

Offering Memorandum

NAI Southcoast



St. Lucie River

14,908 SF PRIME
RETAIL BUILDING
FOR SALE

BRIGHTLINE/FLORIDA EAST COAST RAILWAY

SW FLAGLER ST

SW OSCEOLA ST

COLORADO AVE



45 SW Osceola St,
Stuart, FL 34994

FOR SALE:
Call for Pricing

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45 SW OSCEOLA ST, STUART, FL 34994

Property Highlights

Property Details

- Address: 45 SW Osceola St, Stuart, FL 34994
- Zoning: Retail
- Utilities: Martin County
- Year Built: 1936
- Number of Floors: 1
- Finished Area: 14,908 SF
- Parcel ID(s): 05-38-41-004-000-00140-0

Property Overview

The 45 SW Osceola Street building is located in the center of Downtown Stuart's historic district. With six staple tenants—Kilwins, Gumbo Limbo Coastal Chic and Coastal Kidz, Ana Capri, Earth Tones, and Radiant Outfitters—along with a second-floor Seminole Street office with mezzanine, this property boasts a stable tenant base that forms the core of downtown businesses in Historic Downtown Stuart. Leases are structured with NNN pass thrus and the investment benefits from minimal maintenance and management requirements due to the zero lot line nature of the historic downtown.

The Historic Downtown Stuart District remains one of the most vibrant downtowns in Florida and is only getting better, with the recent announcement of the Brightline Stuart Station, recent completion of two luxury condominium developments in Downtown Stuart, a recently approved 101 unit hotel, the Seminole Street improvement project and undergrounding of utilities, along with a robust schedule of downtown events put on by Stuart Main Street and the Downtown Business Authority.





45 SW OSCEOLA ST, STUART, FL 34994

In the News

Stuart/Martin County Chamber of Commerce expects huge economic impacts with new Brightline station

MARTIN COUNTY, Fla. — Mar 5, 2024

Brightline officially announced on Monday that the city of Stuart will be the latest train station location in Martin County.

County leaders say the economic impacts will be the most notable.

"This is going to be an added addition to our merchants and businesses downtown," said Joseph Catrambone, the CEO of Stuart/Martin County Chamber of Commerce.

An estimated 600,000 people are expected to be attracted to the area, according to the Stuart/Martin County Chamber of Commerce.

CEO Joseph Catrambone says he hopes to see some of that growth within the next year.....

abc 25 WPBF News

Jossie Carbonare, Reporter



4-story Hilton hotel approved for downtown Stuart

STUART, Fla. — Jan 8, 2024

Commissioners on Monday approved a four-story Hilton hotel in downtown Stuart.

The project, called the Creekside Hotel & Retail, includes 102 rooms as well as an accompanying retail and restaurant building.

It will sit on 1.62 acres of land along South Colorado Avenue just South of the Southeast Martin Luther King Jr. Boulevard roundabout.....

WPTC News

Joel Lopez, Reporter



Represented by: NAI Southcoast



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SE Seminole Street Improvements

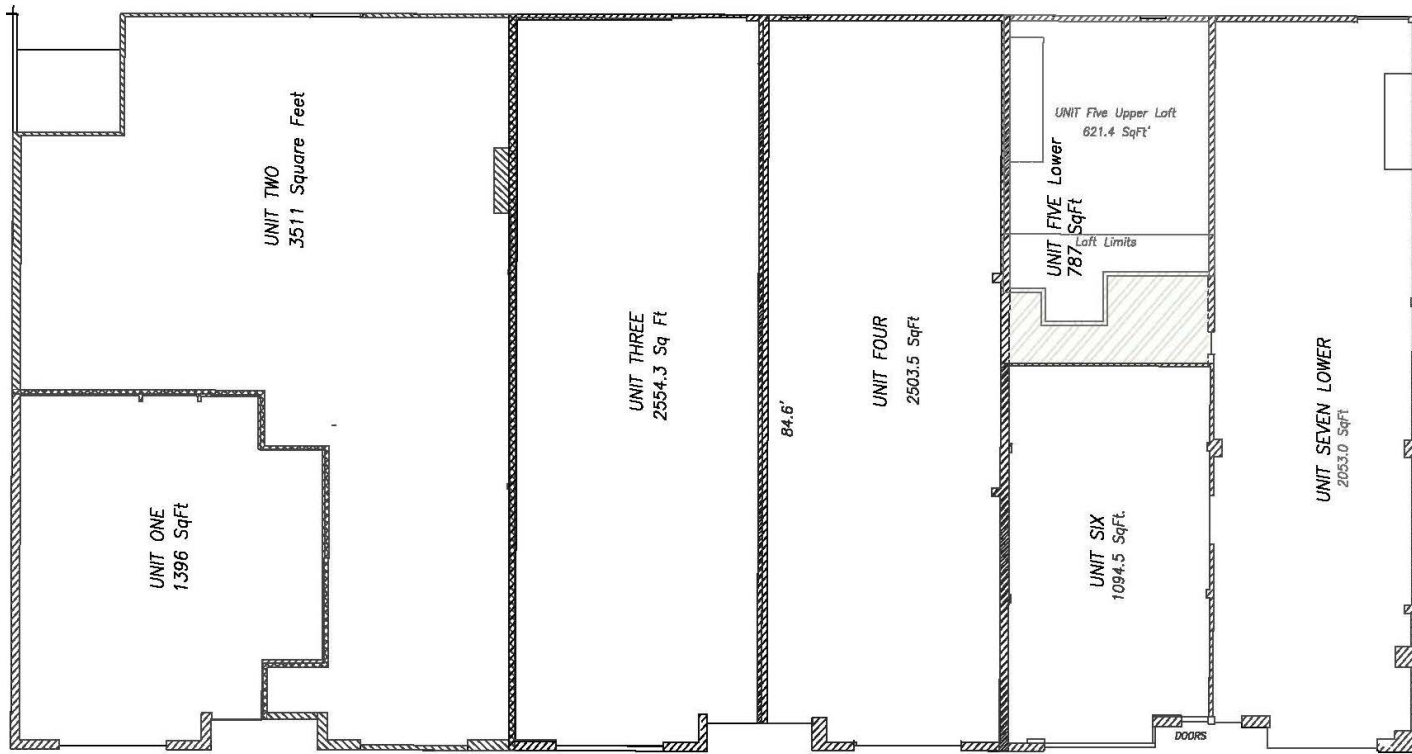


Downtown Stuart, SE Seminole Street



45 SW OSCEOLA ST, STUART, FL 34994

Site Plan



SW OSCEOLA STREET



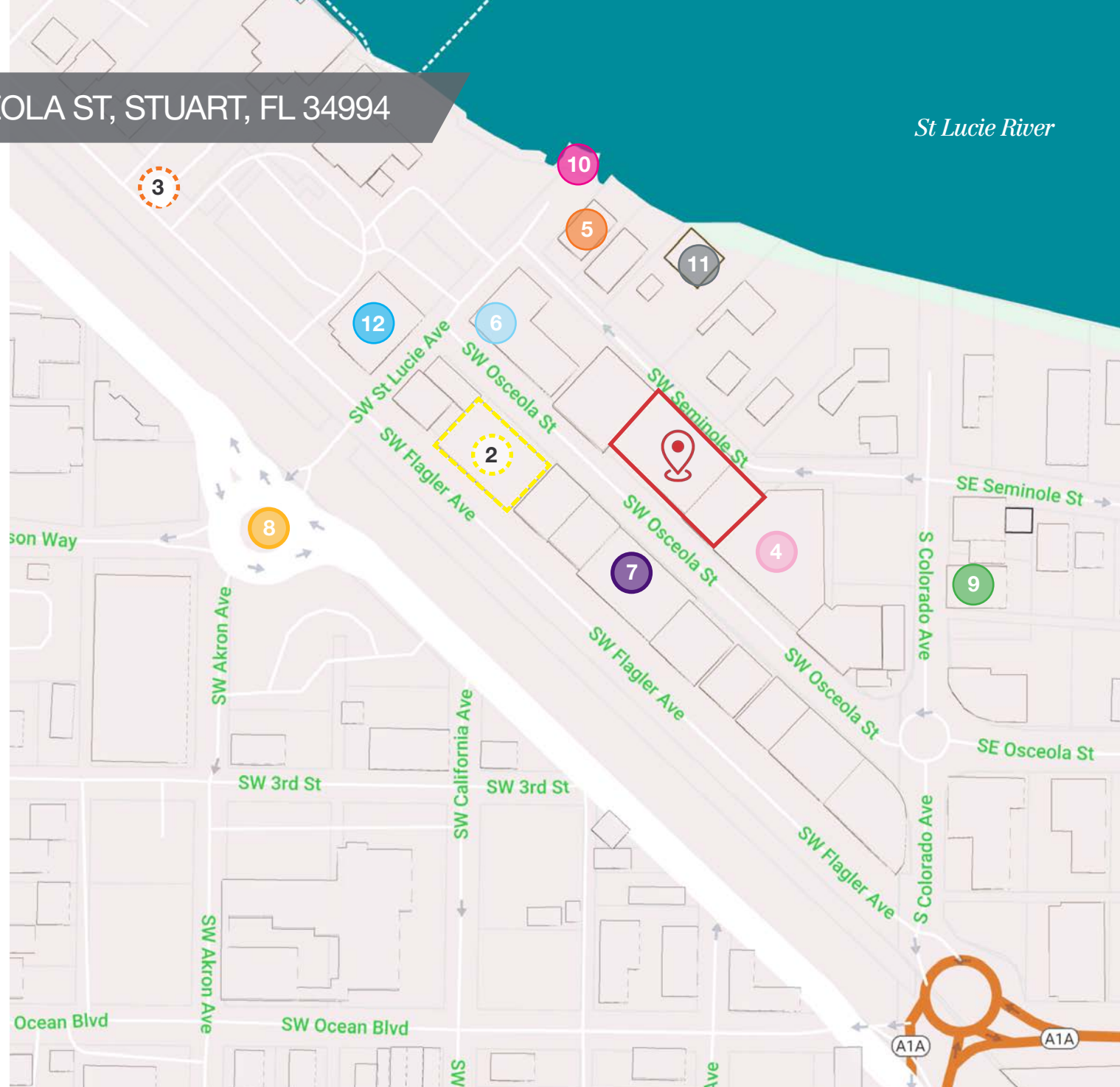


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St Lucie River

KEY

-  **RETAIL PLAZA AVAILABLE**
Leases in place
-  **Lyric Theater**
59 SW Flagler Ave
-  **Stuart Heritage Museum**
161 SW Flagler Ave
-  **La Grande Martier @ Post Office Arcade**
23 SW Osceola St
-  **Stuart Boathouse**
49 SW Seminole St
-  **Spritz City Bistro**
61 SW Osceola St
-  **The Gafford**
47 SW Flagler Ave
-  **Sailfish Fountain**
S Dixie Hwy & SW St Lucie Ave
-  **Old Colorado Inn**
211 S Colorado Ave
-  **Stuart Riverwalk Stage**
201 SW St Lucie Ave
-  **727 Sailbags Store**
41 SW Seminole St
-  **Stuart City Hall (Annex)**
300 SW St Lucie Ave





45 SW OSCEOLA ST, STUART, FL 34994

Looking Southeast



St. Lucie River

SITE



45 SW OSCEOLA ST, STUART, FL 34994

Looking South

St. Lucie River

SITE





St. Lucie River

45 SW OSCEOLA ST, STUART, FL 34994

Street View





45 SW OSCEOLA ST, STUART, FL 34994

Looking Northeast



St. Lucie River

SITE





45 SW OSCEOLA ST, STUART, FL 34994

Looking Northeast



St. Lucie River

SITE





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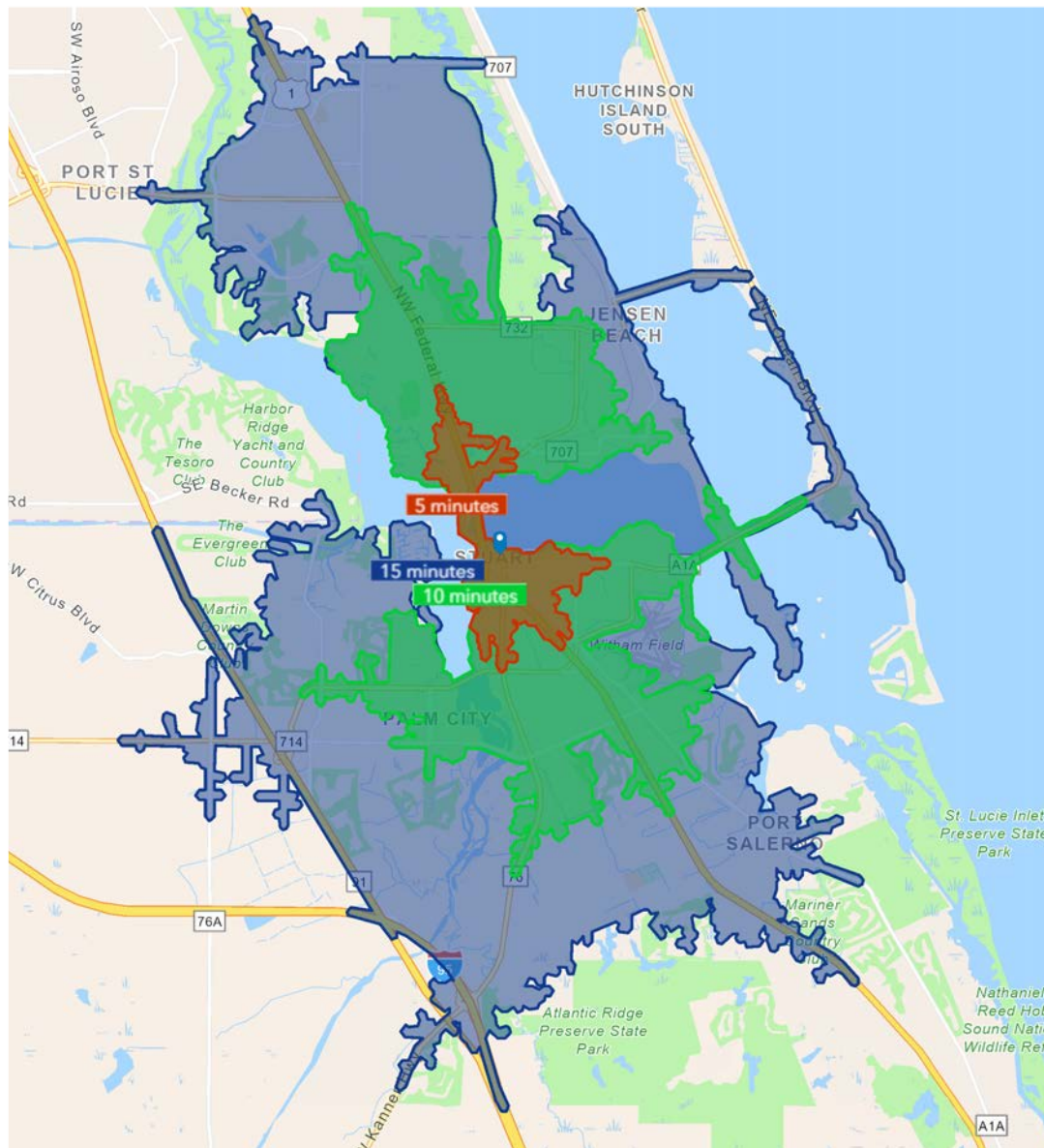
Ground Views





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Drive Time

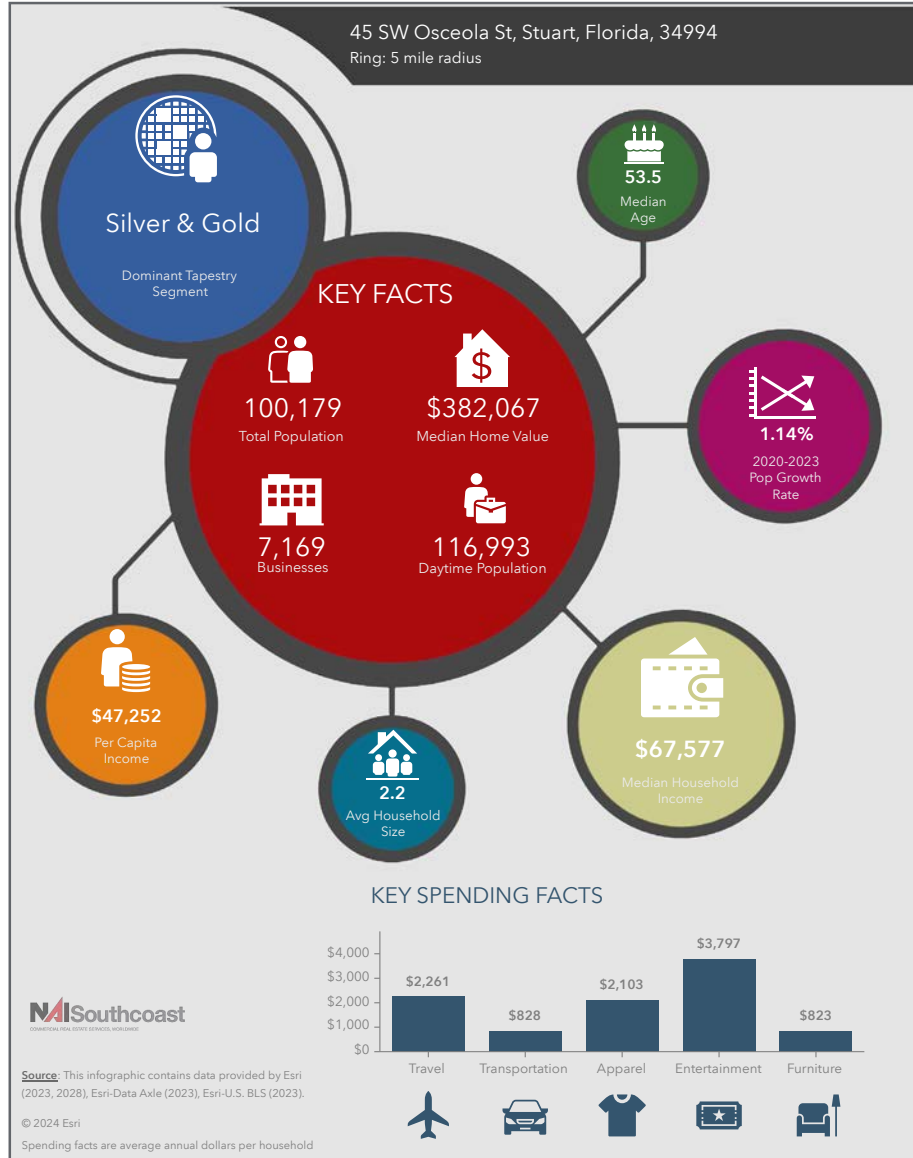


5 Minutes	10 Minutes	15 Minutes
6,291 2010 Population	43,220 2010 Population	111,785 2010 Population
6,941 2023 Population	48,247 2023 Population	125,351 2023 Population
9.8% 2010-2023 Population Growth	10.9% 2010-2023 Population Growth	11.4% 2010-2023 Population Growth
0.11% 2023-2028(Annual) Est. Population Growth	1.21% 2023-2028(Annual) Est. Population Growth	0.47% 2023-2028(Annual) Est. Population Growth
54.0 2023 Median Age	51.0 2023 Median Age	51.6 2023 Median Age
\$90,304 Average Household Income	\$91,448 Average Household Income	\$96,081 Average Household Income
44.4% Percentage with Associates Degree or Better	45.0% Percentage with Associates Degree or Better	44.3% Percentage with Associates Degree or Better
65.0% Percentage in White Collar Profession	59.3% Percentage in White Collar Profession	60.1% Percentage in White Collar Profession



45 SW OSCEOLA ST, STUART, FL 34994

2023 Demographics



Population

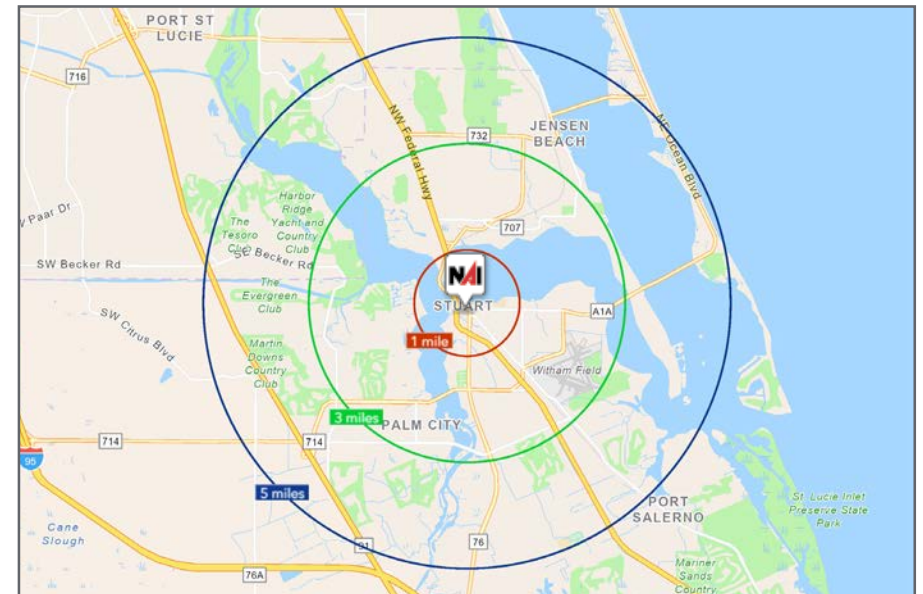
- 1 Mile: 3,522
- 3 Mile: 47,945
- 5 Mile: 100,179

Average Household Income

- 1 Mile: \$88,535
- 3 Mile: \$96,310
- 5 Mile: \$106,428

Median Age

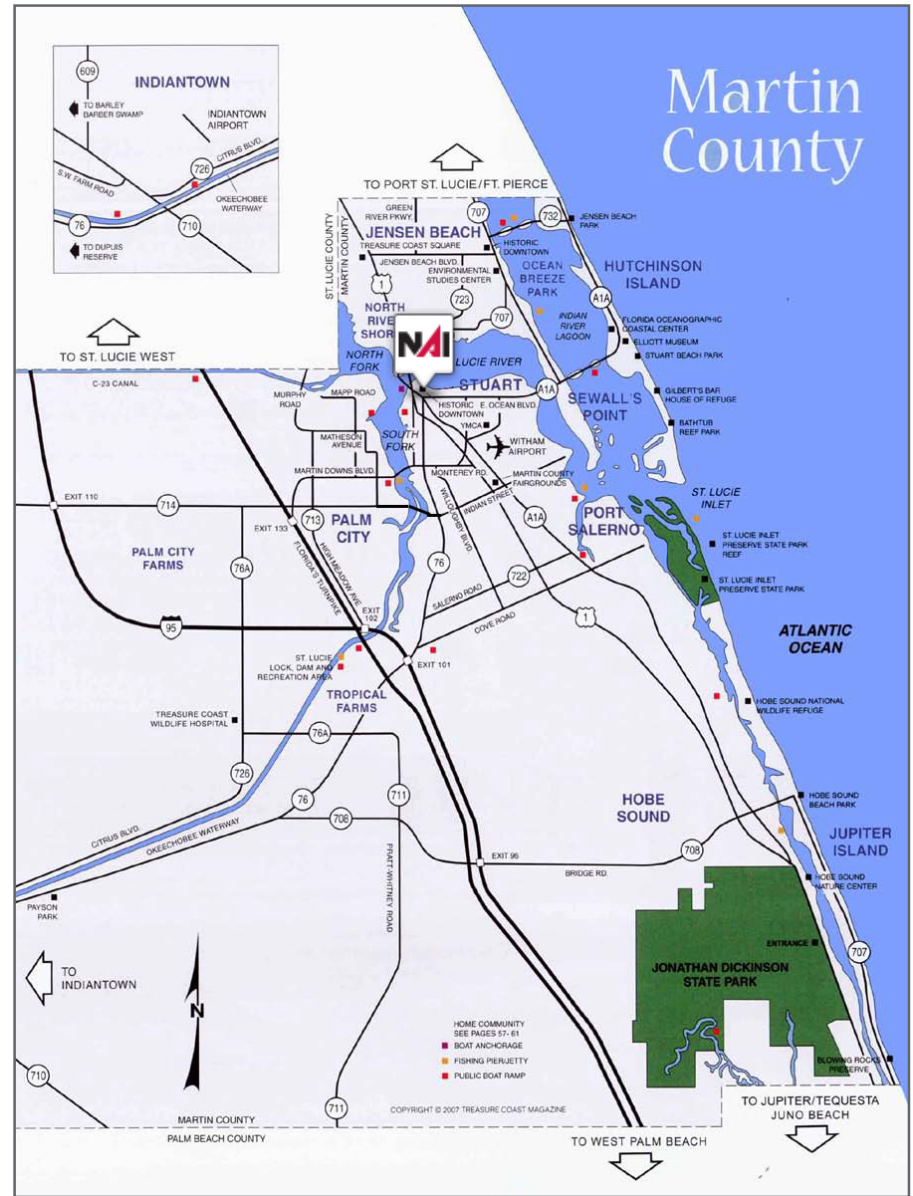
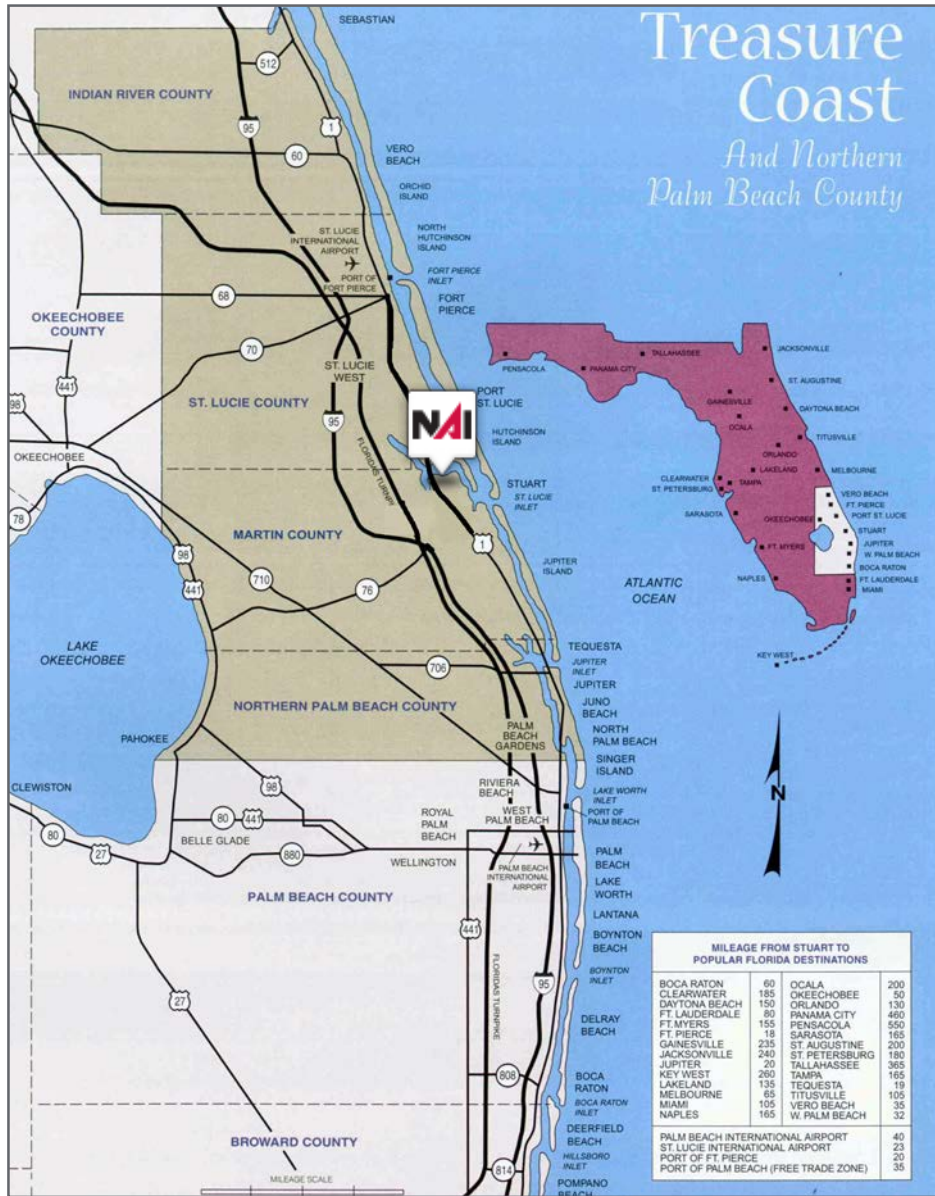
- 1 Mile: 50.3
- 3 Mile: 54.7
- 5 Mile: 53.5





45 SW OSCEOLA ST, STUART, FL 34994

Area Maps





45 SW OSCEOLA ST, STUART, FL 34994

City Overview

Stuart, Florida

Stuart, Florida is located on Florida's East Coast, which borders the St. Lucie River and West of the Indian River. The climate is pleasant with mild winters and warm summers. The annual average temperature is 72 degrees. Annual rainfall averages 60 inches.

Stuart is famed for its exceptional sailfishing and all other types of sport fishing. You can enjoy ocean fishing, river and bay fishing, and fresh water fishing. The North and South forks of the St. Lucie River are tropical wonderlands for cruises. Stuart has quaint older neighborhoods in the downtown area, including a mixture of townhomes and condominiums. Stuart's successful revitalization program has given the Downtown area a pleasant ambiance, with shops and restaurants lining the streets.

The top major employers are, Cleveland Clinic Hospital, Vought Aircraft, Municipal Government, and thousands of successful small businesses. The economy is driven by retail service, hospitality, construction and government sectors located throughout the city.

At the present time, Stuart is a growing community, annexing new properties north and south of the city, currently 6.25 square miles. Revitalization continues in the Potsdam section of the downtown area as well as North of the Roosevelt Bridge. Completed in 1996, the Roosevelt Bridge, is a prominent feature in the area, allowing for easy connectivity and accessibility to Stuart's Public Beaches.



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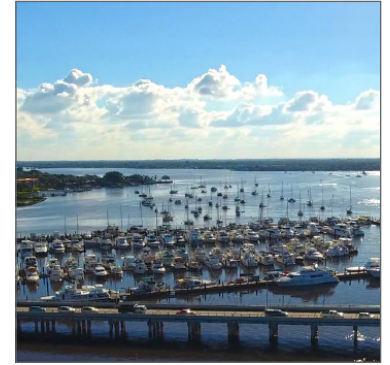
County Overview Martin County

The cities that make up Martin County include Jensen Beach/Rio, Stuart/Sewall's Point, Hutchinson Island, Hobe Sound, Jupiter/ Tequesta, Palm City, Port Salerno and Indiantown. Martin County is a wonderful place to visit and live, with beaches, golf, fishing and boating. The County boasts arts, quaint downtowns with shops, gourmet dining, galleries, museums, historic places, festivals and more.

Martin County is for...

The golf enthusiast... Martin County is home to over 35 world-class golf courses all within a 15-mile radius. The sun worshiper... The County offers its visitors and residents alike some of the finest beaches on the east coast. The discriminating arts shopper... More than 20 galleries participate in a monthly First Thursday gallery night. Many of these galleries are in the historic downtowns of Stuart, Jensen Beach, Port Salerno and Hobe Sound. The music lover... The historic Lyric Theatre offers a wide-array of fist class talent nearly 300 days a year... This acoustically amazing theatre features concerts for all music lovers, from classical to rock and roll, and theatrical performances by local and national talent.

Mark your calendars for a plethora of events to look forward to in Martin County, Florida. The Stuart Air Show, Stuart Boat Show, ArtsFest, and the Martin County Fair are just some of the many events taking place throughout the year. The Treasure Coast Children's Museum, located at Indian Riverside Park, is a great place for kids and families, offering a water play area, fishing, and a riverfront view. Often, there are events in the park including concerts, orchid shows, and more. Indian Riverside Park also features the Maritime and Yachting Museum. Hutchinson Island is home to the Elliott Museum which celebrates the genius of innovation, creativity and the historical events of Martin County. Named after the prolific inventor Sterling Elliott, the museum hosts permanent exhibits showcasing Model A Trucks, early transportation, the history of Stuart and its surrounding regions, and baseball memorabilia. For the scientifically minded and curious kids, the Florida Oceanographic Coastal Center offers fun opportunities to learn about our local ecosystem.



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