

FOR LEASE
\$22.00/SF Modified Gross

±1,632 SF Office Space in Heart of Stuart | 620 SE Dixie Highway, Stuart, FL 34994



Presented By:

NAI Southcoast

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Offering Summary

Address: 620 SE Dixie Highway, Stuart, FL 34994

Office Size: ±1,632 SF

Lease Rate: \$22.00/SF Modified Gross

Key Highlights

Professional Office space

- Ideal for professional offices, insurance, financial services, legal, consulting, design, and engineering groups
- Private offices, reception/showroom, conference room, and break room

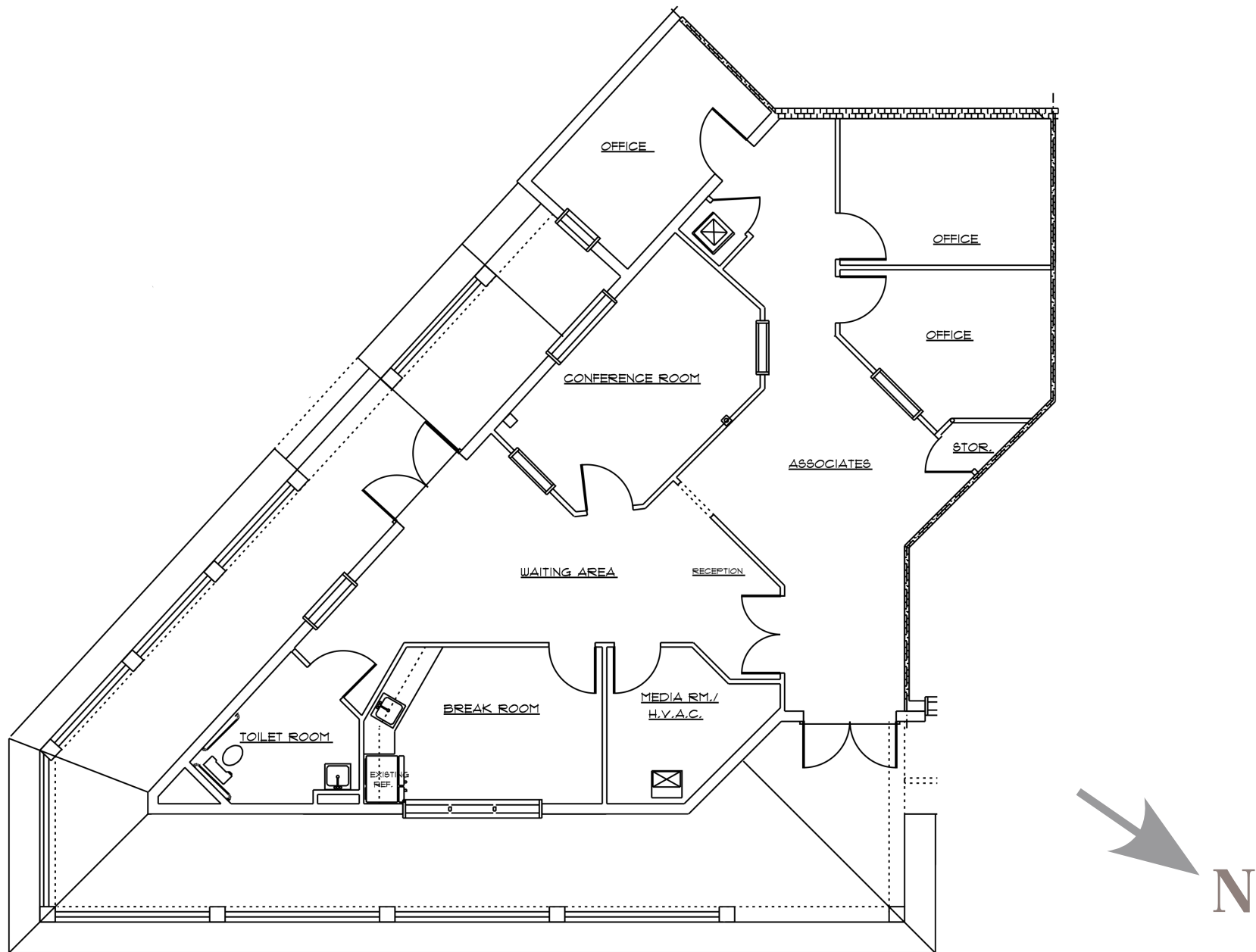
Strong Street Presence

- Positioned on Dixie Hwy (SR-707) with good traffic visibility
- Highly accessible corridor running parallel to US-1 and into downtown Stuart
- Exterior signage enhances tenant branding along a key intersection
- Immediate access to proposed Stuart Brightline Train Station

Proximity to Amenities

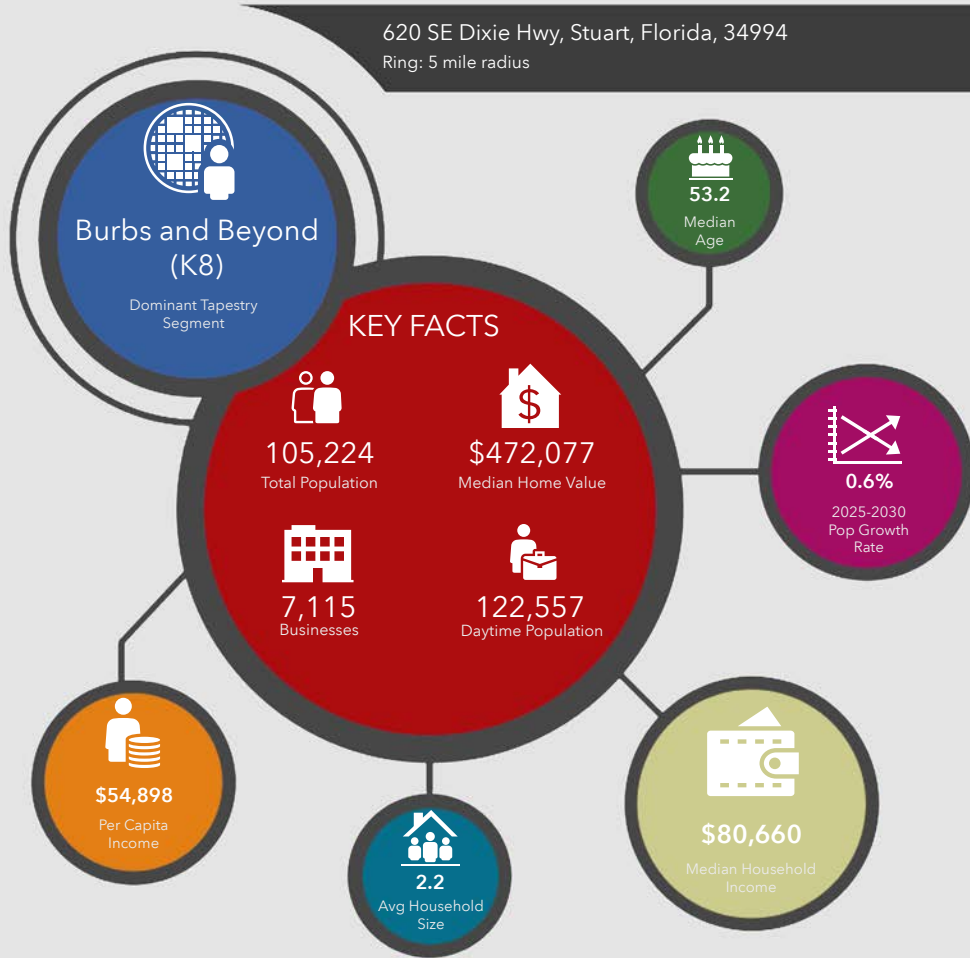
- Easy walking/driving access to Downtown Stuart's historic district — home to 50+ shops, galleries, restaurants, and services
- Minutes from Stuart Riverwalk, the St. Lucie River waterfront, and entertainment venues like Lyric Theatre
- A vibrant small-town coastal community with dining, culture, galleries, and local businesses
- Attractive for employer recruiting thanks to lifestyle draws and walkable downtown



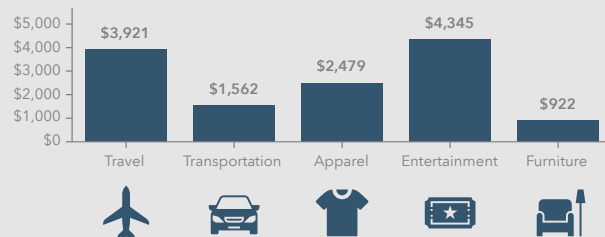




620 SE Dixie Hwy, Stuart, Florida, 34994
Ring: 5 mile radius



KEY SPENDING FACTS



NAI Southcoast
COMMERCIAL REAL ESTATE SERVICES, INC.

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025).

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Spending facts are average annual dollars per household

Population

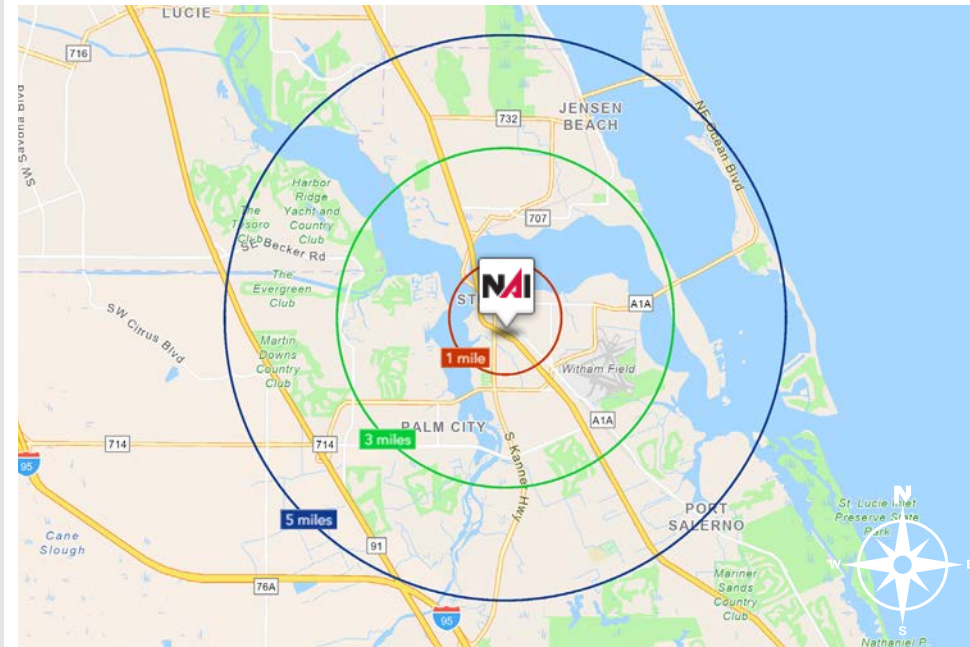
1 Mile:	5,495
3 Mile:	52,666
5 Mile:	105,224

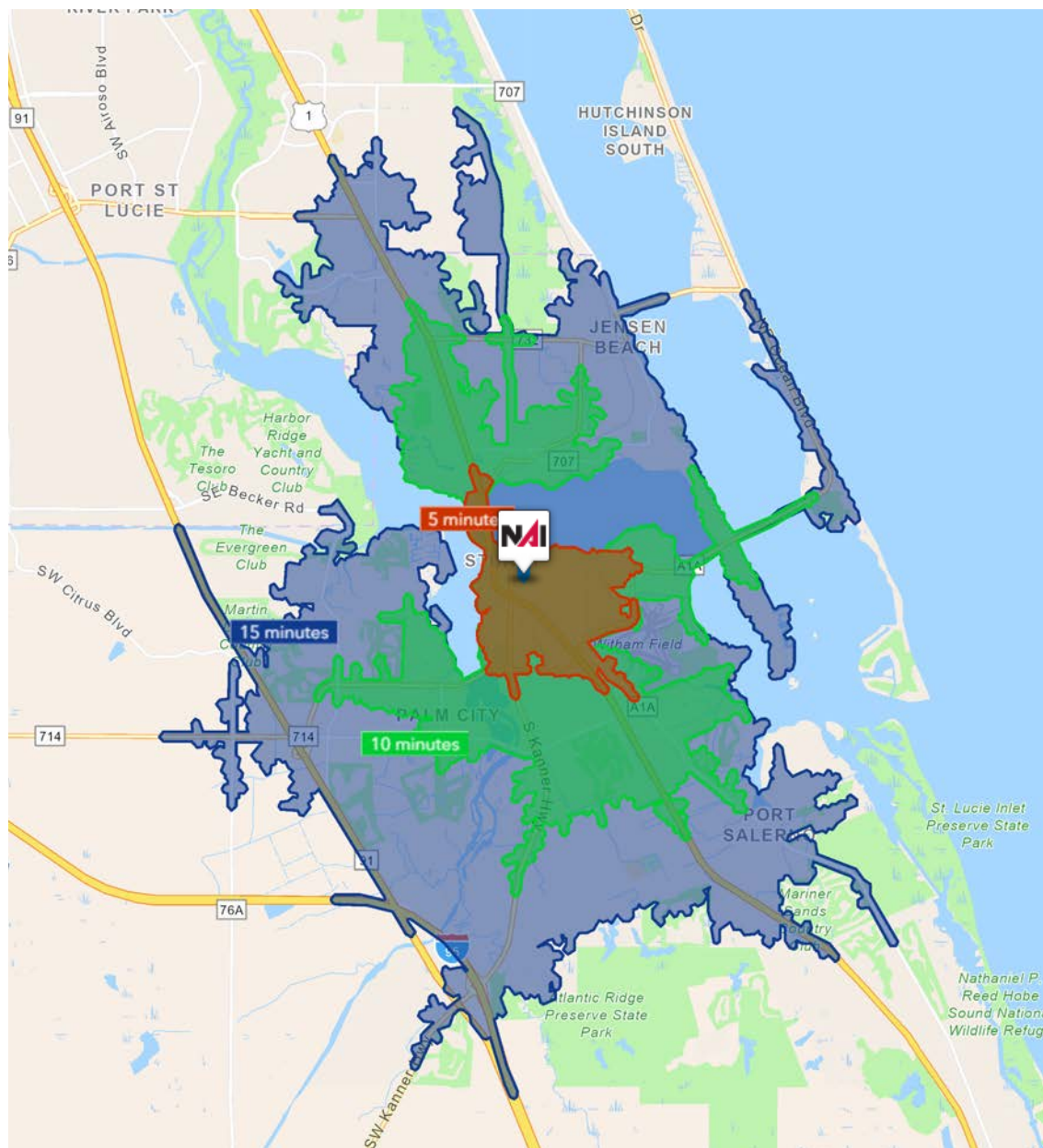
Average Household Income

1 Mile:	\$84,379
3 Mile:	\$106,292
5 Mile:	\$122,059

Median Age

1 Mile:	51.6
3 Mile:	53.6
5 Mile:	53.2





5 Minutes	10 Minutes	15 Minutes
8,552 2010 Population	39,282 2010 Population	95,401 2010 Population
9,998 2025 Population	45,203 2025 Population	108,429 2025 Population
16.9% 2010-2025 Population Growth	15.0% 2010-2025 Population Growth	13.6% 2010-2025 Population Growth
0.42% 2025-2030 (Annual) Est. Population Growth	0.50% 2025-2030 (Annual) Est. Population Growth	0.55% 2025-2030 (Annual) Est. Population Growth
50.9 2025 Median Age	51.7 2025 Median Age	52.2 2025 Median Age
\$82,739 Average Household Income	\$98,071 Average Household Income	\$113,690 Average Household Income
39.9% Percentage with Associates Degree or Better	46.2% Percentage with Associates Degree or Better	49.2% Percentage with Associates Degree or Better
54.4% Percentage in White Collar Profession	55.0% Percentage in White Collar Profession	59.9% Percentage in White Collar Profession

City of 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.

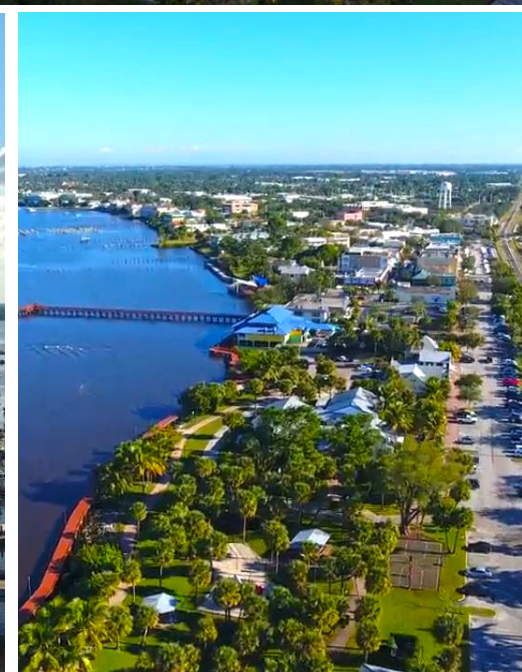
Martin County, Florida

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.





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