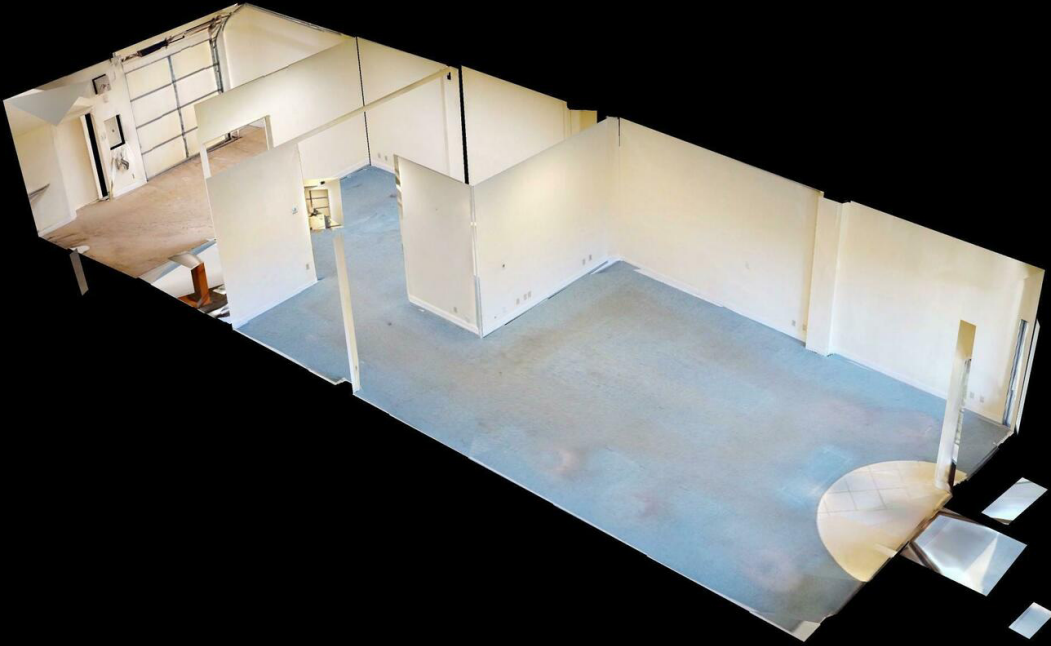


STUART PLAZA

3454 SE DIXIE HWY, STUART, FL 34997

OFFICE/RETAIL SPACE FOR LEASE



360° VIRTUAL TOUR

PROPERTY DESCRIPTION

This 1,200 SF space offers excellent direct exposure along busy Dixie Highway, providing outstanding visibility for retail, office, service, or light industrial users. The suite features an open layout with a private restroom and an 8-foot drive-in bay at the rear for convenient loading and unloading. Common parking is available on-site, offering easy access for customers and employees alike. With strong traffic counts and excellent accessibility, this space presents a great opportunity for a business seeking a highly visible and functional location.

PROPERTY HIGHLIGHTS

- Exposure: Excellent direct visibility and frontage on Dixie Highway
- Access: Rear 8 ft drive-in bay for convenient loading/unloading
- Parking: Ample common parking available on-site

OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (MG)
Available SF:	1,200 SF
Lot Size:	76,399 SF
Building Size:	16,454 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	230	711	2,068
Total Population	812	2,361	5,896
Average HH Income	\$79,070	\$76,538	\$79,466

JOHN W. CHAPMAN, BROKER

772.631.9168

John@ChapmanCommercialRealEstate.com

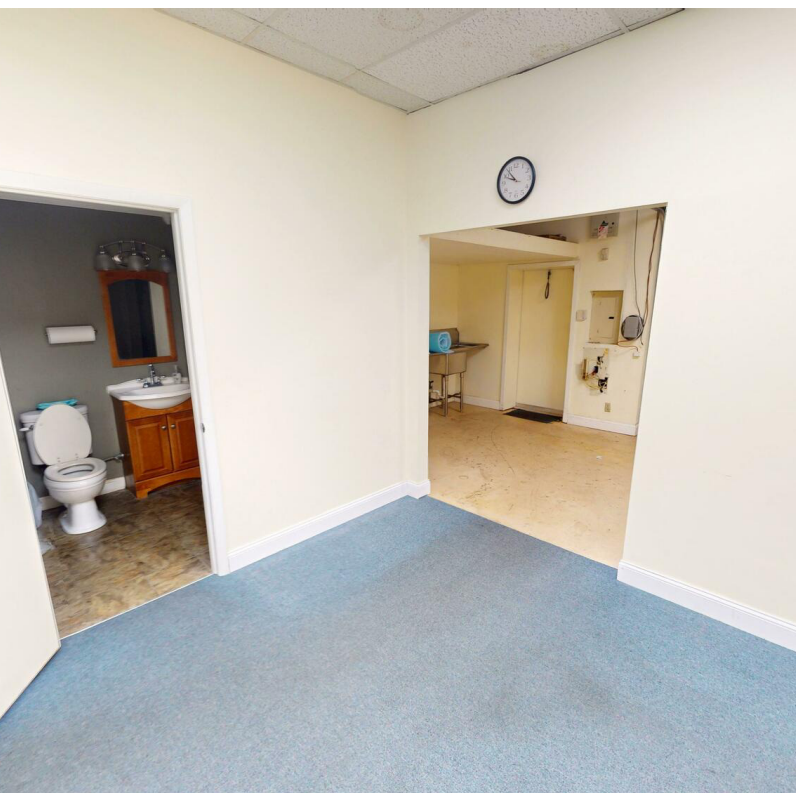
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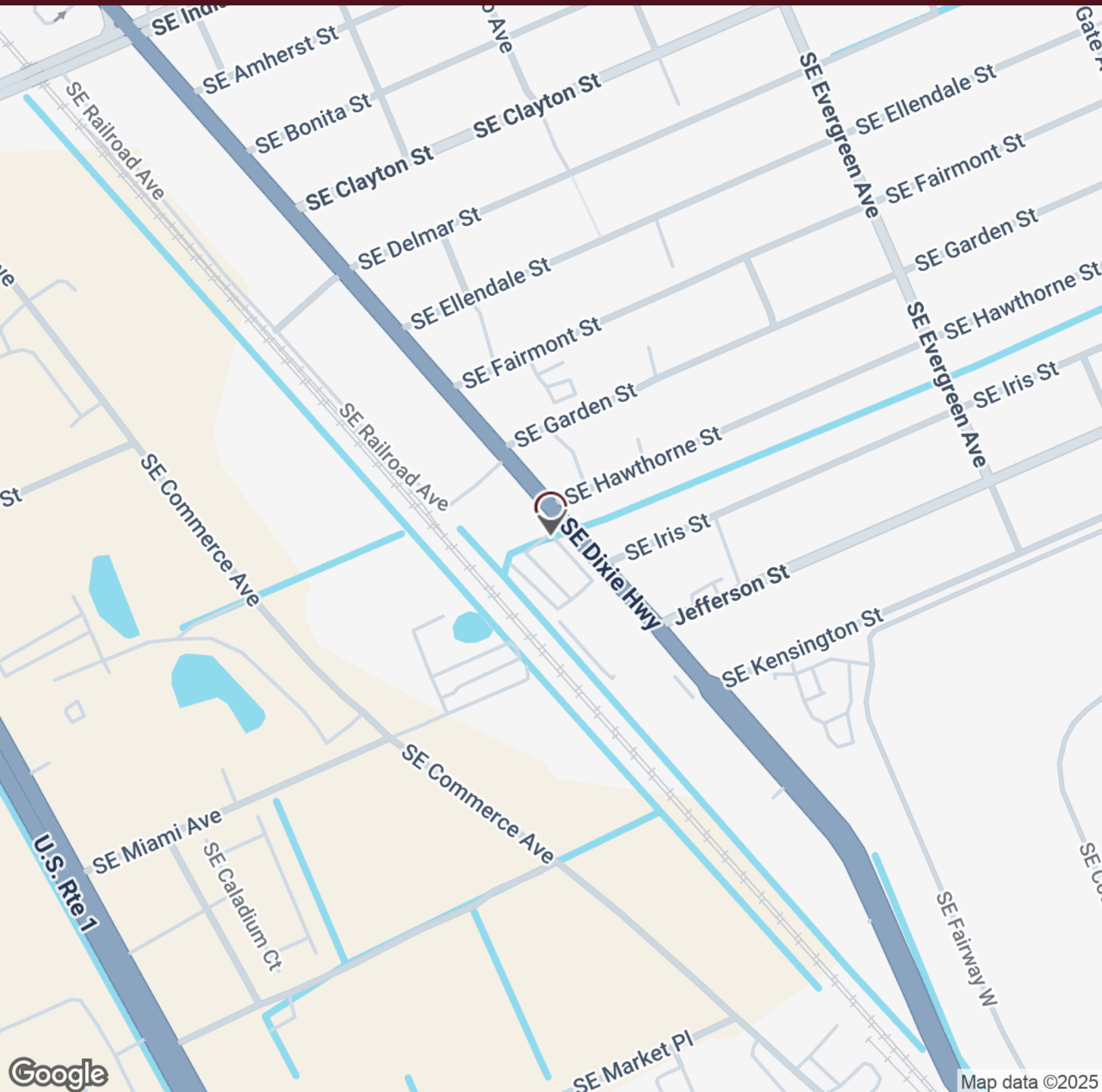
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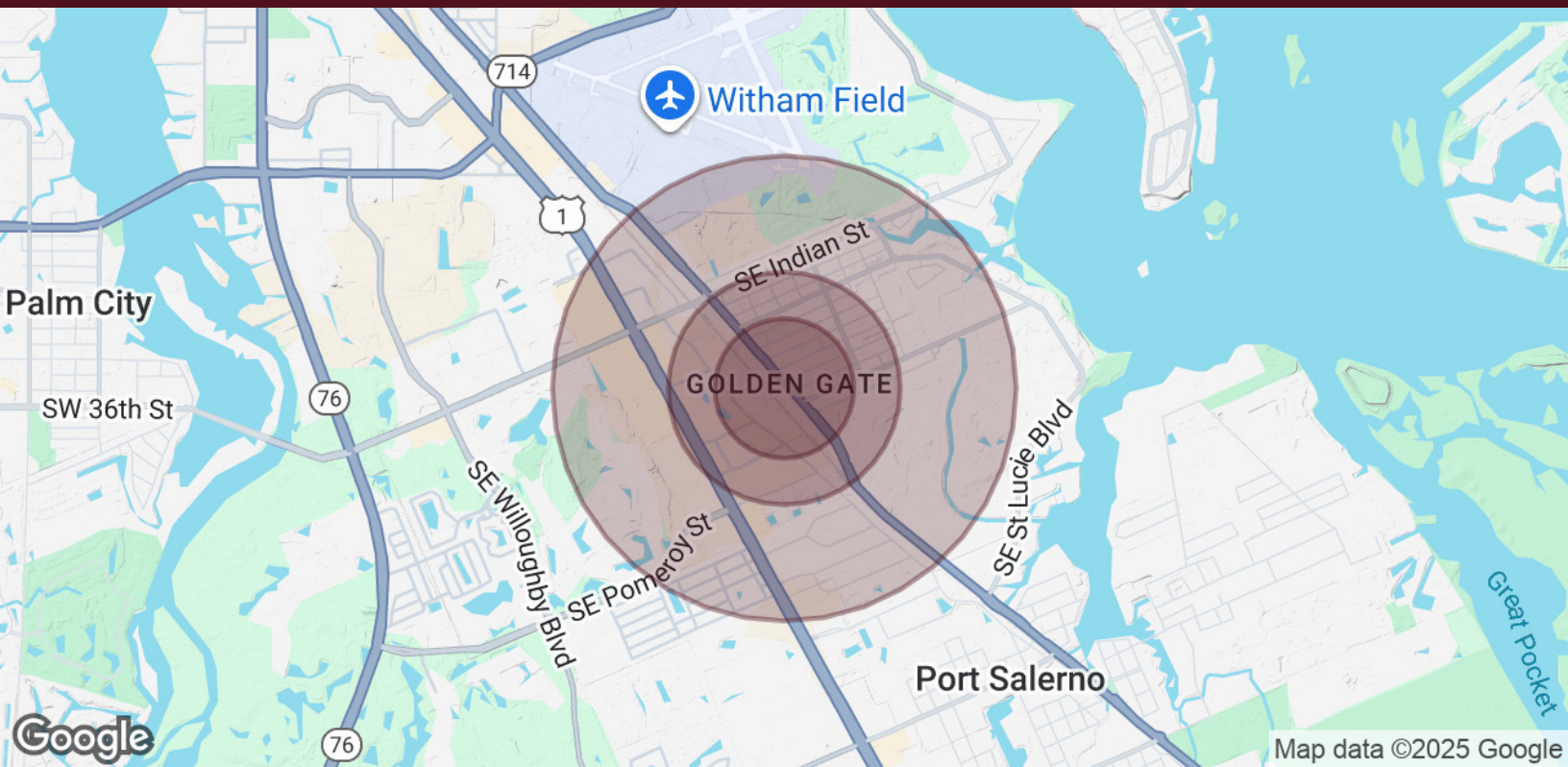
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STUART PLAZA

3454 SE DIXIE HWY, STUART, FL 34997

OFFICE/RETAIL SPACE FOR LEASE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	812	2,361	5,896
Average Age	34	36	41
Average Age (Male)	35	36	41
Average Age (Female)	34	35	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	230	711	2,068
# of Persons per HH	3.5	3.3	2.9
Average HH Income	\$79,070	\$76,538	\$79,466
Average House Value	\$367,638	\$377,535	\$393,758

Demographics data derived from AlphaMap

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