

100% LEASED “CREDIT A” TENANT LIGHT INDUSTRIAL WAREHOUSE

24,992 SF // \$5,100,000
4551 SE HAMPTON CT, STUART, FL 34997



**Christenson
Commercial**
REAL ESTATE

759 S. FEDERAL HWY • SUITE 217 • STUART, FL 34994

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Don't miss this rare Martin County 100% Leased Credit A Tenant light industrial building. This brand new warehouse features; concrete construction, LED Lighting, skylights, 3-Phase electric, office build-out, 4 bathrooms, 6 massive overhead doors and free span roof design.

Call today for more information.

THE OFFERING

Excellent location in South Stuart just 2 blocks from US1 for easy access North and South.

NET OPERATING INCOME	\$295,948
CAP RATE	5.8%
LEASE TERM	5 YEARS (JUNE 2026)
CELL TOWER LEASE INCOME	\$1,080/MO
TENANT	SNYDER'S OF HANOVER
TENANT TYPE	CLASS A CREDIT - WAREHOUSE & DISTRIBUTION
PRICE	\$5,100,000
GROSS LEASABLE AREA	24,992 SF
SALE TYPE	INVESTMENT OR OWNER USER
NO. STORIES	1
YEAR BUILT	2018
PROPERTY TYPE	INDUSTRIAL / WAREHOUSE
CLEAR CEILING HEIGHT	26 FT
NO. DRIVE IN / GRADE-LEVEL DOORS	6
BUILDING CLASS	B
ZONING DESCRIPTION	4100 LIGHT EQUIPMENT MFG
LOT SIZE	1.46AC
APN / PARCEL ID	52-38-41-301-000-0038.0-1-0000

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



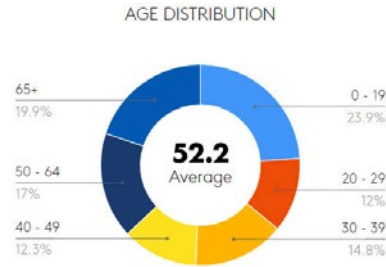
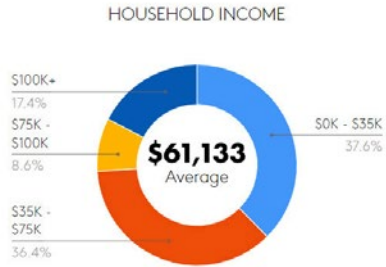
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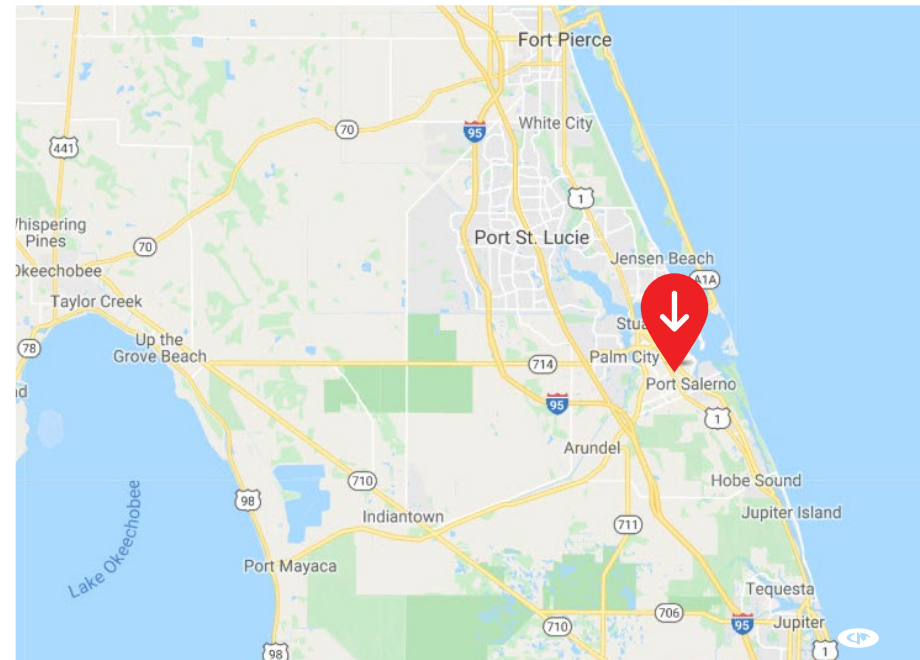
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DEMOGRAPHICS

In 2017, Martin County, FL had a population of 156k people with a median age of 51.6 and a median household income of \$55,588.



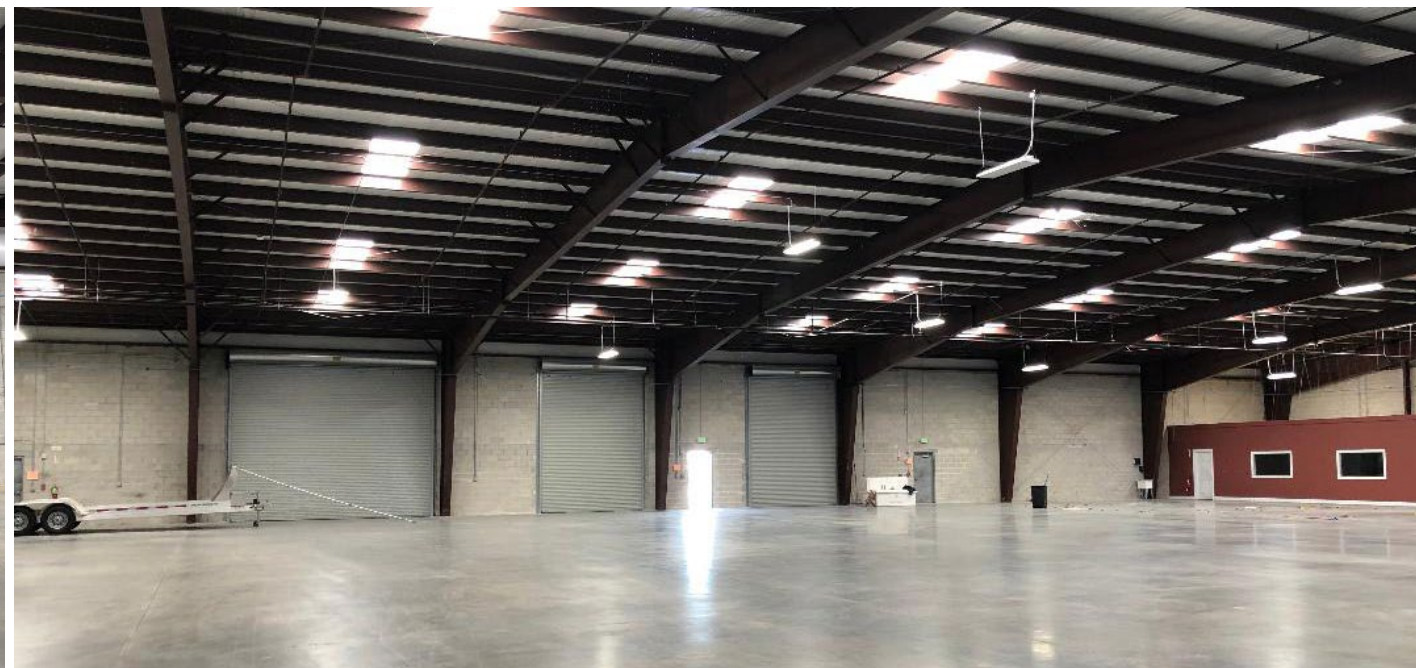
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Total Population	6,319	48,629	88,418
2010 Population	6,560	46,521	80,932
2024 Population	6,560	51,191	93,724
Employees	7,245	27,573	56,836
Total Businesses	721	3,057	6,274
Average Household Income	\$69,106	\$66,552	\$77,218
Median Household Income	\$46,226	\$49,263	\$56,040
Total Consumer Spending	\$53M	\$472.01M	\$972.6M
Median Age	39.5	48.0	52.8
Households	2,302	21,229	39,851
Percent College Degree or Above	13%	16%	18%
Average Housing Unit Value	\$305,825	\$296,573	\$332,750



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