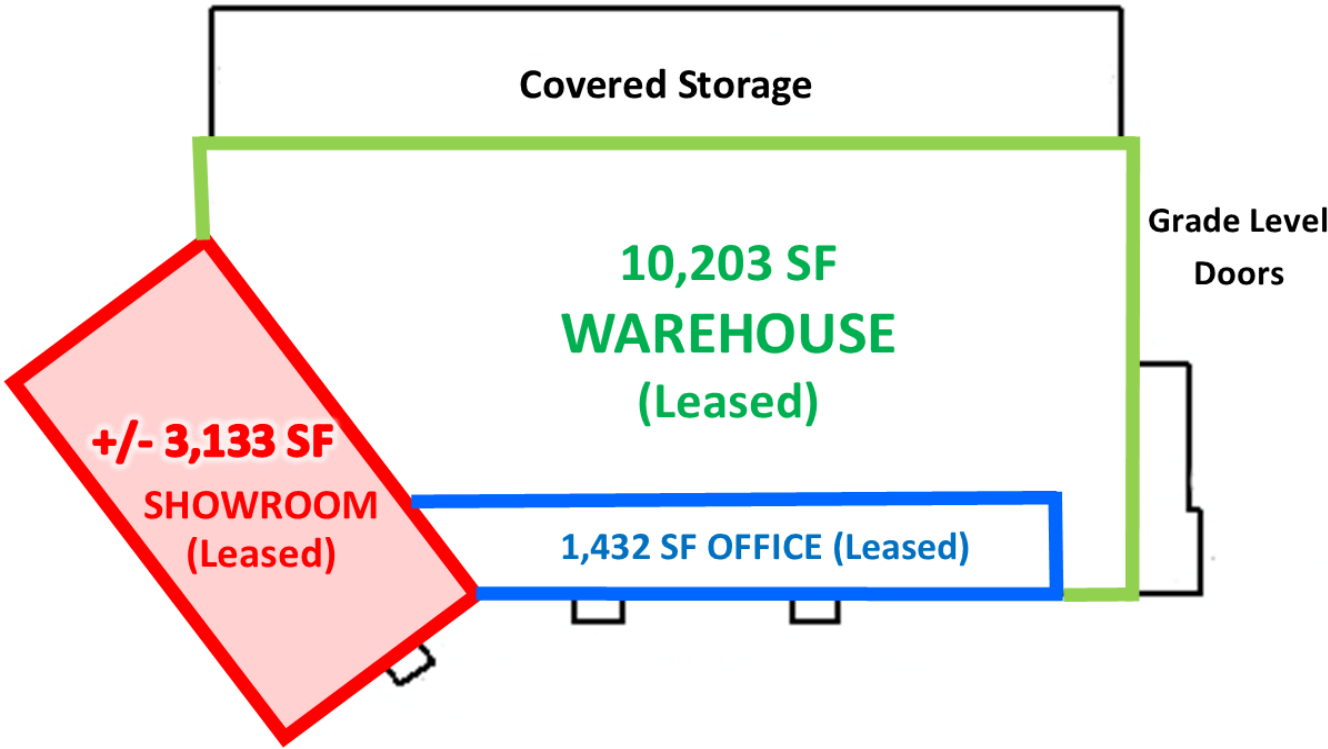
- Fenced / secure loading area
- 3,840 sf covered storage area
- Two 14x16 Grade Level Doors
- Highly visible from US1
- Corner location

Floor Plan

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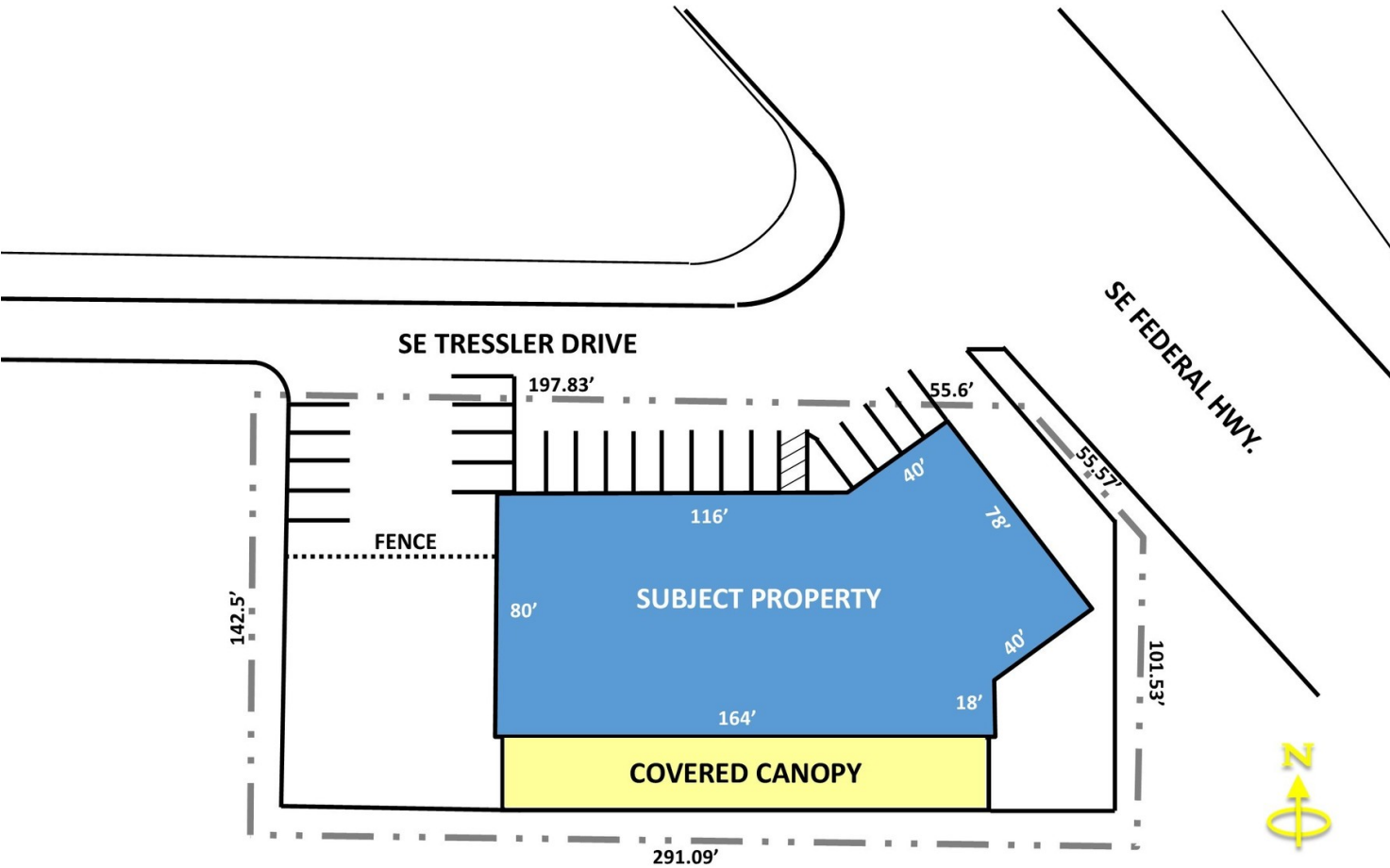
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Site Plans

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Retailer Map US1 Stuart

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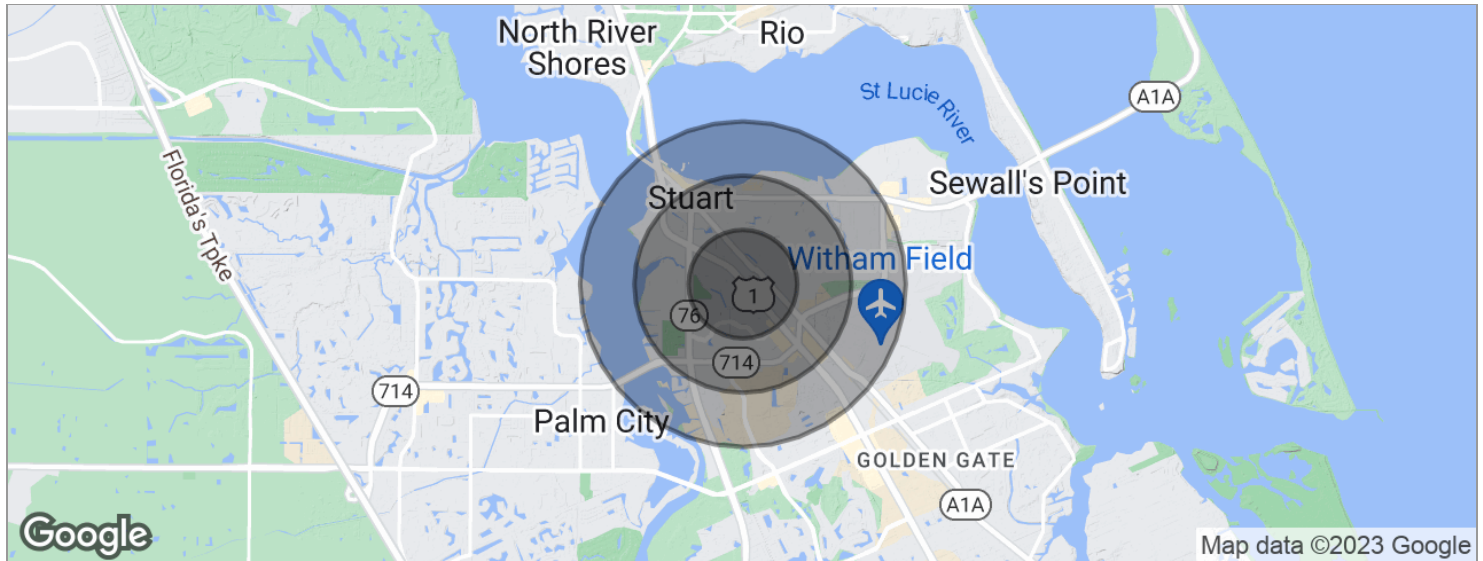


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Demographics Map

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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total population	1,230	6,451	14,566
Median age	40.4	49.1	50.9
Median age (Male)	35.7	43.9	46.9
Median age (Female)	41.4	50.6	52.8
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	554	3,493	8,344
# of persons per HH	2.2	1.8	1.7
Average HH income	\$43,167	\$52,546	\$59,120
Average house value	\$168,079	\$182,137	\$202,876

* Demographic data derived from 2020 ACS - US Census

Disclaimer

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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.

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