



Staples

THE HOME DEPOT

Wallace
-CHRYSLER JEEP DODGE RAM-

Matt's Custom Golf Carts

Wallace

B&A FLEA MARKET

MYLES' ELECTRIC
MOTORS &
PUMPS

OFFSHORE
TACKLE &
REPAIR

SUBJECT
SALES LOT W/
OFFICE SPACE

SE INDIAN ST

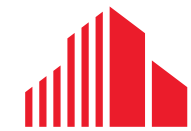
SE FEDERAL HWY

23,000 AADT

FOR LEASE \$7,500/MONTH NNN

FENCED OUTDOOR SALES LOT W/OFFICES

2201 SE INDIAN ST, A-5
STUART, FL 34997



CUSHMAN &
WAKEFIELD



FENCED OUTDOOR SALES LOT W/OFFICES

2201 SE INDIAN ST, STUART, FL 34997

Property Overview

Located near the corner of SE Indian Street and SE Federal Highway, this ±0.92-acre property offers secure outdoor storage along with a ±986 SF office building that includes three offices, two restrooms, and paved parking. The yard will be fully fenced, making it an excellent fit for car, boat, golf cart, or equipment sales, or for a business with fleet or storage needs.

With traffic counts of 36,000 AADT on SE Federal Highway and 23,000 AADT on SE Indian Street, the site offers outstanding visibility and access. As an outparcel to the B&A Flea Market—an established weekend destination that attracts thousands of visitors—the property benefits from consistent nearby activity and strong exposure.

Surrounded by Advance Auto Parts, AAMCO, several dealerships, collector shops, and industrial warehouses, the property is well positioned for automotive, marine, or light industrial uses looking for a convenient and high-traffic location.

Property Details

Address:	2201 SE Indian Street, Stuart, FL 34997
Available Spaces:	±0.92 Acres Fenced Storage Lot ±986 SF Office Space
Rental Rate:	\$7,500/Month NNN
Traffic Count:	36,000 AADT SE Federal Hwy 23,000 AADT SE Indian Street

2201 SE INDIAN ST, STUART, FL 34997



AERIAL VIEWS



215,178
TOTAL POPULATION
WITHIN 10 MILES



115,880
AVERAGE INCOME
WITHIN 10 MILES

DEMOGRAPHICS

FENCED OUTDOOR SALES LOT W/OFFICES

2201 SE INDIAN ST, STUART, FL 34997

Looking South



FENCED OUTDOOR SALES LOT W/OFFICES

2201 SE INDIAN ST, STUART, FL 34997

Looking East



FENCED OUTDOOR SALES LOT W/OFFICES

2201 SE INDIAN ST, STUART, FL 34997

Looking West



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.

CITY OVERVIEW



MARTIN COUNTY, FLORIDA

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 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.

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.

REGIONAL OVERVIEW





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FOR MORE INFORMATION, CONTACT:

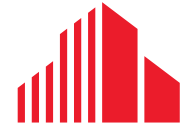


DOUGLAS LEGLER
Senior Director
M: +1 772 405 7778
O: +1 772 678 7606
doug.legler@cushwake.com



CASEY COMBS
Director
M: +1 772 285 8769
O: +1 772 678 7611
casey.combs@cushwake.com

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**CUSHMAN &
WAKEFIELD**

