

FOR SALE

1053 SE Indian Street

Stuart, FL 34994

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PROPERTY OVERVIEW

Prime commercial tract in the heart of Stuart, in an area of new commercial, medical and residential development. Area businesses include Martin County government, Cleveland Clinic, and a host of medical practices and also shops and restaurants. 321' of frontage on Indian Street. PUD allows retail, office, medical, restaurants, hotels and mini-warehouse/commercial.

LOCATION OVERVIEW

Located on Indian Street, a major east/west corridor connecting US 1 with I-95 and Florida Turnpike.

OFFERING SUMMARY

Land Size:	6.58 +/- Acres
Land Use:	Commercial (City of Stuart)
Zoning:	CPUD - Commercial PUD (City of Stuart)
Permitted Uses:	See Page Following

SALE PRICE

\$3,198,950.95

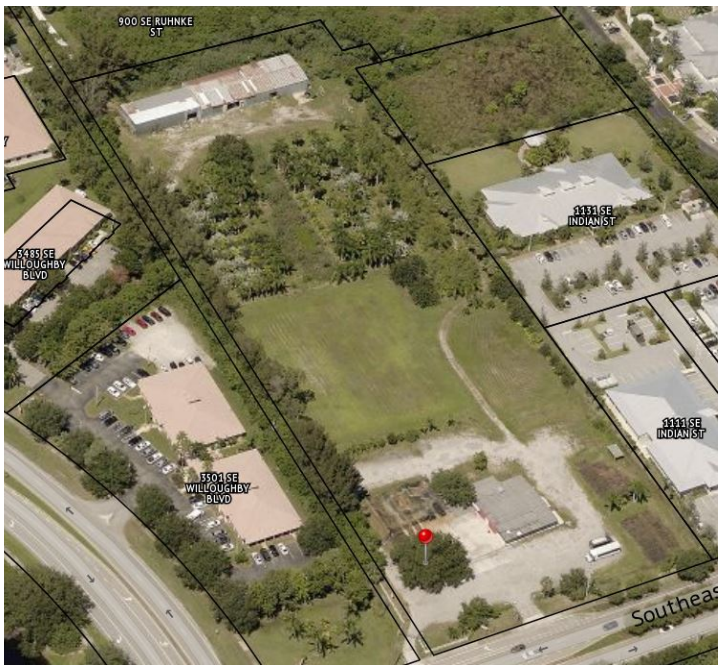
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SLC Commercial
Realty & Development

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.

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COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) ZONING - PERMITTED USES

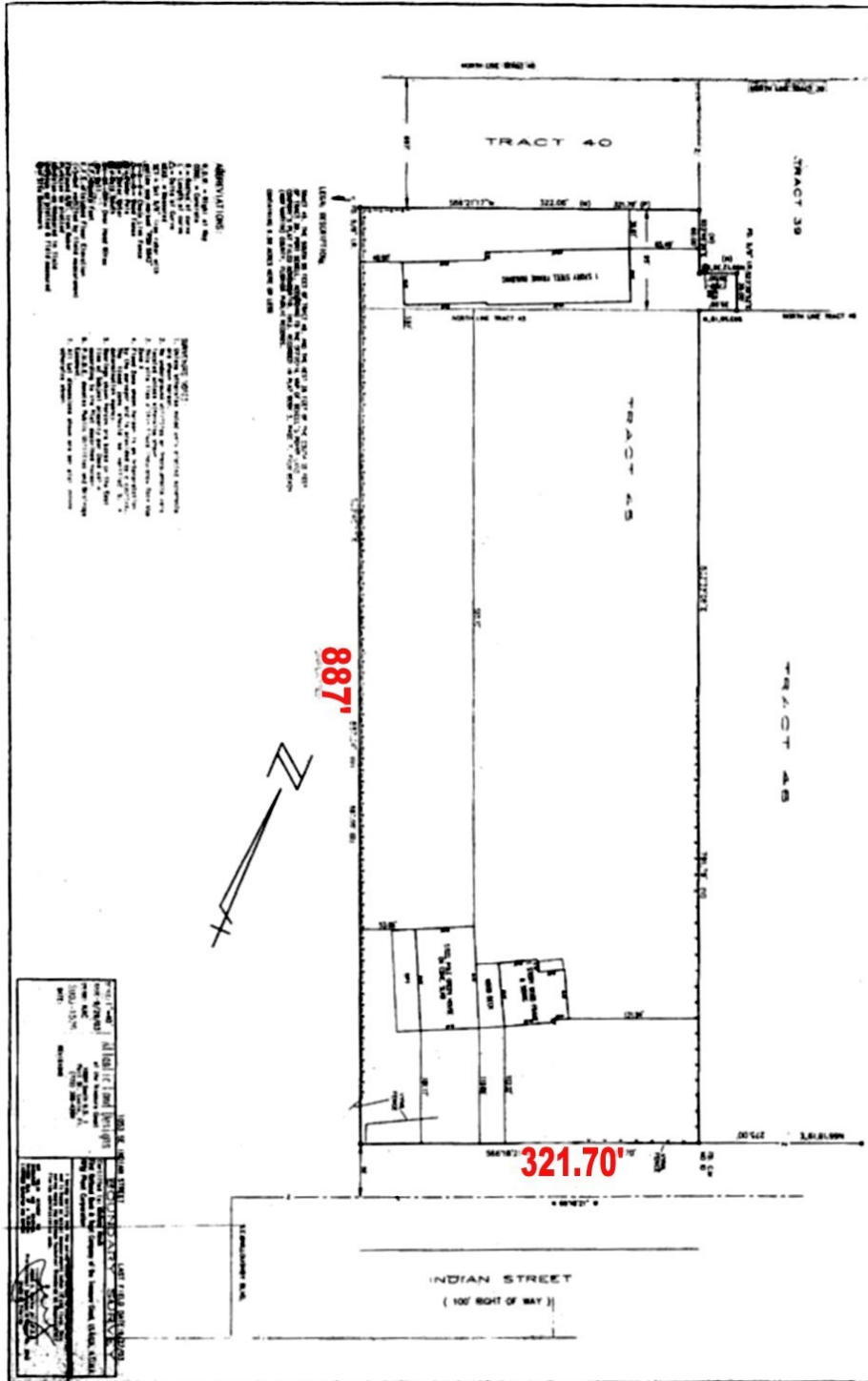
- Retail Business
- Business Professional, Medical and Veterinary office (indoor kennel only)
- Banks
- Theaters, Restaurants, Bars, Cocktail Lounges
- Public Buildings
- Hotels, Motels
- Gas Station
- Auto Sales
- Retail Warehouse Sales & Service (no outdoor storage)
- Mini Warehouse facilities in conjunction with adjacent commercial
- Barber and Beauty Shops
- Existing Commercial Nursery/Garden Center may continue until more than 50% of use is converted

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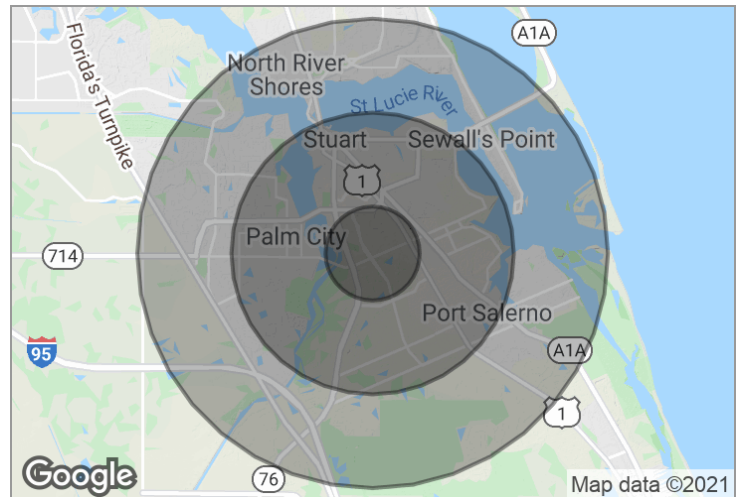
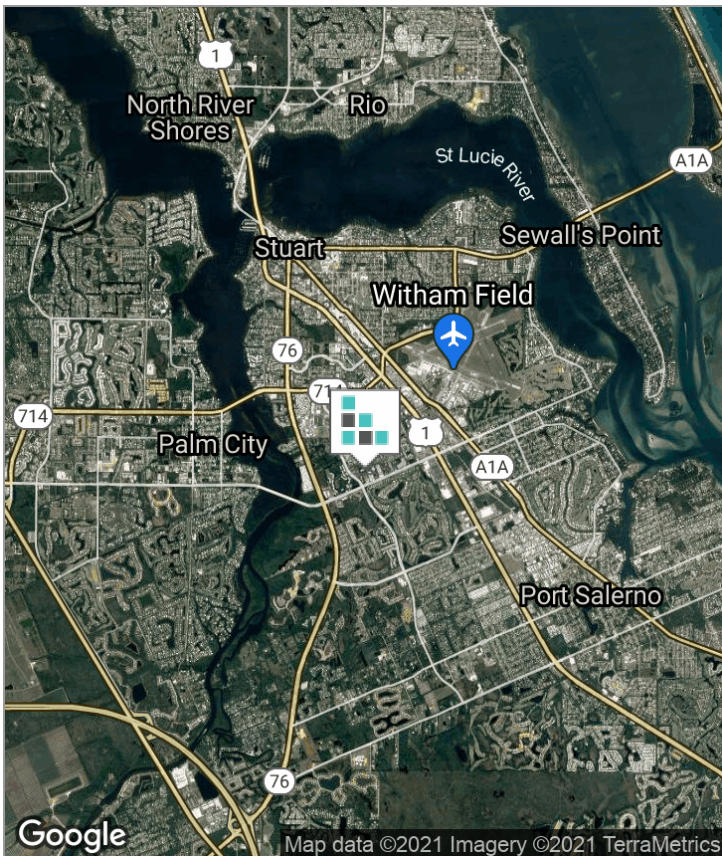
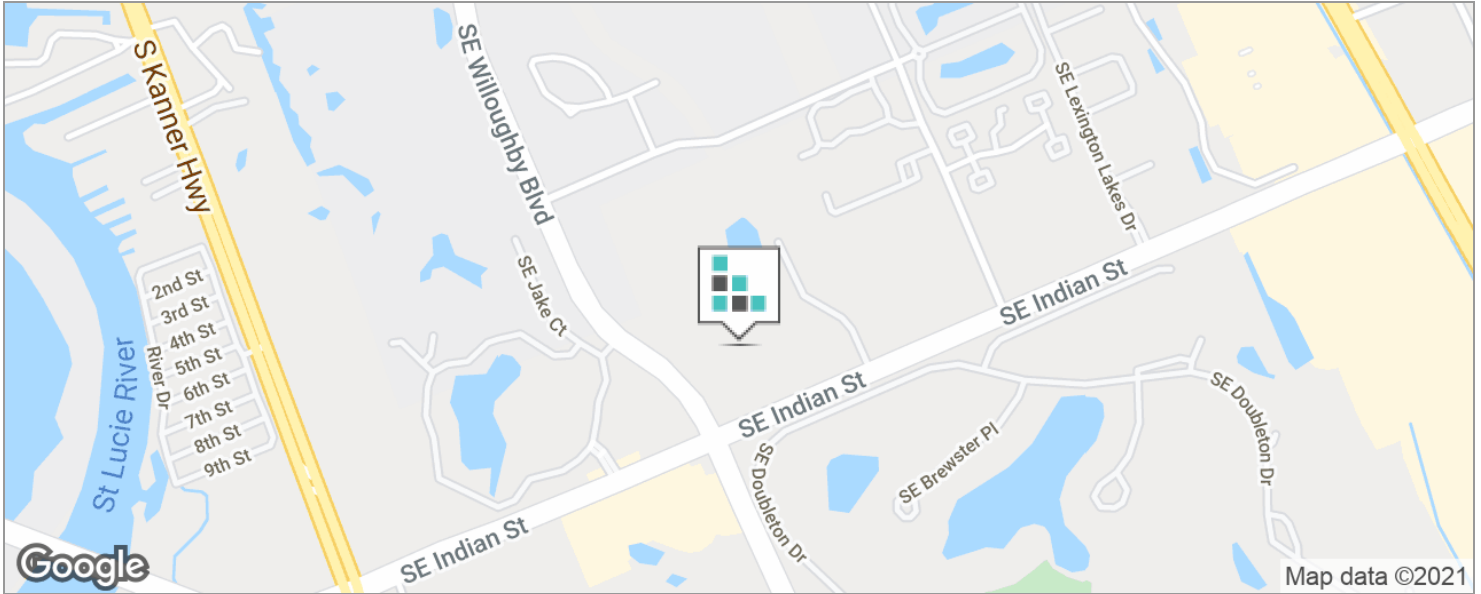


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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	6,229	43,770	89,605
Total Households	2,545	18,121	37,823
Average HH Income	\$65,244	\$73,530	\$80,403
Average Age	40.3	45.8	48.5

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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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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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