



FOR LEASE

■ SE Dixie Hwy

Stuart, FL 34997

PROPERTY OVERVIEW

Offered at \$2,650 per month, this ±10,000 SF gated, fenced, and graveled outdoor storage yard provides a secure and flexible leasing opportunity for businesses requiring additional space for equipment, materials, vehicles, or operational storage. Convenient access to SE Dixie Highway provides strong connectivity to the surrounding commercial market, making the site well positioned for contractors, service businesses, and other commercial users seeking functional outdoor space.

OFFERING SUMMARY

Land Size:	10,000 SF
Land Use:	CRA Center
Zoning:	Golden Gate Redevelopment District

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LEASE RATE

\$2,650 per month (Ground)



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.

Property Details & Highlights

3077 SE DIXIE HWY

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Property Address: SE Dixie Hwy, Stuart, FL 34997

Property Type: Land

Zoning: Golden Gate Redevelopment District

LOCATION OVERVIEW

Strategically positioned near SE Dixie Highway and SE Amherst Street, the property offers convenient access to surrounding commercial areas and major transportation routes. Located within the Golden Gate Redevelopment District, the site is situated in an area targeted for continued redevelopment and commercial activity. The property carries a CRA Center Future Land Use designation, further supporting its location within this evolving business corridor.



LEASE HIGHLIGHTS

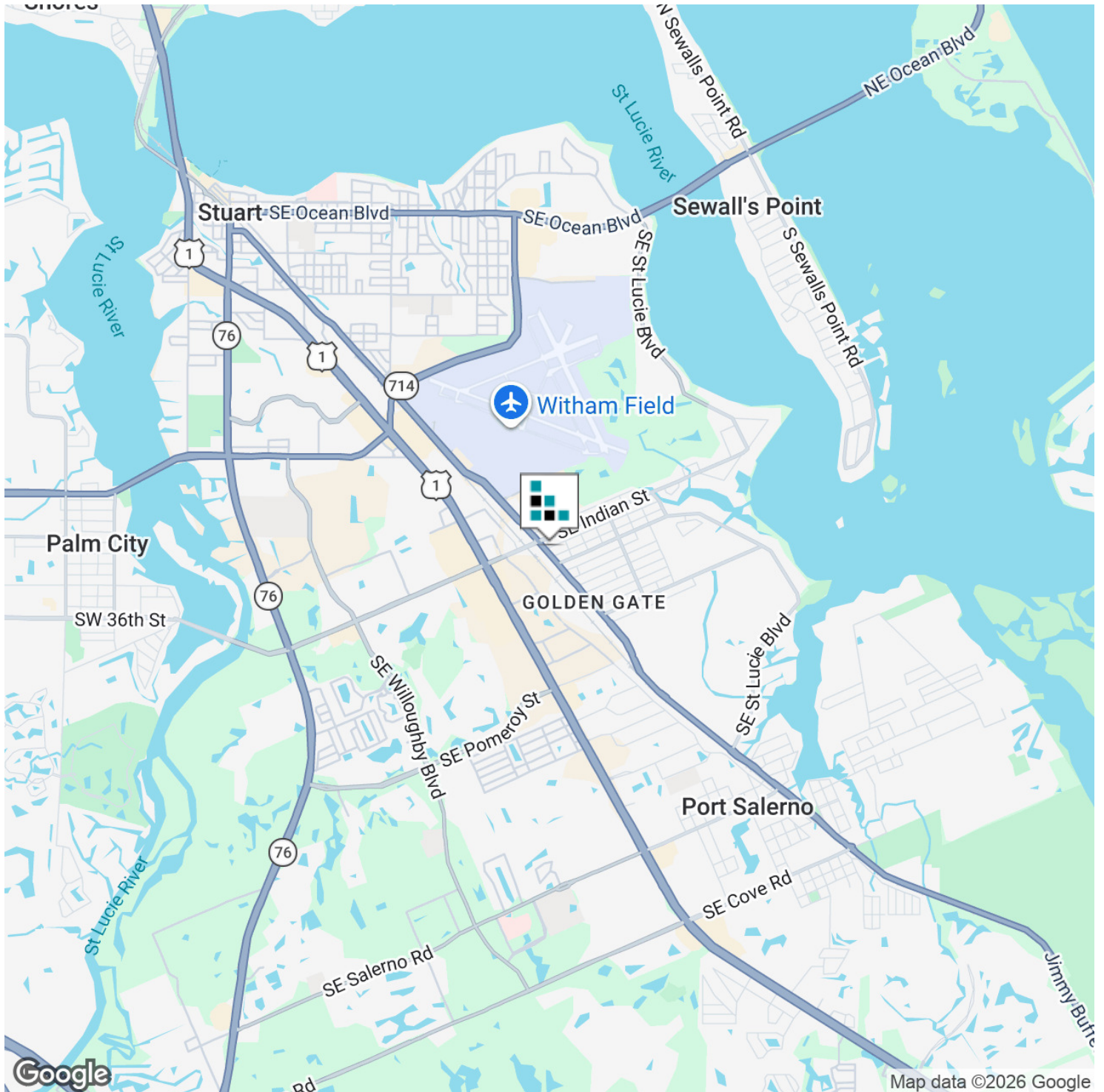
- ±10,000 SF Outdoor Storage Yard
- \$2,650 Per Month
- Fully Fenced Perimeter
- Gated & Secure
- Graveled Yard Surface
- Convenient access to SE Dixie Highway
- Access via SE Amherst Street
- Zoning: Golden Gate Redevelopment District
- Future Land Use: CRA Center
- Well-suited for outdoor storage and business operational needs



Location Map

3077 SE DIXIE HWY

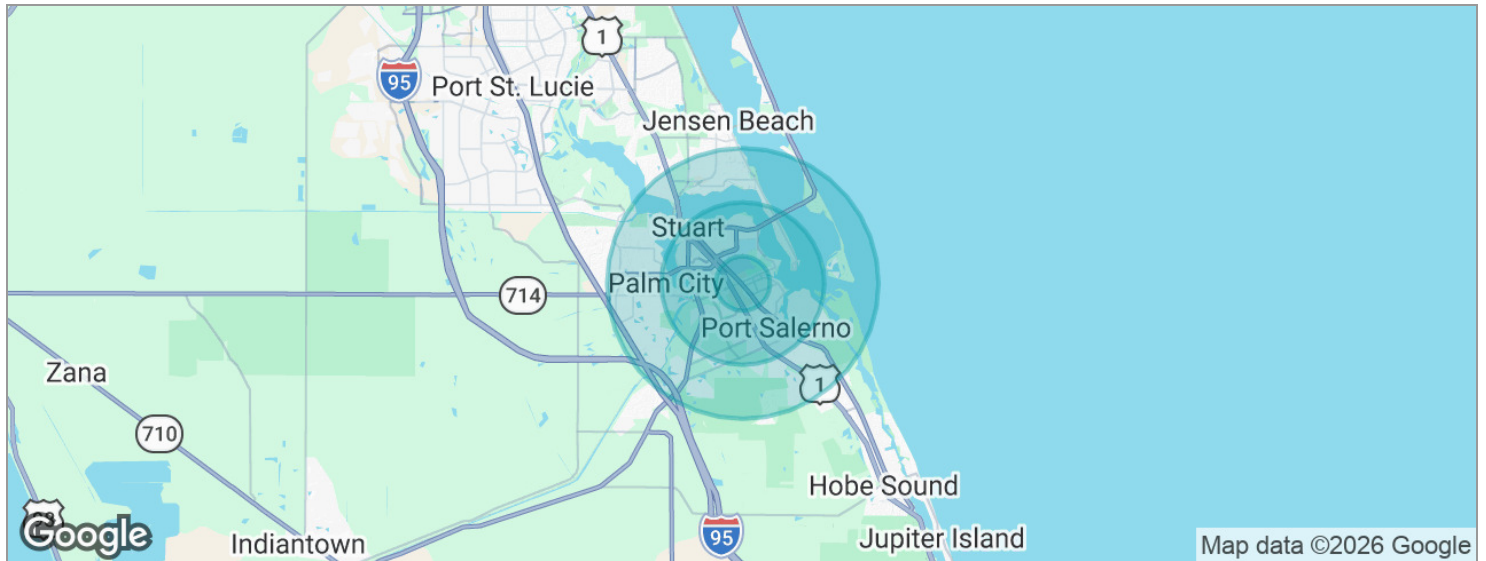
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Demographics Map

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,445	48,081	93,795
Median age	43.8	49.7	52.3
Median age (Male)	41.0	49.6	51.4
Median age (Female)	47.2	50.0	53.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,743	21,050	41,531
# of persons per HH	2.3	2.3	2.3
Average HH income	\$85,487	\$97,374	\$113,355
Average house value	\$370,711	\$405,410	\$446,940

* Demographic data derived from 2020 ACS - US Census

Disclaimer

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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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