

624 SE Monterey Road, Stuart, FL 34994

RARE SITE PLAN
APPROVED
PARCEL

FOR SALE



ALEX AYDELOTTE

Broker | Principal

O: 772.223.3646 C: 772.263.1130

E: alex@florida-commercial.net

1.68 AC

EXECUTIVE SUMMARY

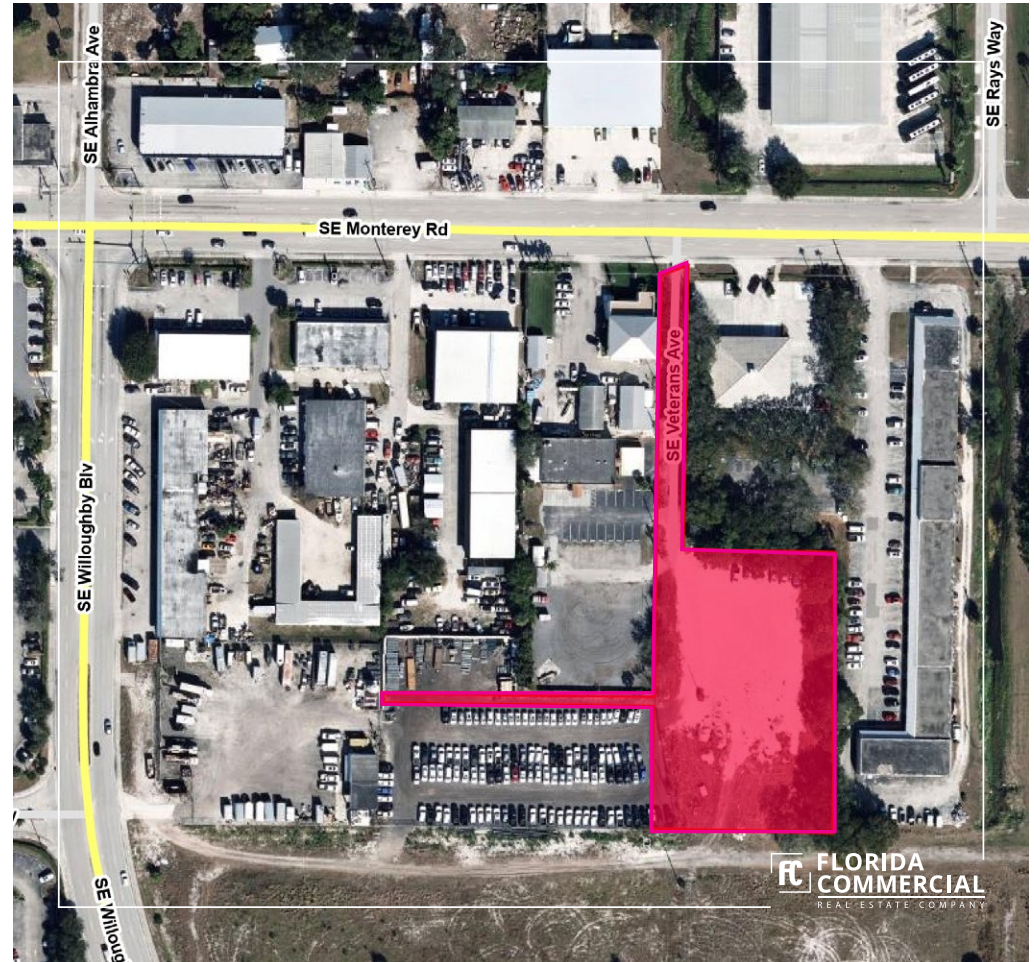
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SPECS

Land Size: 1.68 acres
Zoning: General Commercial - Martin County
Land Use: Commercial General - Martin County
List Price: \$695,000

PROPERTY OVERVIEW

Rare Site Plan Approved Parcel for Outdoor Storage in Stuart, Martin County, Florida! Centrally located on Monterey Road directly between US#1 and Kanner Highway which provides ideal access to all major Business and Commerce segments of the market, as well as easy access to I-95 and Florida's Turnpike. Approved Site Plan includes a Fenced Lot with Stabilized Surface, Parking for Vehicles and Equipment, Storage Shed, Finished Containers for Construction Material, and stormwater detention. Site Plan could be reasonably modified to accommodate a buyer's needs, including the possible addition of a Building structure, etc. Don't miss this Opportunity in Stuart, Florida, which was recently named the #2 Best Coastal Small Town in the USA!

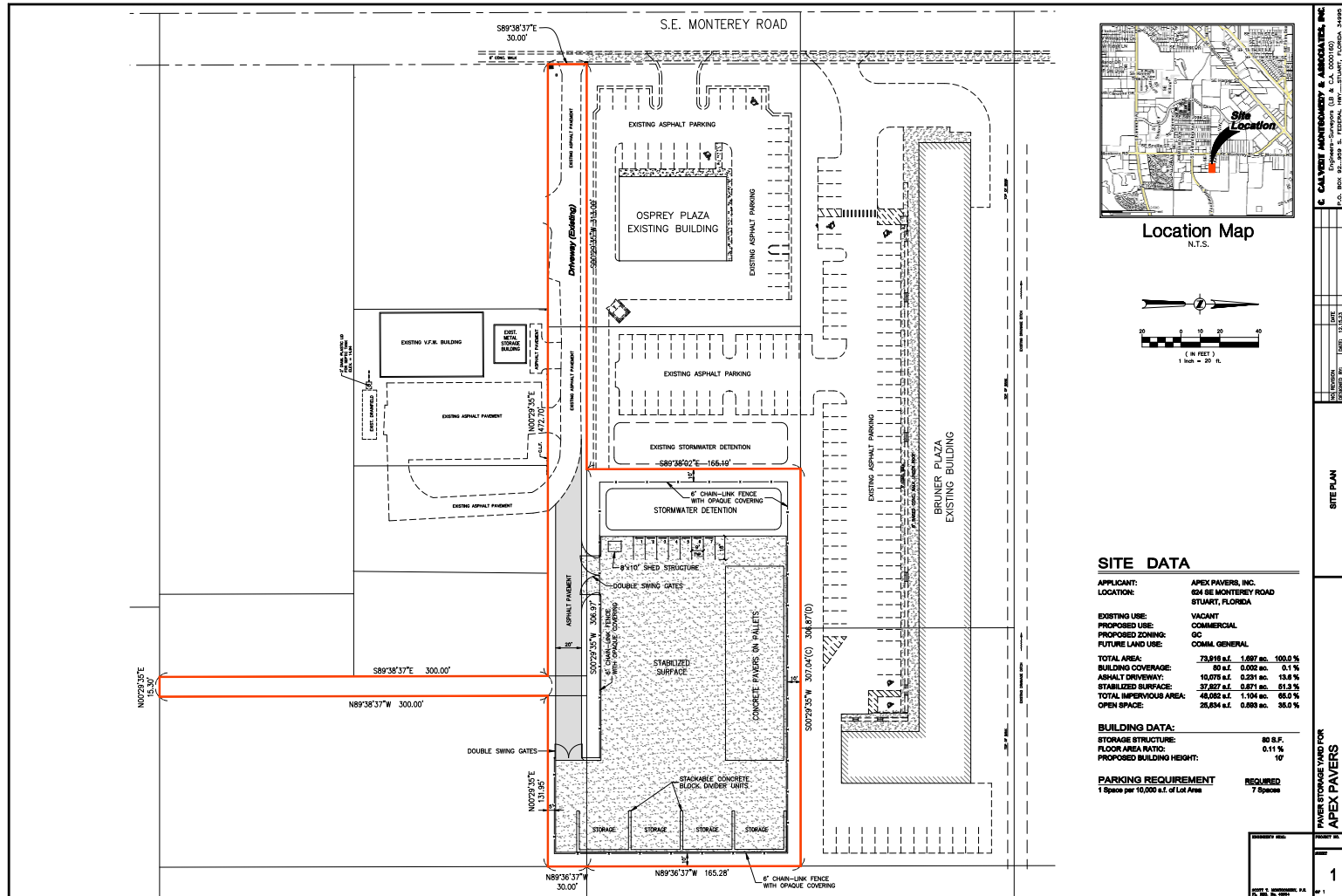


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SITE PLAN

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AERIAL

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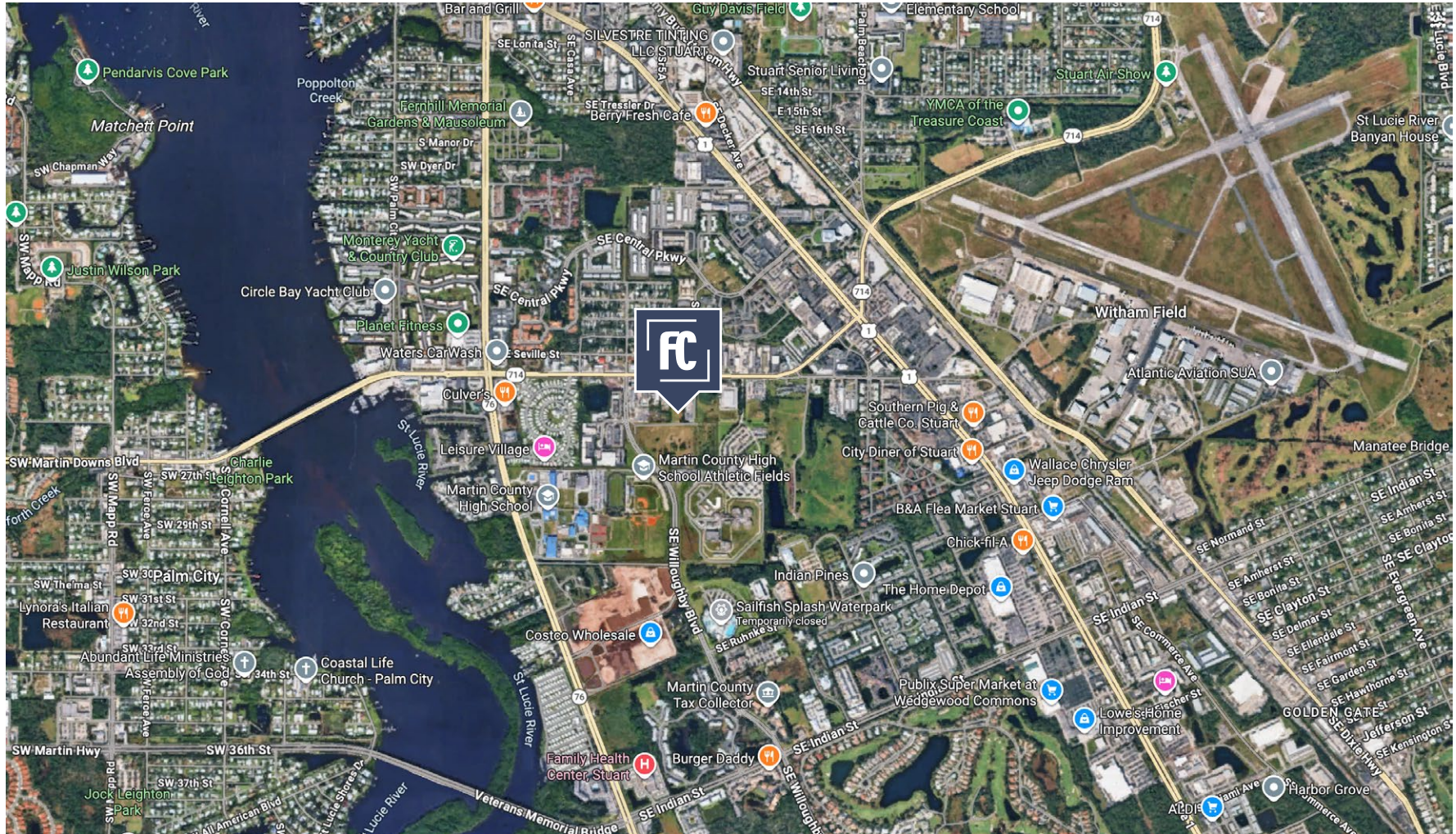
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RETAIL MAP

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MAP & REPORT

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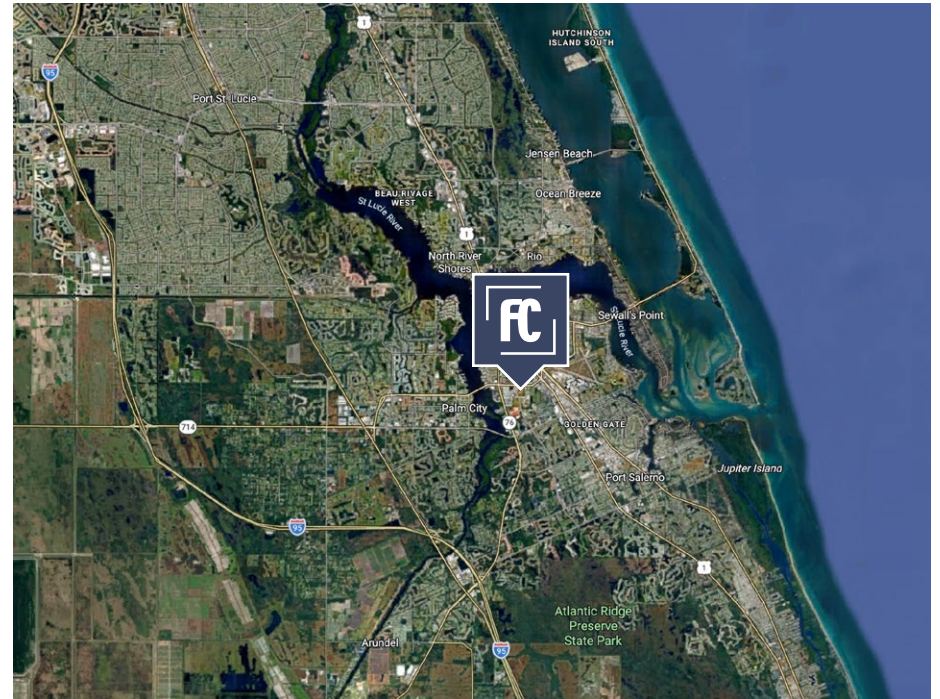
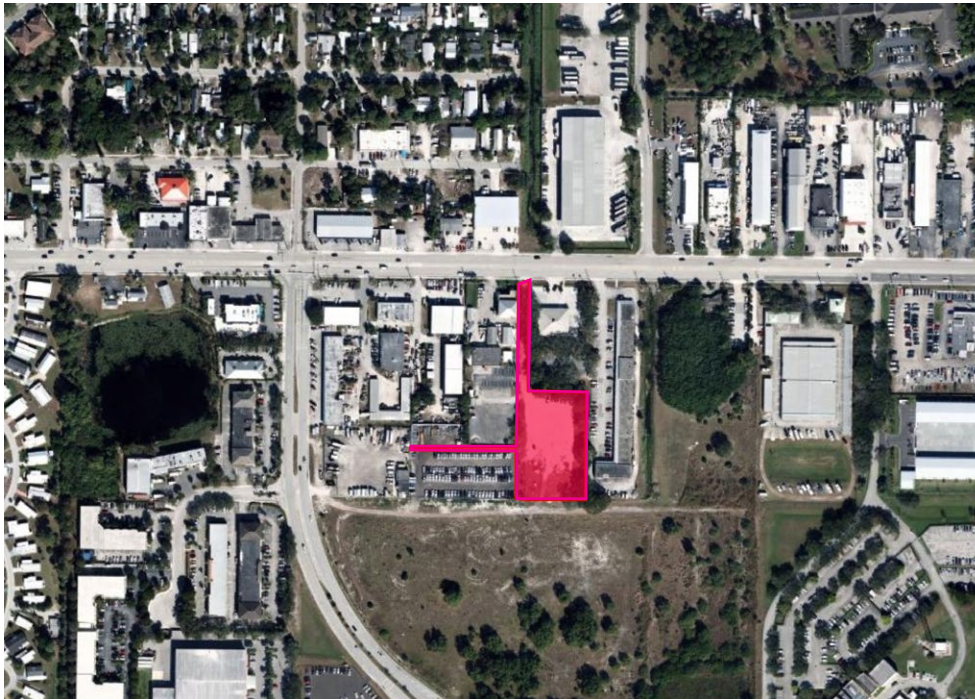
POPULATION

	1 MILE	3 MILES	5 MILES
Population	6.6K	47.1K	93.1K
Median age	42.7	47.1	47.8



HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2.9K	20.9K	39.1K
# of Employees	13.1K	66K	114.8K
Average HH income	\$75.8K	\$82.3K	\$83.5K



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