

1,250 - 2,500 SF Industrial Warehouse Space

3370 SE Gran Park Way, Stuart, FL 34997

NAI Southcoast



Presented by

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FOR LEASE:

\$17.00/SF Modified Gross

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Property Summary:

Address:	3370 SE Gran Park Way, Stuart, FL 34997
Available Sizes:	2,500 SF (Two 1,250 SF Units)
Year Built:	2002
Property Type:	Industrial/Warehouse
Zoning:	Light Industrial
Lease Rate:	\$17.00/SF Modified Gross
Parking:	2 Spaces per 1,250 SF
Ceiling Height:	19 Feet
Power:	3-Phase



Property Overview:

- Excellent opportunity to lease a high-quality warehouse located in the heart of Stuart, Florida
- 19-foot ceilings, 12-foot roll-up doors, reinforced concrete flooring, 3-phase power, and climate-controlled office spaces.
- Refreshed space located in the highly sought after Stuart industrial park with easy access to US-1, I-95 and the Florida Turnpike.
- Nearby retail, restaurants, and essential business services.

Demographic Highlights

	Average Household Income	Median Age
1 Mile	\$103,922	46.0
3 Miles	\$108,793	52.9
5 Miles	\$118,960	56.0

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Area Overview



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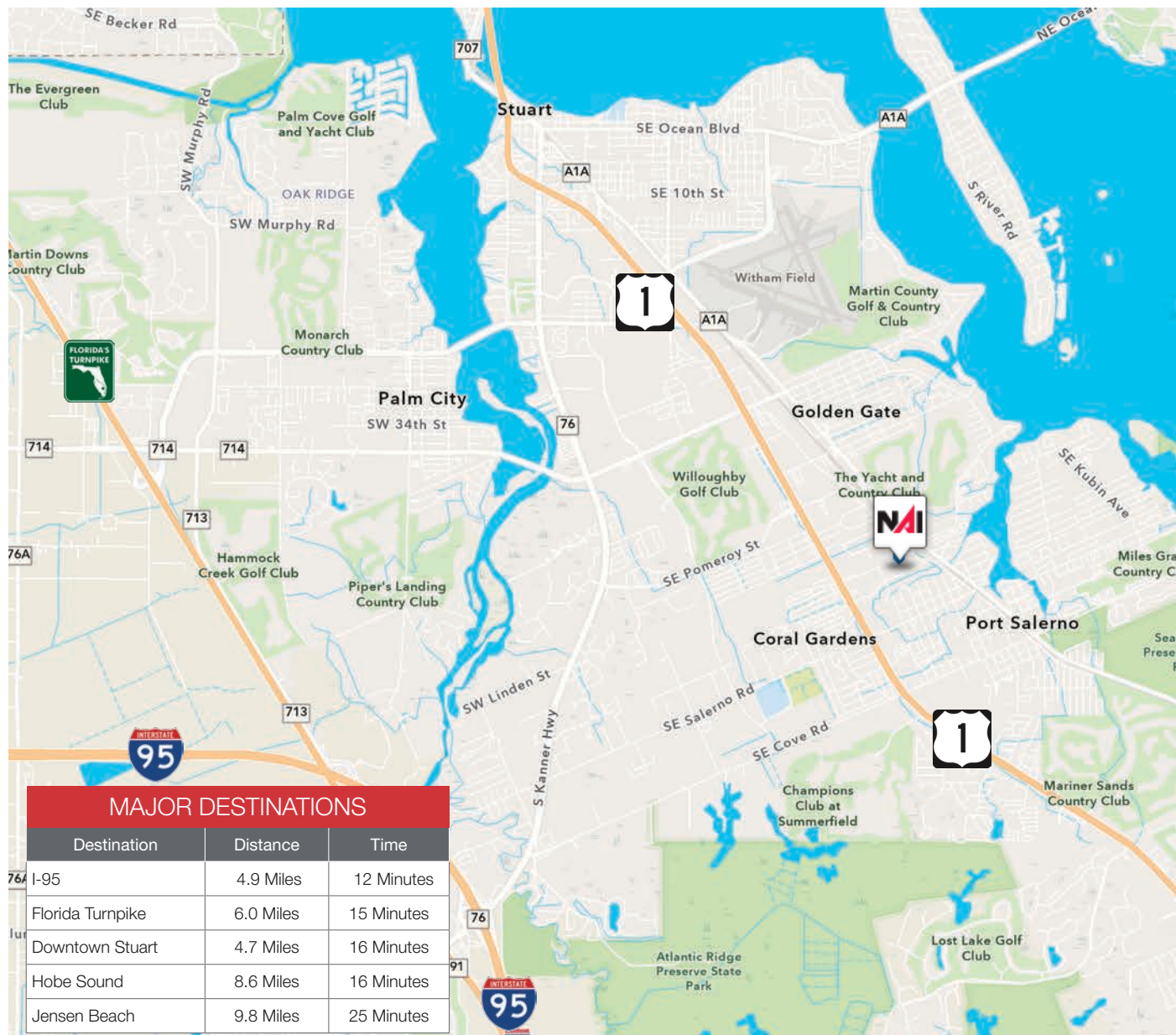
Up to 2,500 SF



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Drive Times



AREA HIGHLIGHTS



SHOPPING

Destination	Distance	Time
Treasure Coast Square	7.9 Miles	17 Minutes
Harbour Bay Plaza	5.8 Miles	14 Minutes
Target	7.3 Miles	17 Minutes

DINING

Destination	Distance	Time
The Gafford	4.3 Miles	12 Minutes
Stringers Tavern	5.7 Miles	14 Minutes
Kyle G's	11.3 Miles	23 Minutes

ENTERTAINMENT

Destination	Distance	Time
Lyric Theater	4.3 Miles	13 Minutes
Terra Fermata	4.0 Miles	11 Minutes
Regency 8 Cinema	2.2 Miles	7 Minutes
Regal Treasure Coast Mall	8.1 Miles	19 Minutes
Sailfish Splash Waterpark	3.2 Miles	8 Minutes

RECREATION

Destination	Distance	Time
Stuart Beach	4.0 Miles	10 Minutes
Memorial Park	4.3 Miles	11 Minutes
Halpatiokee Regional Park	5.3 Miles	11 Minutes
Jensen Beach Park	10.6 Miles	21 Minutes
Kiplinger Nature Preserve	2.8 Miles	7 Minutes
Hobe Sound Beach	9.8 Miles	17 Minutes
Blowing Rocks Preserve	19.3 Miles	29 Minutes
St Lucie Inlet Preserve State Park	3.5 Miles	8 Minutes
Flagler Park	4.8 Miles	12 Minutes

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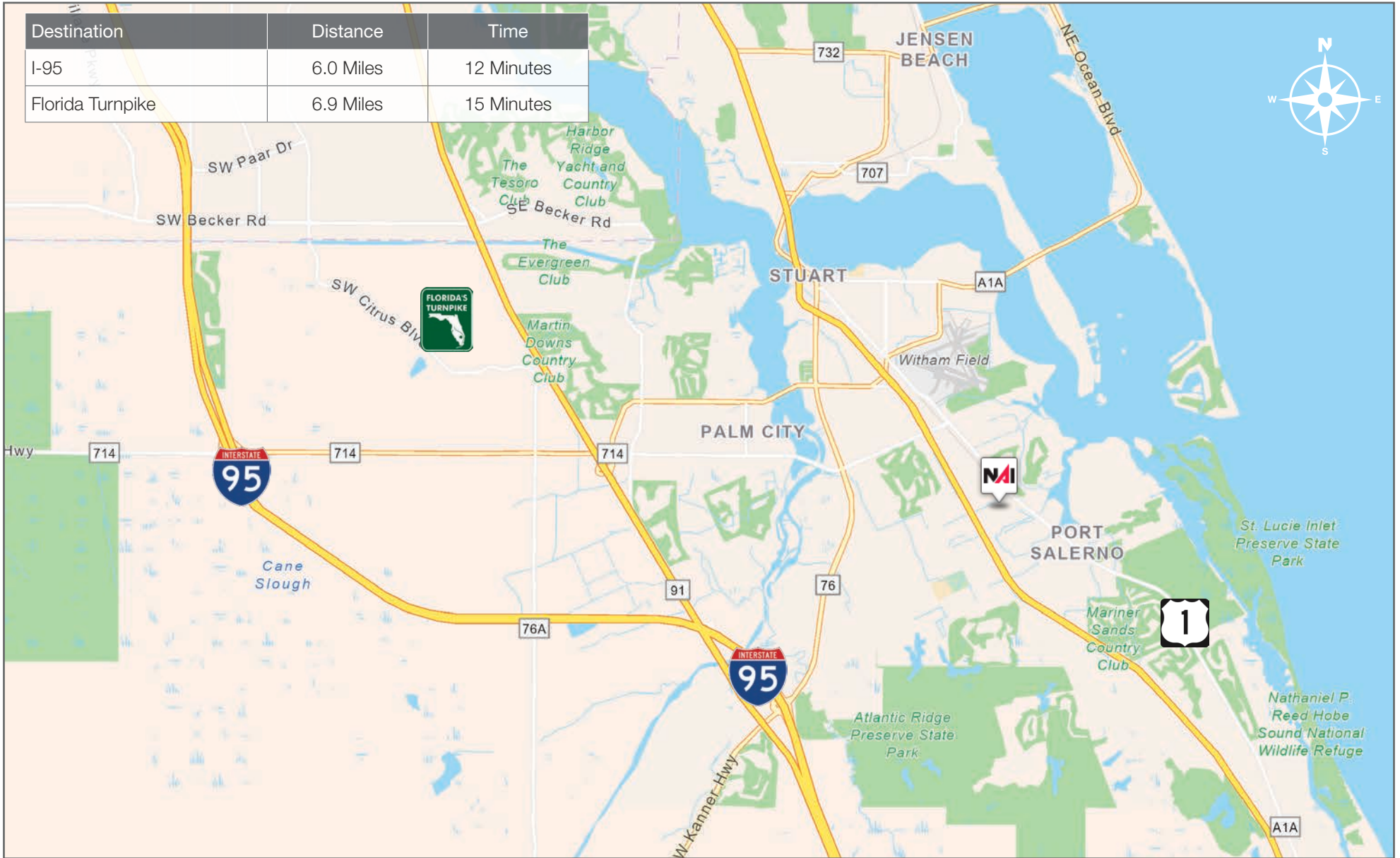
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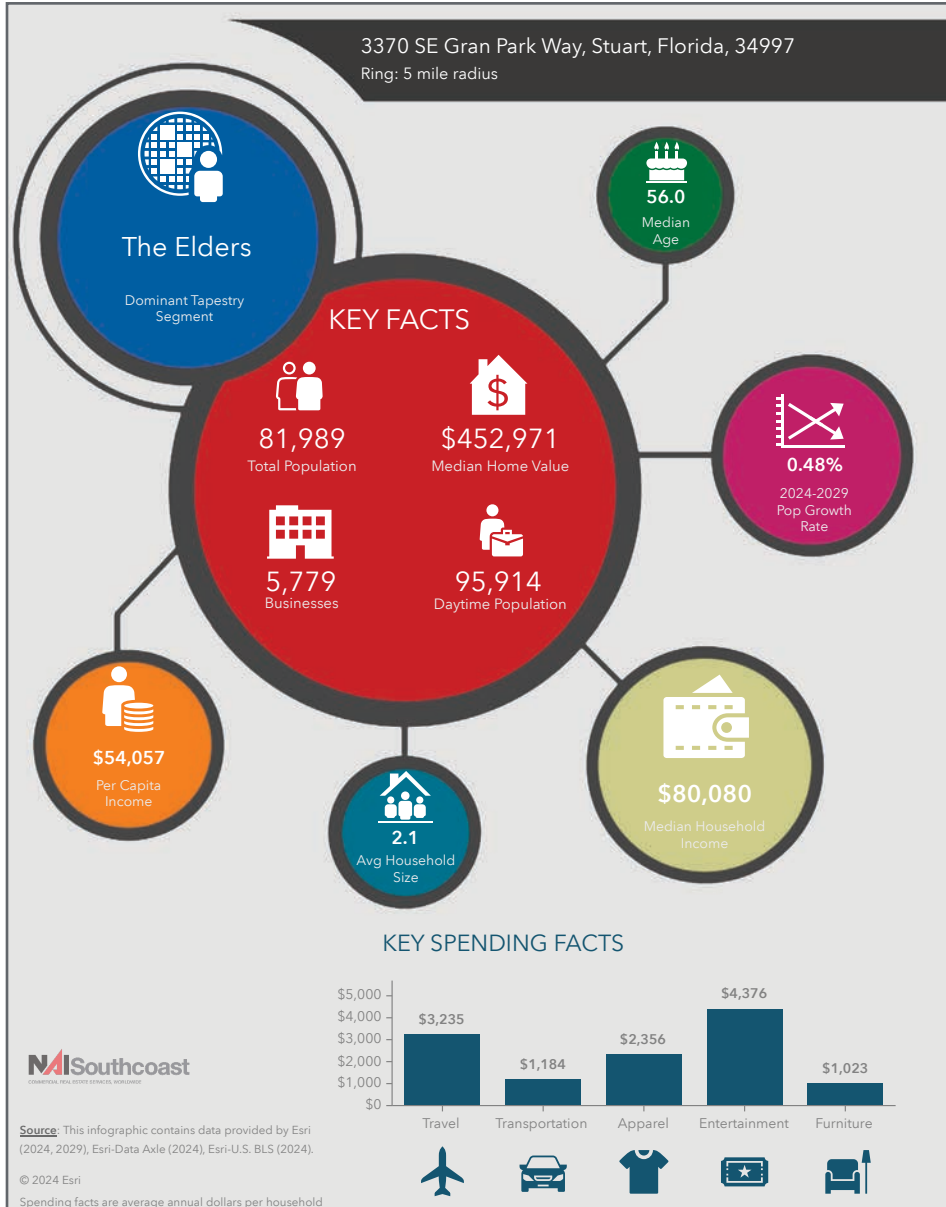
Area Map



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2024 Demographics



Population

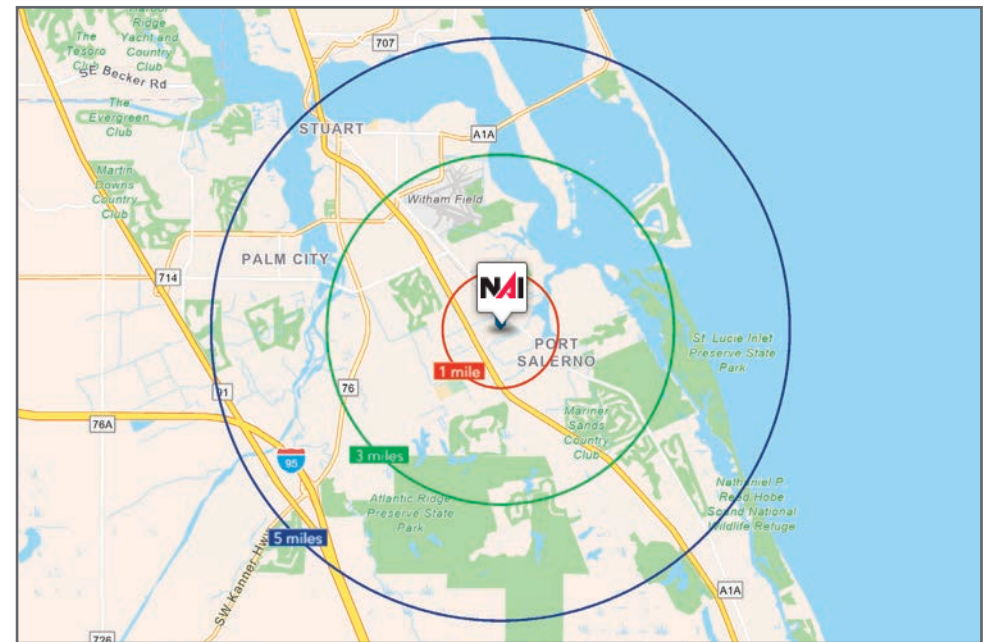
- 1 Mile: 7,178
- 3 Mile: 44,254
- 5 Mile: 81,989

Average Household Income

- 1 Mile: \$103,922
- 3 Mile: \$108,793
- 5 Mile: \$118,960

Median Age

- 1 Mile: 46.0
- 3 Mile: 52.9
- 5 Mile: 56.0



City Overview

Stuart, Florida

Stuart, Florida is located on Florida's East Coast, near the St. Lucie River Inlet and Hutchinson Island South. Local beaches, parks, waterways, and top-rated schools make Stuart one of the best areas in Florida to live for families and retirees.

Stuart is famous as the Sailfish Capital of the World. You can enjoy both freshwater and saltwater fishing at any of Stuart's rivers, intracoastal waterways, or ocean boating areas. Boat owners enjoy cruising up and down the North and South forks of the St. Lucie River. Stuart has quaint older neighborhoods in the downtown area with a mixture of town homes and condominiums. Stuart's successful revitalization program has made the downtown area the place to be, lined with shops and restaurants.

The top employers in Stuart include Cleveland Clinic Hospital, Vought Aircraft, the Martin County School District, and thousands of successful small businesses. The economy is driven by retail service, hospitality, construction, and government sectors located throughout the city.

Stuart is a growing community, approximately 9.5 square miles in area. The city is planning and implementing a diverse revitalization project in several sectors of the community, including a Business Improvement Grant Program, Community Redevelopment Block Grant, Design Assistance Program, and other programs to support solar energy, residential improvements, and neighborhood revitalization.

County Overview

Martin County, Florida

The cities that make up Martin County are 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 amenities, quaint downtowns with shops, gourmet dining, and 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. For the die-hard festivals-goer... There are plenty to choose from including the Port Salerno Seafood Festival, BookMania, ArtsFest, Pineapple Festival, or one of the many festivals throughout the year.

The Treasure Coast Children's Museum is a great place for the kids located at Indian Riverside Park which has a fabulous water play area, fishing, and riverfront views. Often, there are also events in the park including concerts, orchid shows, and more. Indian Riverside Park also features the Maritime and Yachting Museum. Hutchinson Island houses the Elliott Museum, which focuses on art, history and technology. Named after prolific inventor Sterling Elliott, the museum houses permanent exhibits, including Model A trucks, early transportation, the history of Stuart and surrounding regions, and baseball memorabilia. For the more scientifically curious kids, the Florida Oceanographic Coastal Center offers a fun opportunity to learn more about our local ecosystem and even feed the stingrays!



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