

# 3,500 SF Industrial Warehouse Space

2971 SE Gran Park Way, Stuart, FL 34997

# NAI Southcoast



*Presented by*

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FOR LEASE:

# \$18.00/SF Modified Gross



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## Summary:

Address: 2971 SE Gran Park Way,  
Stuart, FL 34997

Unit Size: 3,500 SF

Lease Rate: \$18.00/SF Modified Gross

## Highlights:

- 20' ceiling heights
- Fully air-conditioned warehouse
- Close proximity to I-95 and Florida Turnpike
- 12' x 16' roll-up doors
- Quality tilt wall construction
- Drive through capability

## Overview:

- Excellent opportunity to lease a high-quality warehouse located in the heart of Stuart, Florida
- The space is 3,500 SF of open warehouse that is fully air-conditioned with 12' x 16' roll-up doors.
- Nearby SE Federal Hwy provides easy access to Dixie Hwy, I-95 and the Florida Turnpike
- 3 Phase Power





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St. Lucie River

Witham Field  
Airport





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3,500 SF Space



SE GRAN PARKWAY



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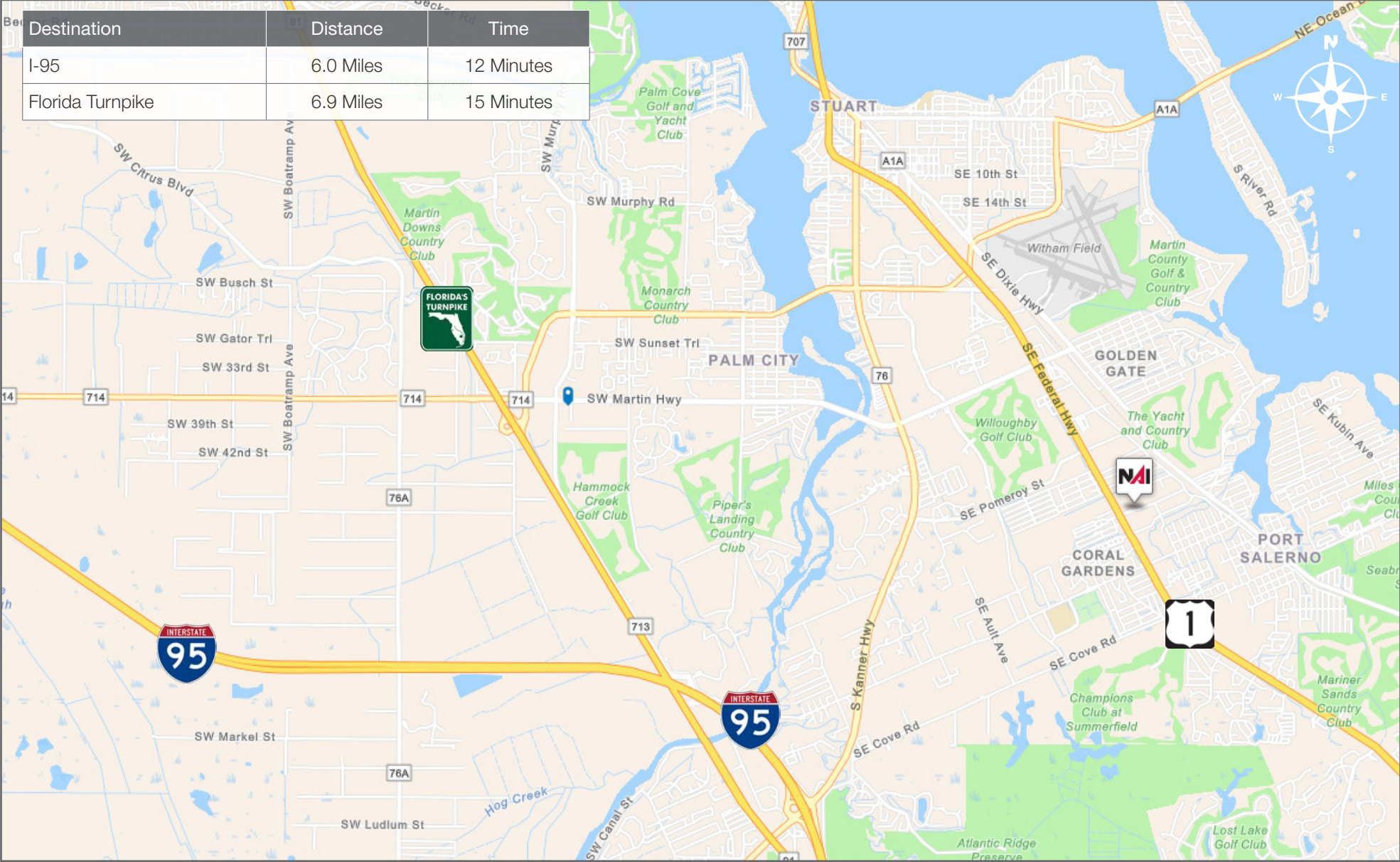




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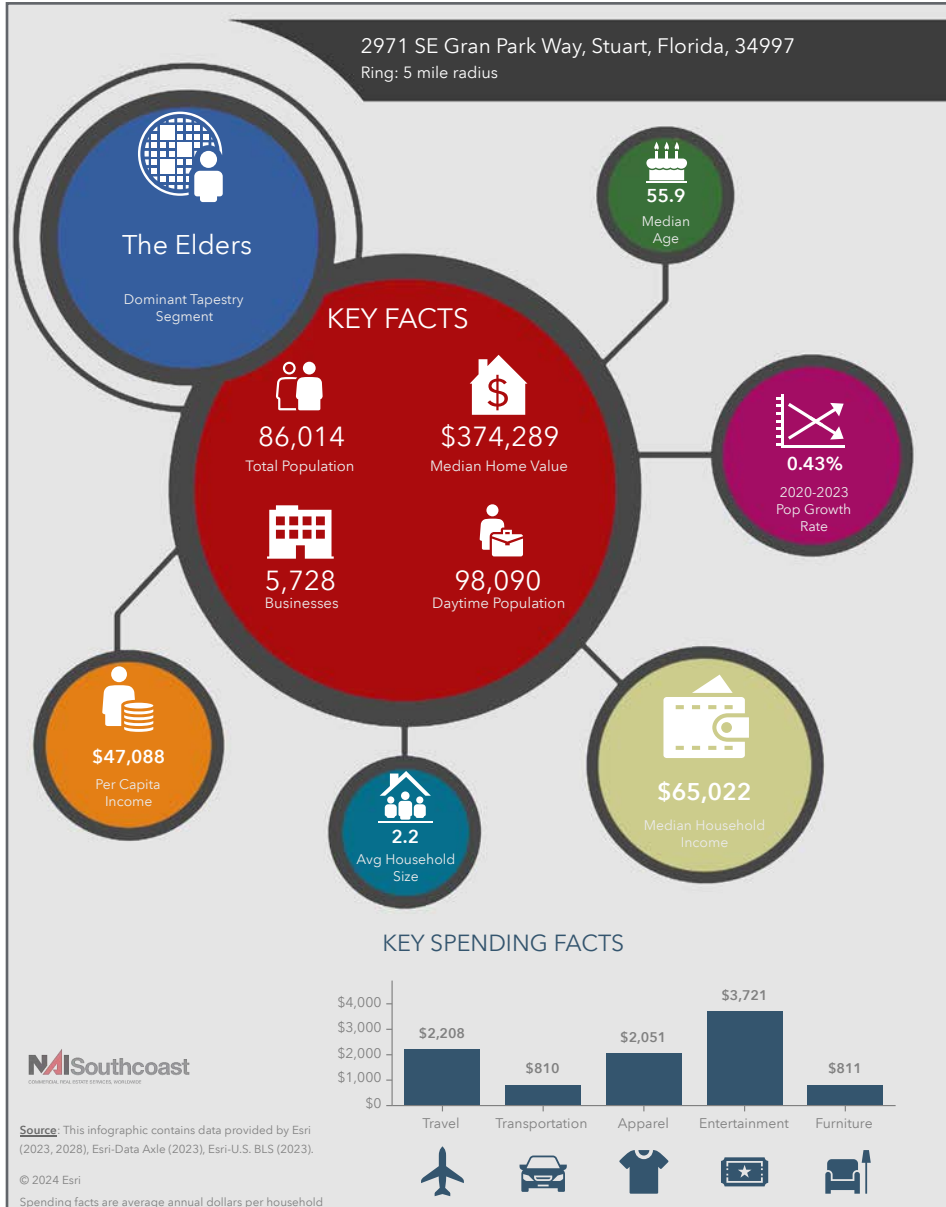
## Area Map



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## 2023 Demographics



### Population

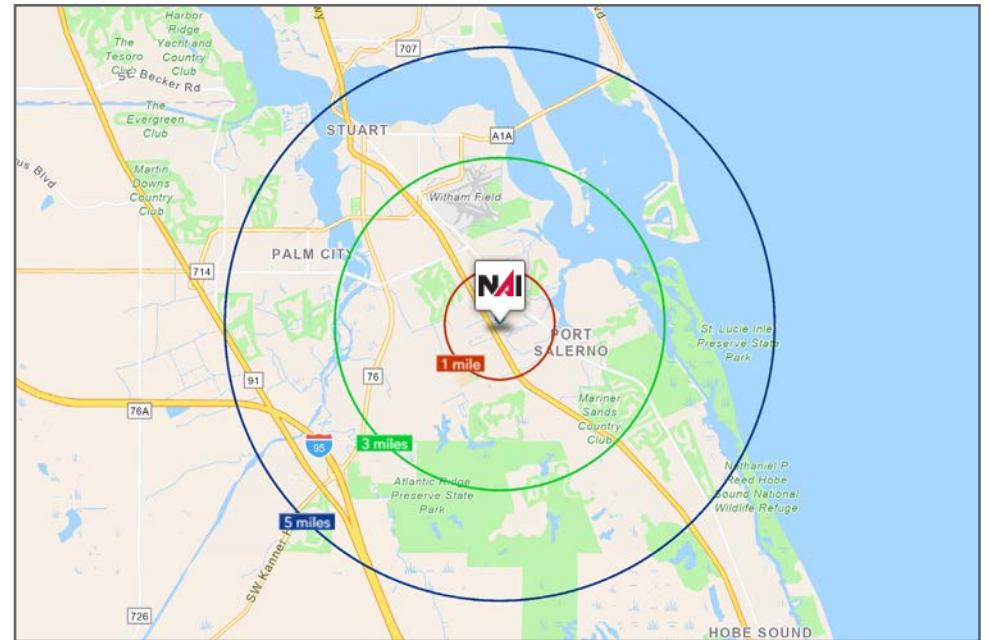
- 1 Mile: 7,033
- 3 Mile: 44,170
- 5 Mile: 86,014

### Average Household Income

- 1 Mile: \$81,924
- 3 Mile: \$89,375
- 5 Mile: \$104,248

### Median Age


- 1 Mile: 45.8
- 3 Mile: 50.5
- 5 Mile: 55.9





# City Overview

Stuart, Florida



Stuart, Florida is located on Florida's East Coast, near the St. Lucie River Inlet and Hutchinson Island South. Local beaches, parks, waterways, and top-rated schools make Stuart one of the best areas in Florida to live for families and retirees.

Stuart is famous as the Sailfish Capital of the World. You can enjoy both freshwater and saltwater fishing at any of Stuart's rivers, intracoastal waterways, or ocean boating areas. Boat owners enjoy cruising up and down the North and South forks of the St. Lucie River. Stuart has quaint older neighborhoods in the downtown area with a mixture of town homes and condominiums. Stuart's successful revitalization program has made the downtown area the place to be, lined with shops and restaurants.

The top employers in Stuart include Cleveland Clinic Hospital, Vought Aircraft, the Martin County School District, and thousands of successful small businesses. The economy is driven by retail service, hospitality, construction, and government sectors located throughout the city.

Stuart is a growing community, approximately 9.5 square miles in area. The city is planning and implementing a diverse revitalization project in several sectors of the community, including a Business Improvement Grant Program, Community Redevelopment Block Grant, Design Assistance Program, and other programs to support solar energy, residential improvements, and neighborhood revitalization.



# County Overview

## Martin County, Florida

The cities that make up Martin County are 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 amenities, quaint downtowns with shops, gourmet dining, and 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 first-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. For the die-hard festivals-goer... There are plenty to choose from including the Port Salerno Seafood Festival, BookMania, ArtsFest, Pineapple Festival, or one of the many festivals throughout the year.

The Treasure Coast Children's Museum is a great place for the kids located at Indian Riverside Park which has a fabulous water play area, fishing, and riverfront views. Often, there are also events in the park including concerts, orchid shows, and more. Indian Riverside Park also features the Maritime and Yachting Museum. Hutchinson Island houses the Elliott Museum, which focuses on art, history and technology. Named after prolific inventor Sterling Elliott, the museum houses permanent exhibits, including Model A trucks, early transportation, the history of Stuart and surrounding regions, and baseball memorabilia. For the more scientifically curious kids, the Florida Oceanographic Coastal Center offers a fun opportunity to learn more about our local ecosystem and even feed the stingrays!





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