



FOR SALE

■ 905 SE Johnson Ave

Stuart, FL 34994

PROPERTY OVERVIEW

Small income property 100% leased to long time tenant. Adjacent 5,100 sf building also available for purchase.

LOCATION OVERVIEW

Great downtown area location close to US1 and Post Office. Walkable location, with banking, restaurants and convenience store nearby.

OFFERING SUMMARY

Building Size:	3,871 SF
Land Size:	0.2652 Acres
Land Use:	Commercial
Zoning:	B2
Year Built	1968

SALE PRICE

\$725,000.00



JEFFREY D. CHAMBERLIN

PRESIDENT/BROKER, CCIM,
SIOR

Mobile 772.528.6056
chamberlin@slcccommercial.com



JAIME CHAMBERLIN
VICE PRESIDENT, BROKER

Mobile 772.486.3330
jaime@slcccommercial.com

772.220.4096 | slcccommercial.com



SLC Commercial
Realty & Development

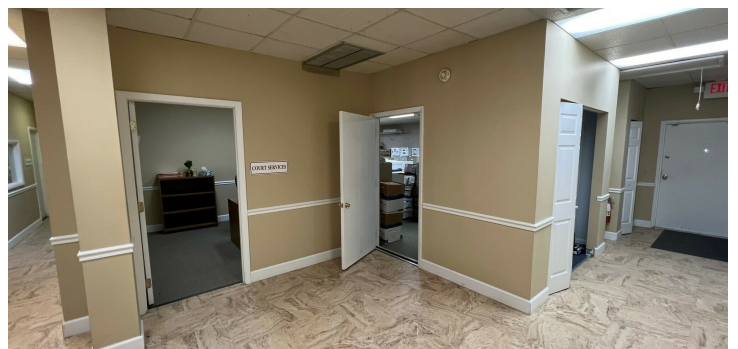
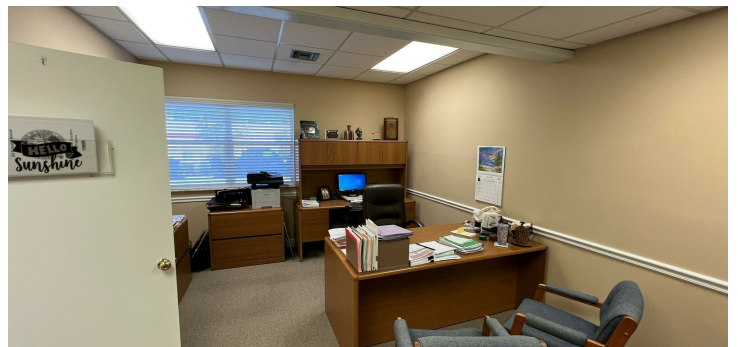
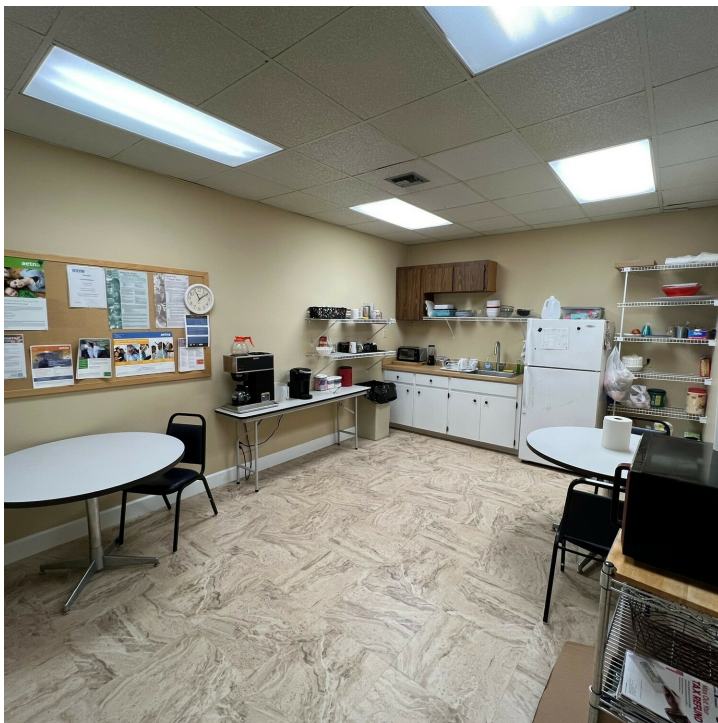


The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property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

Additional Photos

905 SE JOHNSON AVE

FOR SALE



Additional Photos

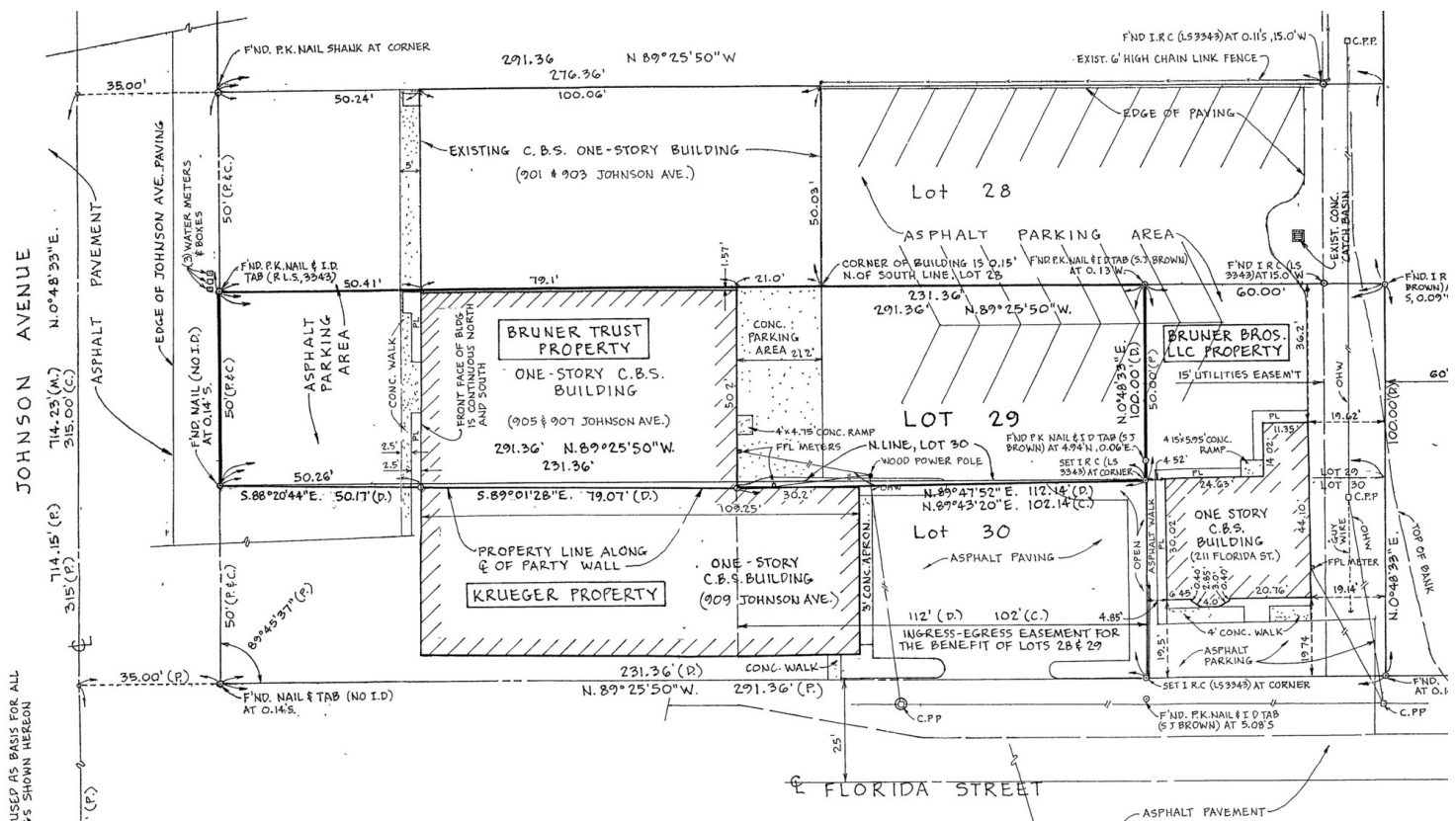
905 SE JOHNSON AVE

FOR SALE



905 SE JOHNSON AVE

905 SE JOHNSON AVE



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.

Property Aerials

905 SE JOHNSON AVE

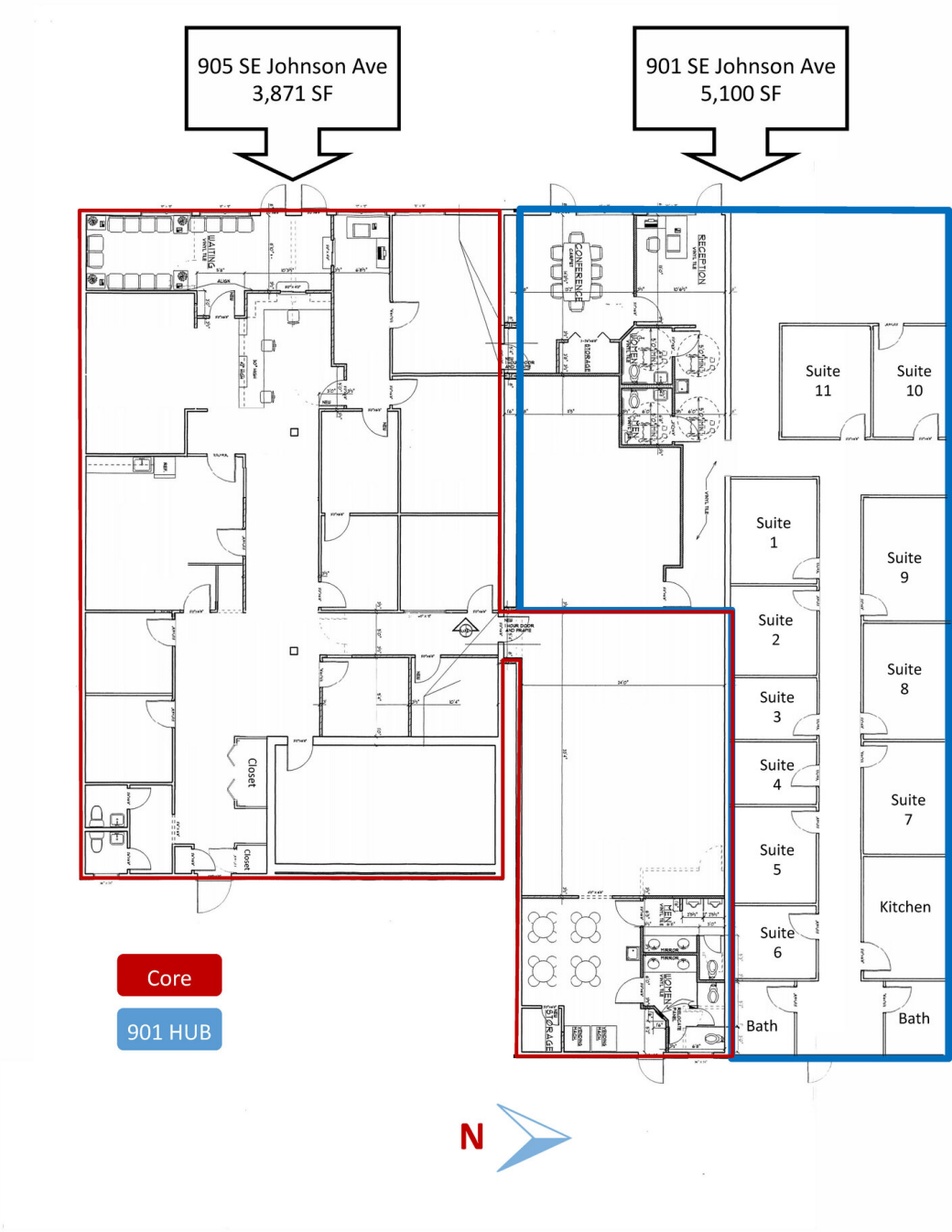
FOR SALE



Floor Plans

905 SE JOHNSON AVE

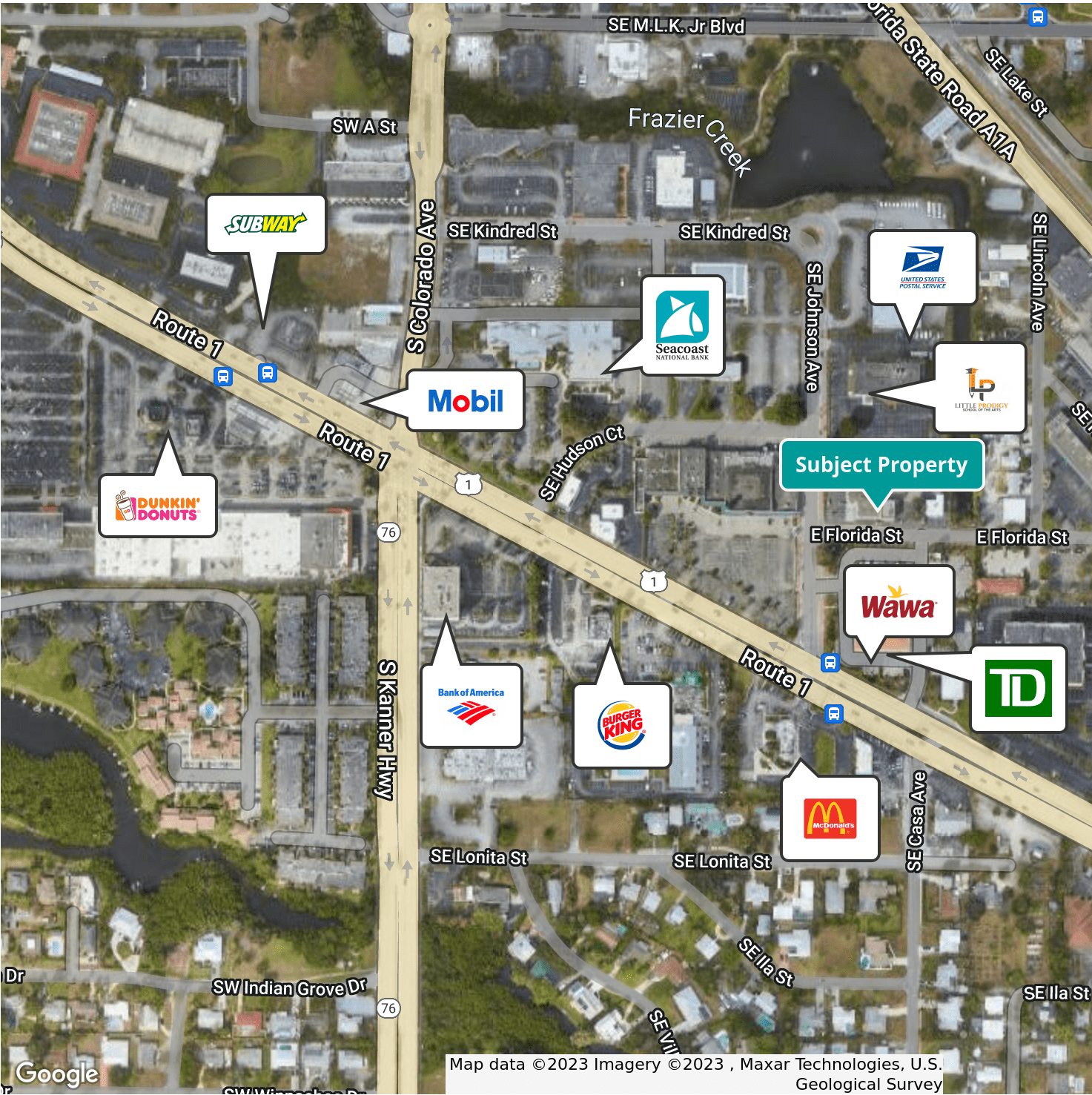
FOR SALE



Retailer Map

905 SE JOHNSON AVE

FOR SALE

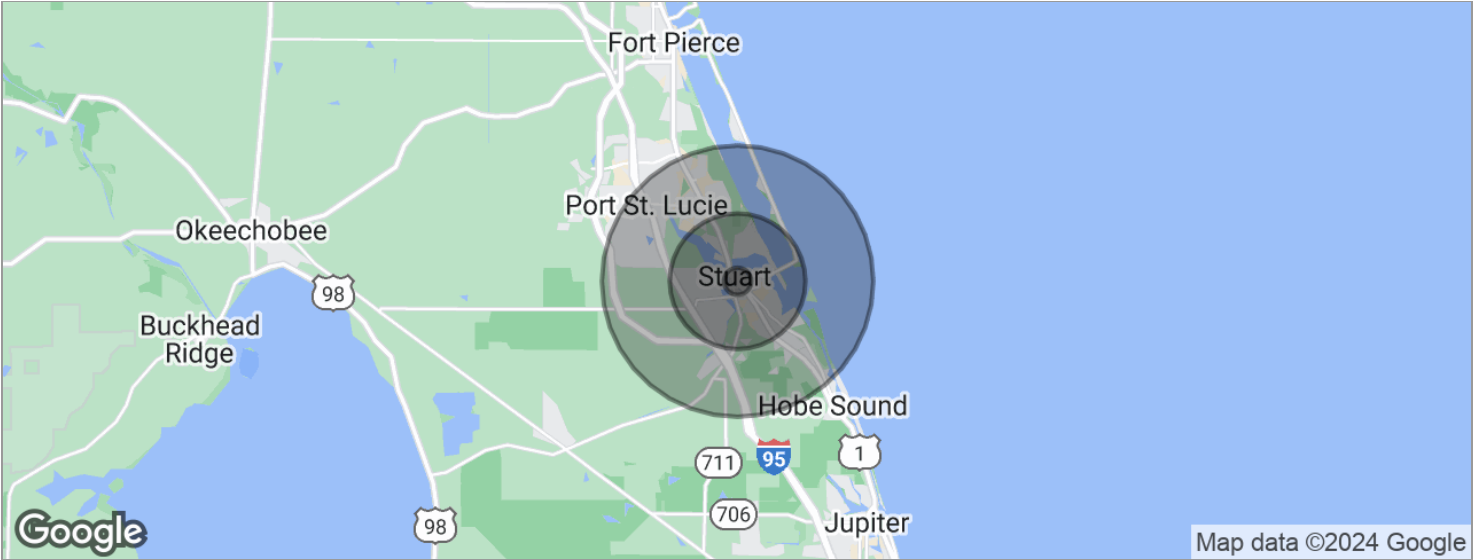


The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property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

Demographics Map

905 SE JOHNSON AVE

FOR SALE



POPULATION	1 MILE	5 MILES	10 MILES
Total population	5,491	97,850	253,806
Median age	50.6	50.1	47.7
Median age (Male)	45.5	47.8	46.3
Median age (Female)	51.8	51.2	48.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	3,033	50,197	122,903
# of persons per HH	1.8	1.9	2.1
Average HH income	\$54,543	\$81,050	\$71,800
Average house value	\$224,952	\$316,183	\$269,307

* Demographic data derived from 2020 ACS - US Census

Disclaimer

905 SE JOHNSON AVE

FOR SALE

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.

This information is subject to errors, omissions, changes, prior sale or withdrawal without notice by the Company representing the property and does not constitute a recommendation, endorsement or advice as to the value for the purchase of any property. Each prospective lessee or purchaser is to rely upon his/her own investigation, evaluation and judgment as to the advisability of leasing or purchasing the property.

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.

