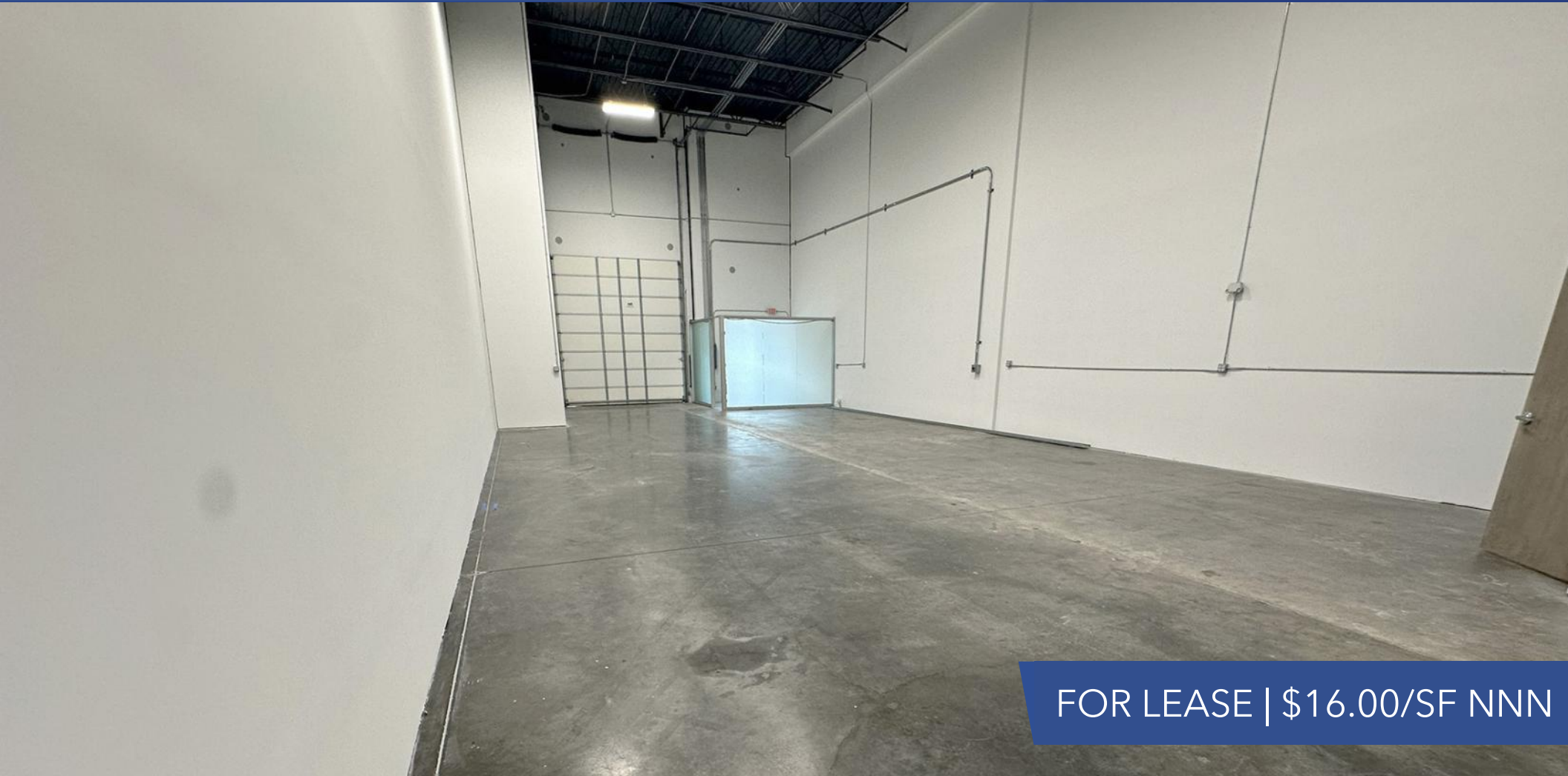


VERSATILE FLEX UNITS

7814 & 7816 SW Jack James Dr. Stuart, FL 34997



FOR LEASE | \$16.00/SF NNN

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street
Stuart FL, 34994
www.commercialrealestatellc.com

Matt Crady
772.286.5744 Office
772.260.1655 Mobile
mcrady@commercialrealestatellc.com

PROPERTY OVERVIEW

- Two adjacent flex condo units offer an excellent opportunity for businesses seeking versatile space within the Treasure Coast Commerce Center, conveniently located off SW Jack James Drive in Stuart, FL.
- Each open-layout unit features concrete flooring, 14' x 14' roll-up doors, two restrooms, fire sprinklers, and 3-phase power (200 amps per unit).
- Ideally situated in Stuart's industrial corridor with quick access to I-95, the property is well suited for a variety of industrial or commercial uses.



LEASE RATE

\$16.00/SF NNN

UNIT 7814

2,020 SF

UNIT 7816

2,020 SF

BUILDING TYPE

Flex

TRAFFIC COUNT

2,200 ADT

YEAR BUILT

2019

CONSTRUCTION TYPE

Concrete, Tilt-up

POWER

3 Phase Power; 200amps each unit

ZONING

LI-Limited Industrial

LAND USE

Industrial

PARCEL ID

55-38-41-301-001-01250-0

55-38-41-301-001-01260-0

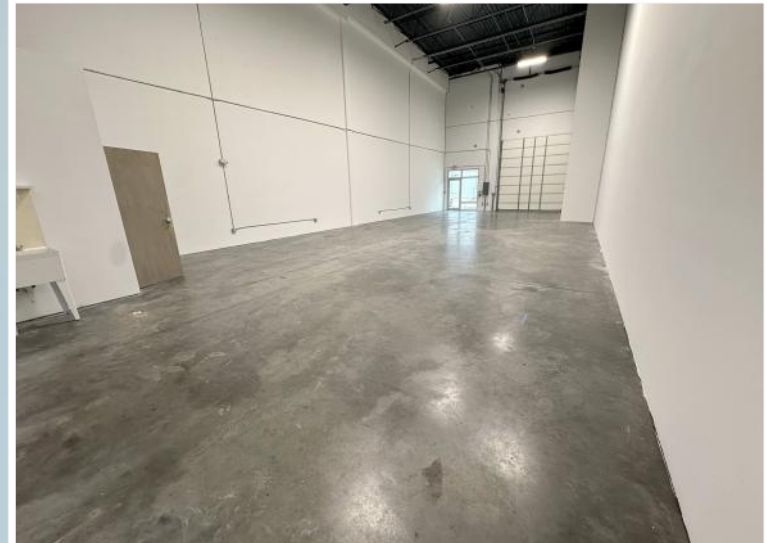
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INTERIOR PHOTOS (UNIT 1)



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INTERIOR PHOTOS (UNIT 2)



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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	2,883	1 Mile	\$122,333	1 Mile	46.8
3 Mile	15,847	3 Mile	\$114,780	3 Mile	46.9
5 Mile	58,508	5 Mile	\$90,294	5 Mile	47.3

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	2,986	1 Mile	\$95,097	1 Mile	52.1
3 Mile	16,396	3 Mile	\$85,494	3 Mile	51.3
5 Mile	61,334	5 Mile	\$64,453	5 Mile	50.8

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ZONING INFORMATION

USE CATEGORY	LI
<i>Commercial and Business Uses</i>	
Adult business	P
Business and professional offices	P
Commercial amusements, indoor	P
Commercial amusements, outdoor	P
Commercial day care	P
Construction industry trades	P
Construction sales and services	P
Financial institutions	P
Flea markets	P
General retail sales and services	P
Golf driving ranges	P
Hotels, motels, resorts and spas	P
Kennels, commercial	P
Limited retail sales and services	P
Medical services	P
Pain management clinics	P
Trades and skilled services	P
Vehicular sales and service	P
Vehicular service and maintenance	P
Veterinary medical services	P
Wholesale trades and services	P

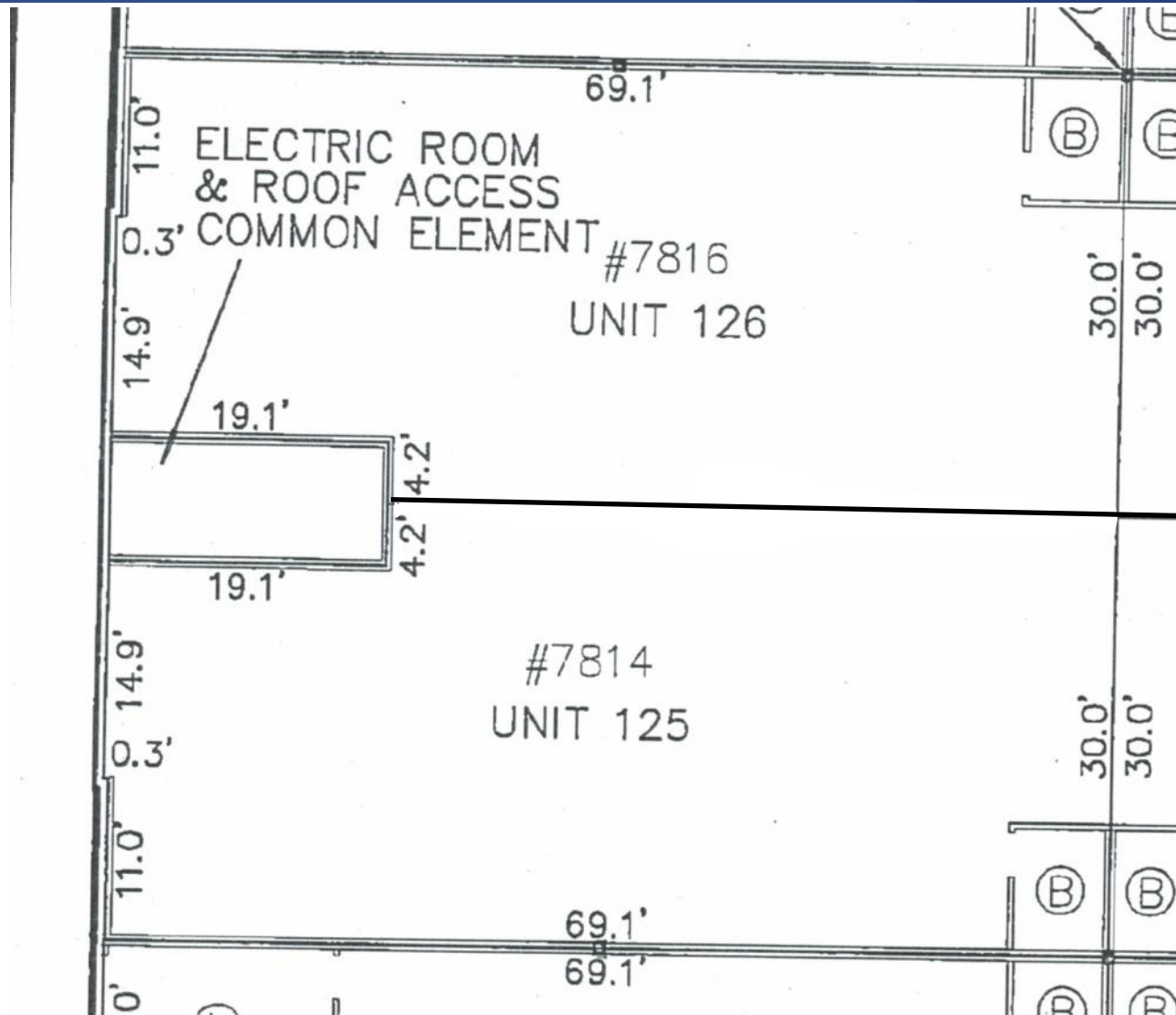
<i>Life Science, Technology and Research (LSTAR) Uses</i>	
Biomedical research	P
Bioscience research	P
Computer and electronic components research and assembly	P
Computer and electronic products research and assembly	P
Computer programming/software research	P
Computer system design	P
Electromedical apparatus research and assembly	P
Electronic equipment research and assembly	P
Laser research and assembly	P
Lens research	P
Management, scientific and technical services	P
Marine Research	P
Medical and dental labs	P
Medical equipment assembly	P
Optical equipment assembly	P
Optical instruments assembly	P
Optoelectronics assembly	P
Pharmaceutical products research	P
Precision instrument assembly	P
Professional, scientific and technical services	P
Reproducing magnetic and optical media	P

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FLOOR PLAN



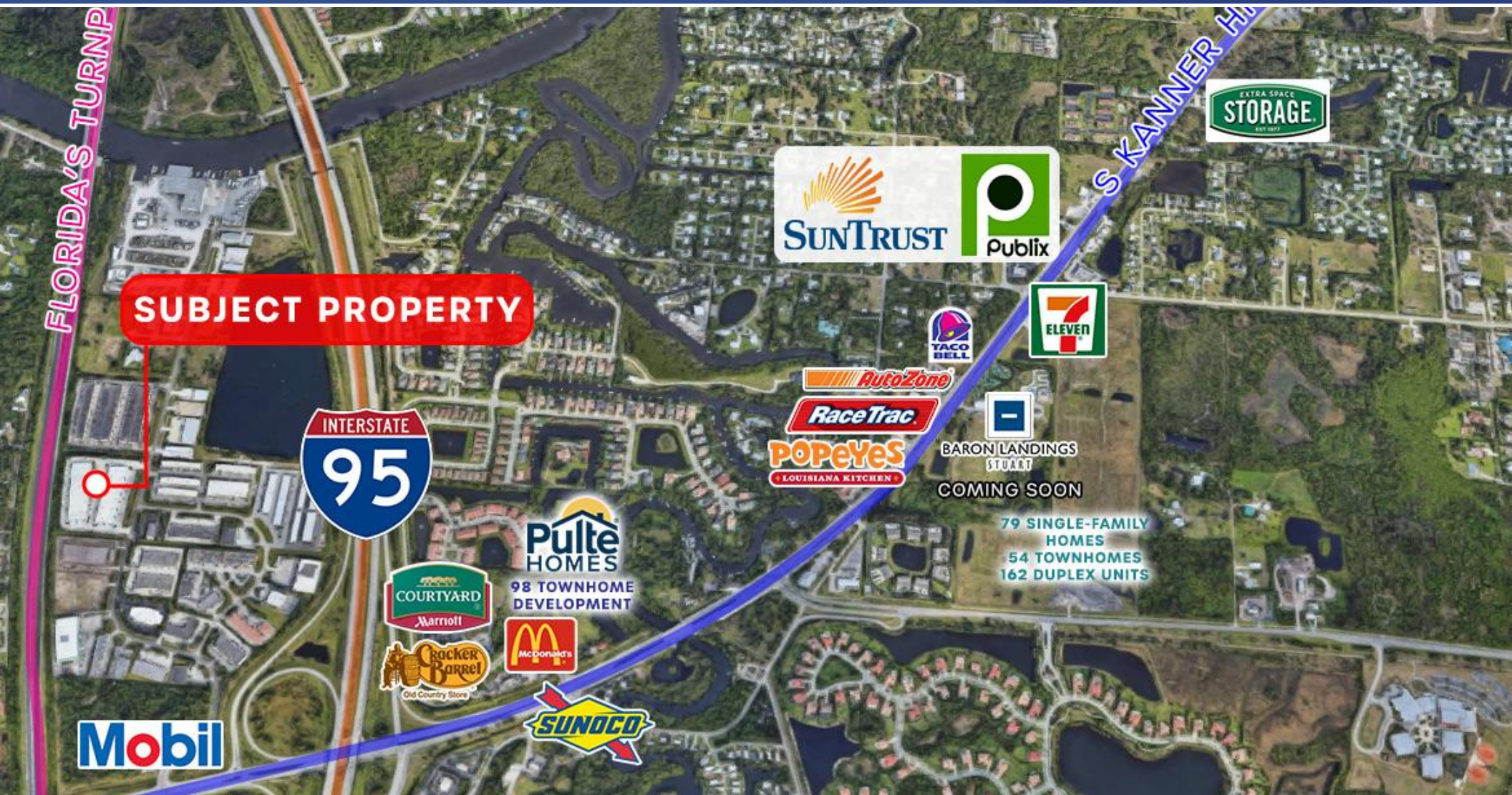
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TRADE AREA MAP



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