FOR SALE

PRICE REDUCED - 1.66 AC, 355' on US-1 | Buy Both Parcels: 2.14 AC for $3,498,000

2155 NW FEDERAL HWY
STUART, FL 34994



CO-LISTED BY:

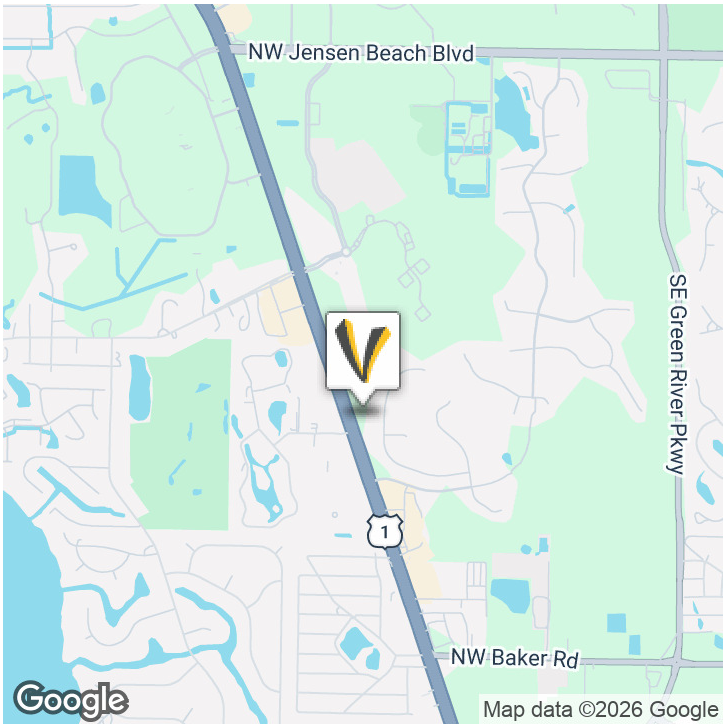
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VAALER
COMMERCIAL REAL ESTATE

EXECUTIVE SUMMARY





OFFERING SUMMARY

Sale Price:	$2,499,000
Building Size:	704 SF
Lot Size:	1.66 Acres
Number of Units:	1
Price / AC:	$1,505,422
Year Built:	2004
Zoning:	City of Stuart B-2
Market:	Treasure Coast
Submarket:	Stuart
Traffic Count:	60,571

PROPERTY OVERVIEW

PRICE REDUCED to $2,499,000 — and ownership will sell this parcel with the adjacent 2095 NW Federal Hwy (0.48 AC) as one 2.14-acre development site with 522 feet on US-1 for a combined $3,498,000. One owner, one transaction: self-storage, hotel, NNN pads, car wash, auto service or multifamily. 355 feet of direct US-1 frontage at 60,571 vehicles per day, delivered vacant with 150 paved spaces, a 704 SF office and monument signage. Sits between AxisOne apartments and the Home2 Suites, a half mile from Jensen Beach Blvd. Call for offers now open.

PROPERTY HIGHLIGHTS

- PRICE REDUCED to $2,499,000 ($1,505,422/AC)
- Buy both parcels: 2.14 AC, 522' on US-1 — $3,498,000 combined
- 355' of direct frontage on US-1 — 60,571 vehicles per day
- 1.66 acres (72,138 SF) delivered vacant — immediate occupancy
- City of Stuart B-2 zoning: 73 uses permitted by right
- Auto and boat sales, service and dry boat storage by right
- 150 paved and striped parking spaces in place

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OFFICE LOCATIONS

1 SE Ocean Blvd
Stuart, FL 34994
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7 Loudoun St SE
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ADDITIONAL PHOTOS

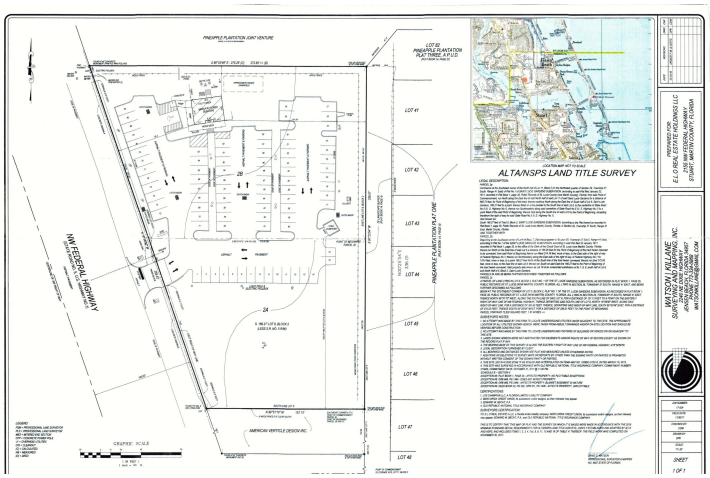












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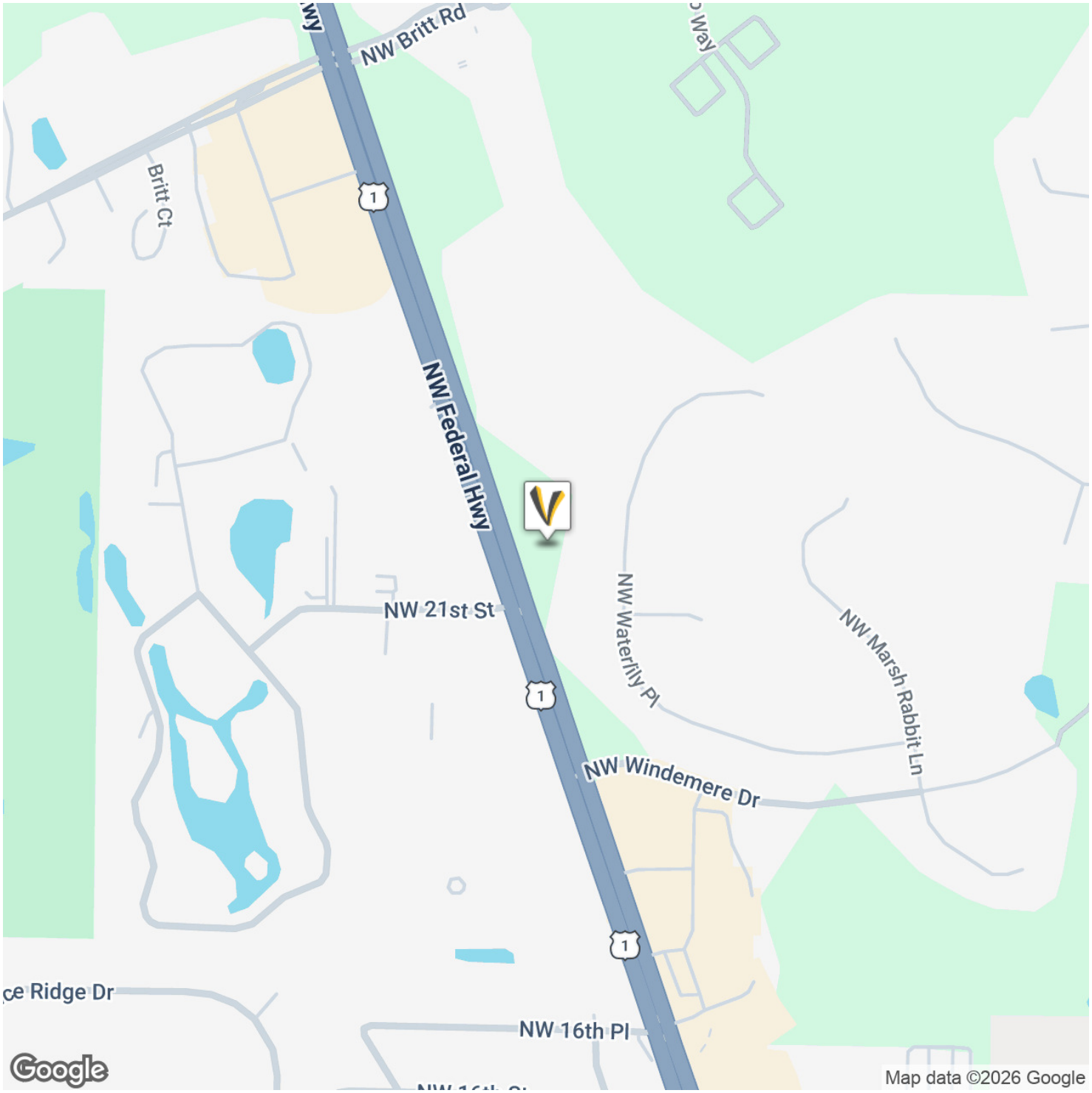
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LOCATION MAP



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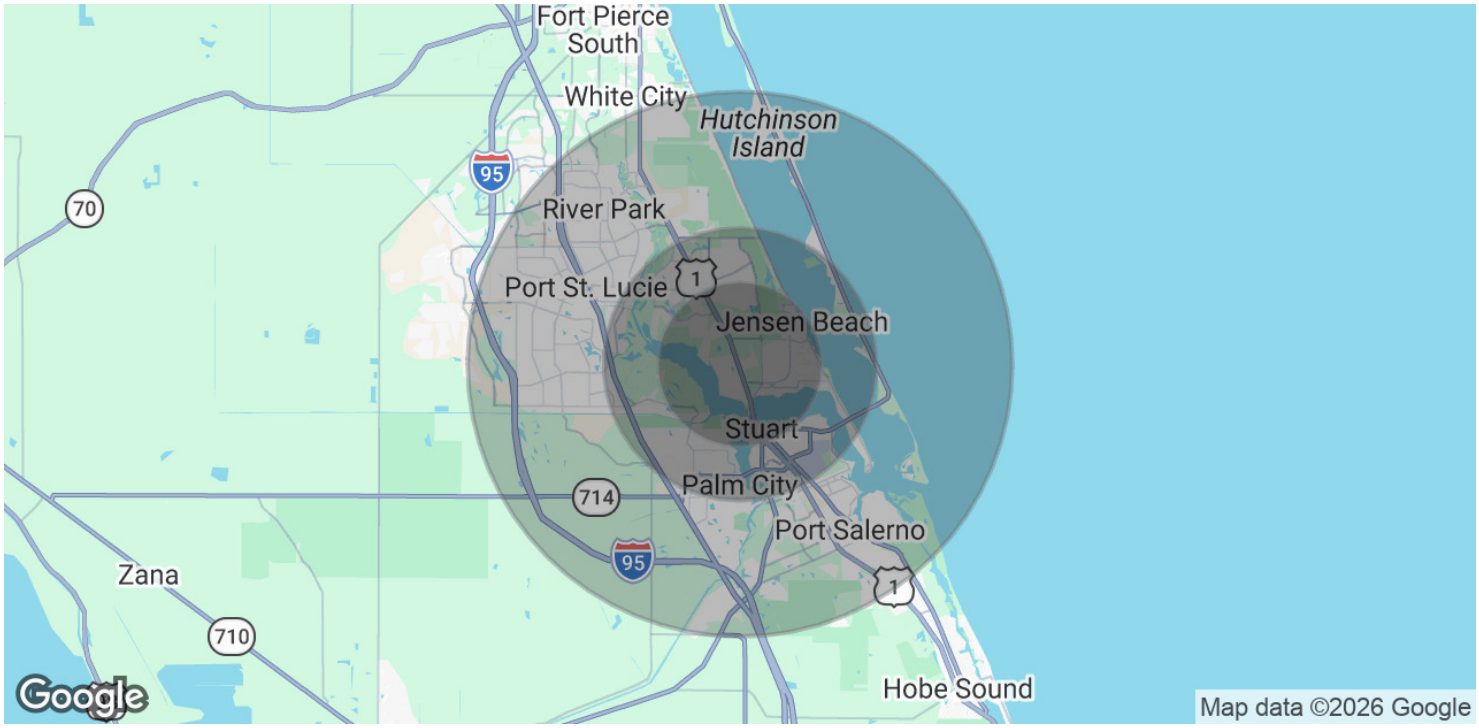
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DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	37,854	106,921	326,109
Average Age	50.8	50.5	47.2
Average Age (Male)	48.6	48.8	46.2
Average Age (Female)	52.5	51.5	48.2

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	16,028	45,761	128,131
# of Persons per HH	2.4	2.3	2.5
Average HH Income	$113,622	$105,804	$103,910
Average House Value	$452,545	$413,576	$375,156

2023 American Community Survey (ACS)

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