

±1,000 SF Industrial Space Available



## Flex Industrial Opportunity

3758 SE Dixie Highway, Stuart, FL 34997

**\$19.00/SF Gross**

### Property Features

**Space Size:** 1,000 SF

**Monthly Rent:** \$1,583.33

**Loading:** 10x12 roll-up door

**Rate:** \$19.00/SF Gross

### Property Location

Conveniently located on Dixie Highway, situated within a well maintained industrial area with nearby retail, service businesses and suppliers.

For more information:

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## Property Highlights

**Address:** 3758 SE Dixie Highway, Stuart, FL 34997

**Zoning:** M-1 Light Industrial

**Space Size:** 1,000 SF

**Rate:** \$19.00/SF Gross

**Loading:** 10x12 grade-level roll-up door

**Ceiling Height:** 14 feet

## Property Description

Discover this ideal industrial space conveniently located on Dixie Highway, situated within a well maintained industrial area with nearby retail, service businesses and suppliers.

The 1,000 square foot warehouse includes a recently renovated office space with additional light storage over the office. The unit is well-suited for any user seeking a flex small bay space.





HISTORIC STUART  
DOWNTOWN  
BUSINESS ASSOCIATION

Witham Field

HARBOR FREIGHT  
QUALITY TOOLS LOWEST PRICES

LOWE'S

SE FEDERAL HWY

Walmart

SE DIXIE HWY

ABC  
Supply Co. Inc.



SE COMMERCE AVE

RaceTrac

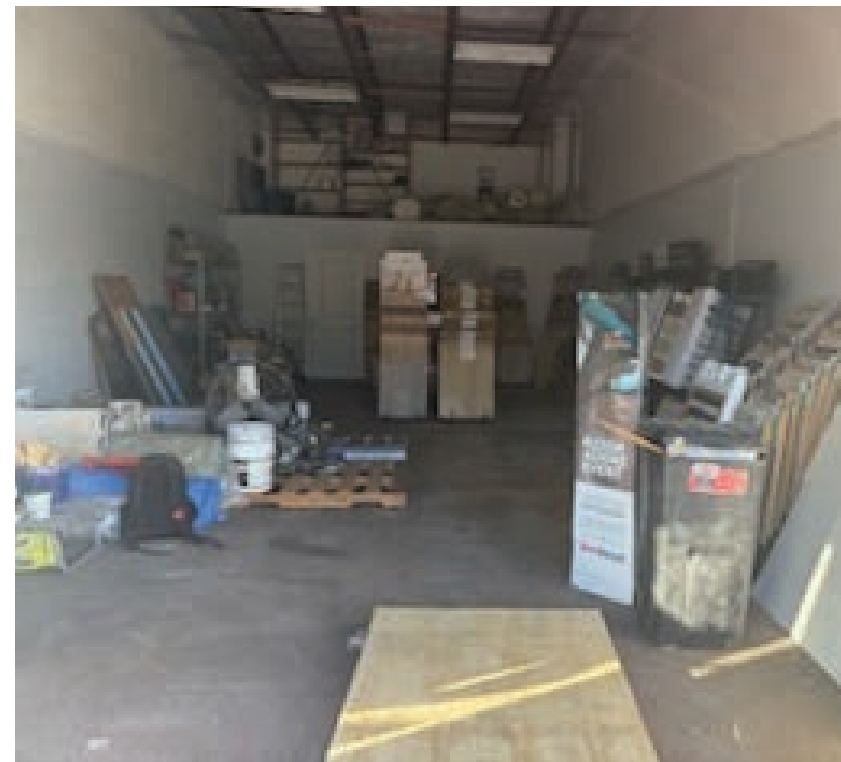
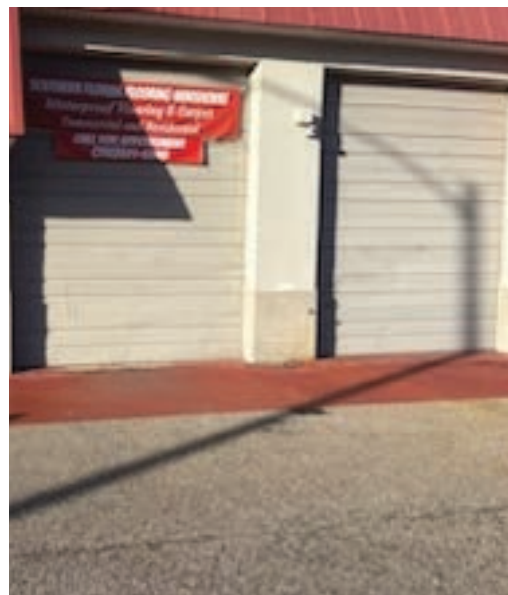
SE MARKET PL

NUCO2  
BEVERAGE CARBONATION MADE EASY

HOG  
TECHNOLOGIES

KRATOSTRUCTURES



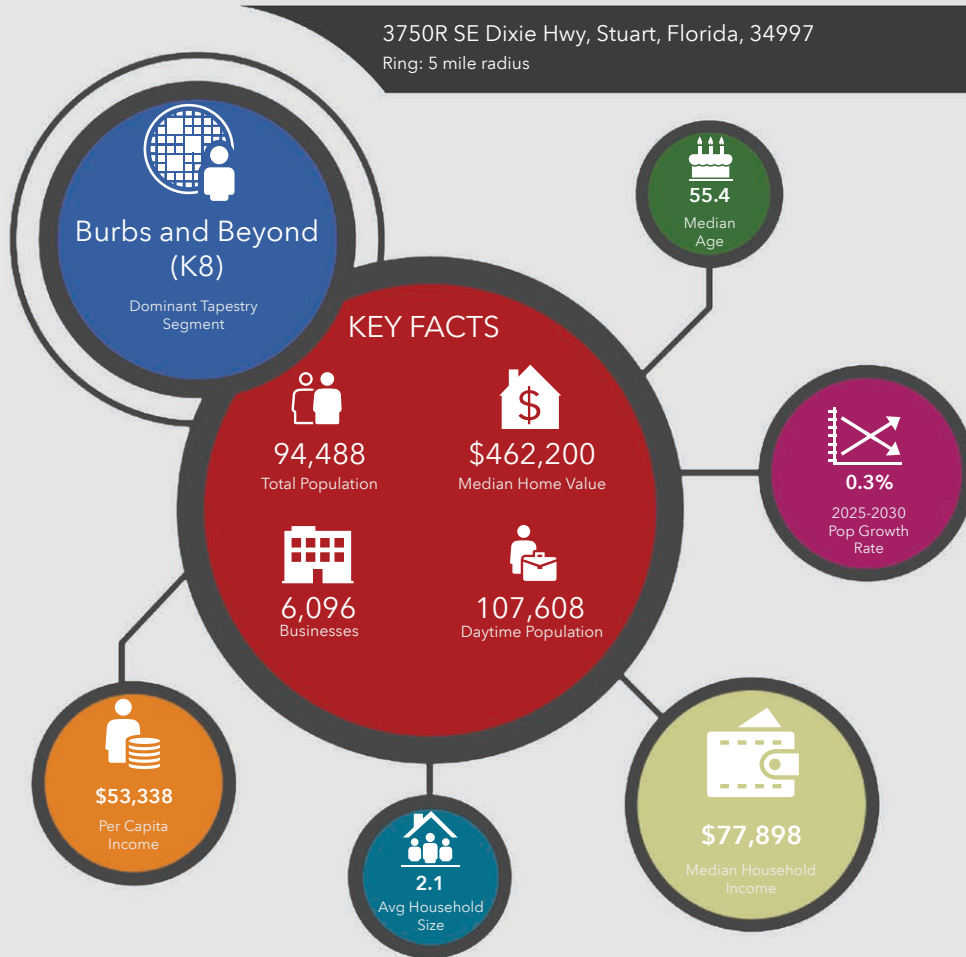




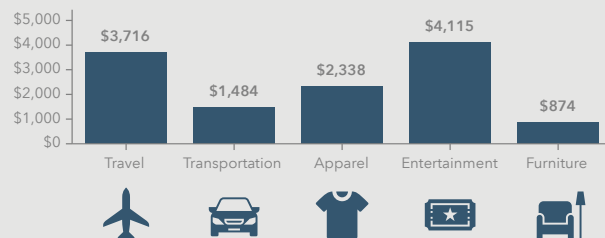
**SUBJECT**  
3750-R SE Dixie Hwy  
Stuart, FL 34997



3750R SE Dixie Hwy, Stuart, Florida, 34997  
Ring: 5 mile radius



#### KEY SPENDING FACTS



**NAI Southcoast**  
COMMERCIAL REAL ESTATE SERVICES WORKGROUP

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

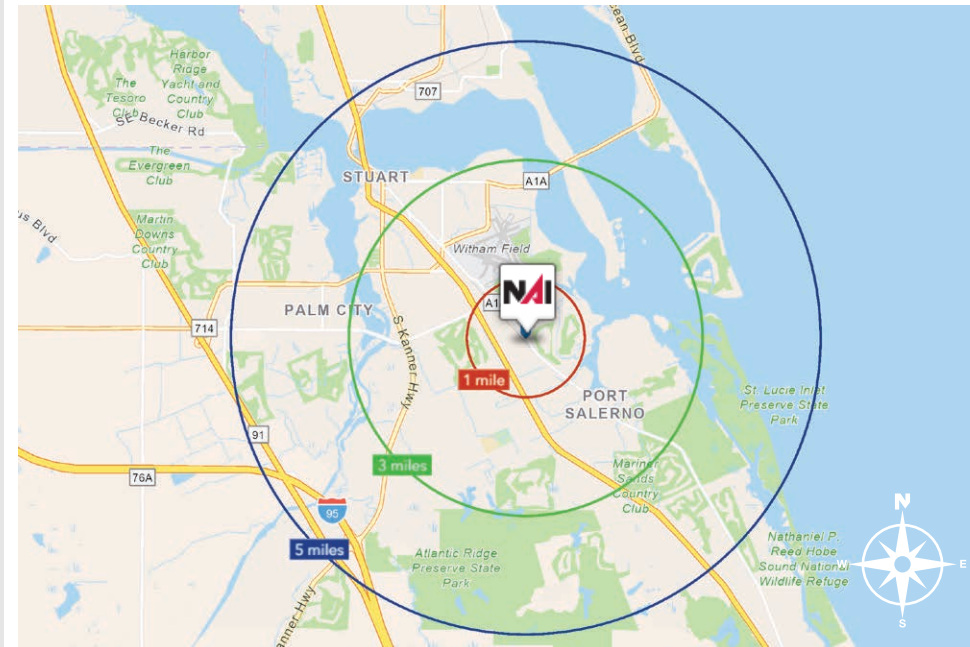
1 Mile:	6,773
3 Mile:	52,362
5 Mile:	94,488

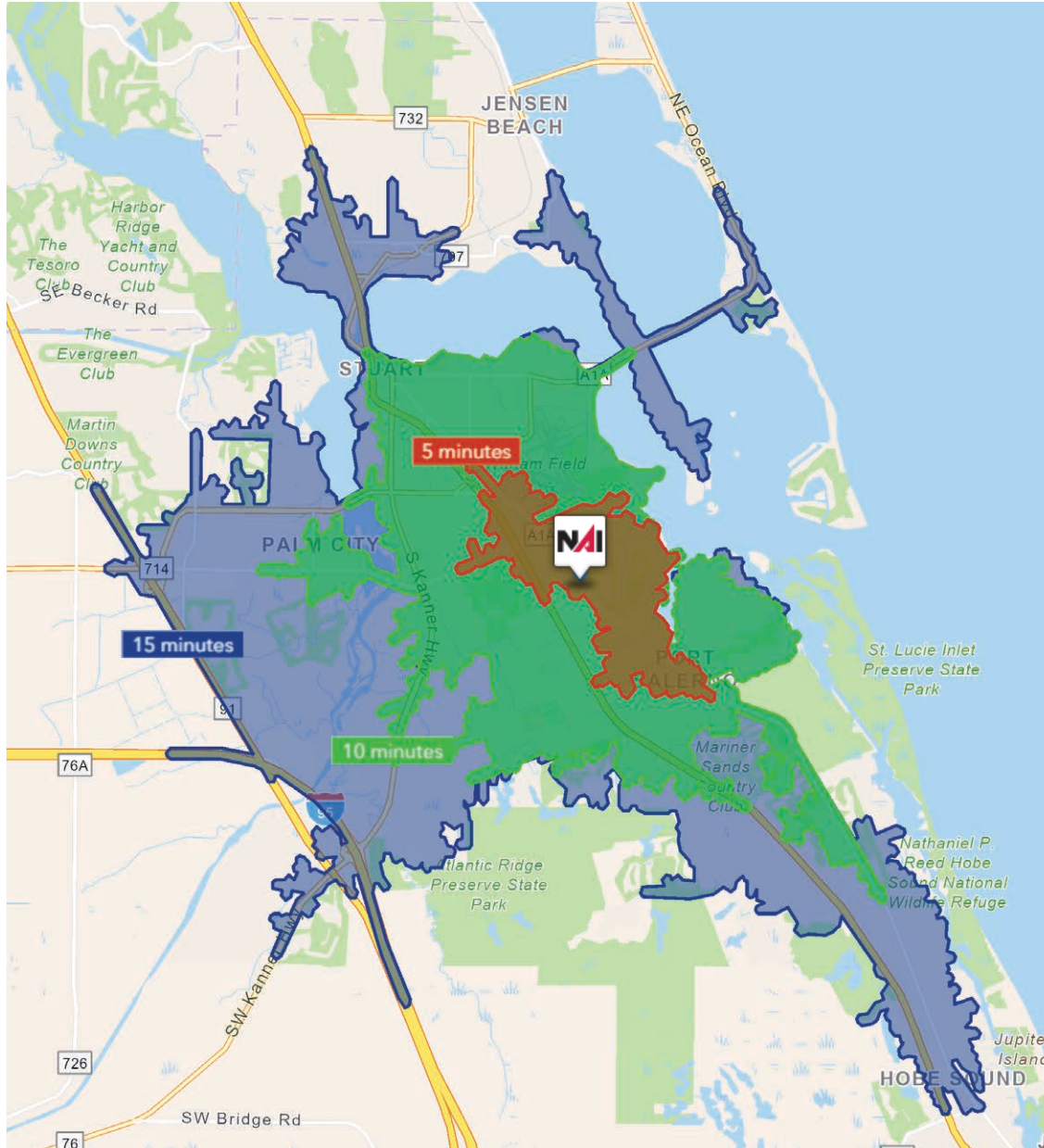
#### Average Household Income

1 Mile:	\$97,885
3 Mile:	\$99,099
5 Mile:	\$115,500

#### Median Age

1 Mile:	38.8
3 Mile:	51.7
5 Mile:	55.4





5 Minutes	10 Minutes	15 Minutes
7,573 2010 Population	43,223 2010 Population	85,532 2010 Population
8,433 2025 Population	48,615 2025 Population	91,684 2025 Population
11.4% 2010-2025 Population Growth	12.5% 2010-2025 Population Growth	7.2% 2010-2025 Population Growth
(0.18)% 2025-2030 (Annual) Est. Population Growth	0.27% 2025-2030 (Annual) Est. Population Growth	0.27% 2025-2030 (Annual) Est. Population Growth
40.6 2025 Median Age	51.1 2025 Median Age	53.5 2025 Median Age
\$102,623 Average Household Income	\$93,682 Average Household Income	\$110,005 Average Household Income
35.7% Percentage with Associates Degree or Better	43.2% Percentage with Associates Degree or Better	47.9% Percentage with Associates Degree or Better
44.7% Percentage in White Collar Profession	53.4% Percentage in White Collar Profession	60.3% 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.



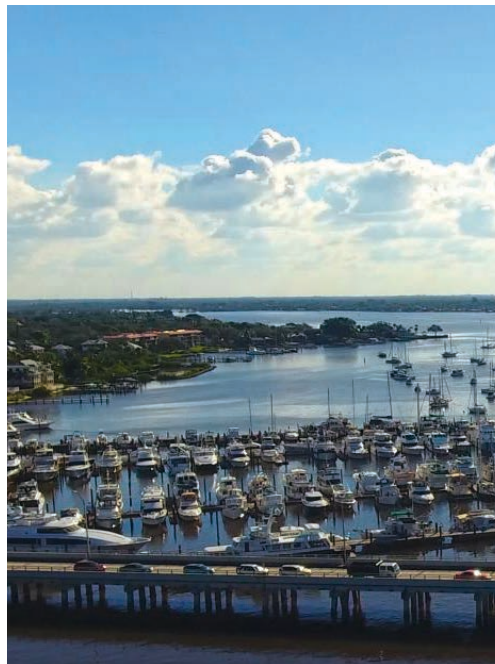
## Martin County, Florida

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.





**FOR LEASE**



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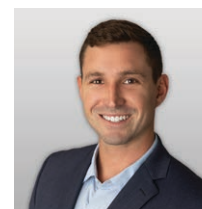
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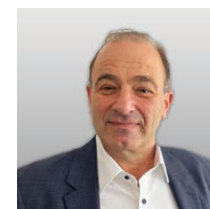
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