

# NEW BUILD INDUSTRIAL FLEX SPACE

348A SE Florida Street, Stuart, FL 34994



FOR LEASE | \$28.00/SF Gross

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street

Stuart FL, 34994

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# PROPERTY OVERVIEW

- Newly constructed building currently has a 1,220 SF industrial flex space available for lease at the signalized intersection of SE Florida Street and SE Dixie Highway in Stuart, FL.
- Features include dual grade-level overhead doors (12'x14' and 10'x10'), glass storefront entry, polished concrete floors, 21'-20' clear heights, private restroom, and fully air-conditioned interior.
- Equipped with 200 AMP single-phase electric service and AT&T Fiber availability.



<b>LEASE RATE</b>	\$28.00/SF Gross
<b>BUILDING SIZE</b>	3,600 SF
<b>AVAILABLE SPACE</b>	1,220 SF
<b>BUILDING TYPE</b>	Industrial
<b>ACREAGE</b>	0.34 AC
<b>FRONTAGE</b>	±100'
<b>TRAFFIC COUNT</b>	9,100 AADT (SE Dixie Hwy)
<b>YEAR BUILT</b>	2025
<b>ZONING</b>	Cl: Creek Industrial
<b>LAND USE</b>	Downtown
<b>PARCEL ID</b>	04-38-41-009-004-00250-6

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# SITE PHOTOS



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# DEMOGRAPHICS

Population	1 mile	3 miles	5 miles	Households	1 mile	3 miles	5 miles
2020 Population	7,680	49,742	99,289	2020 Households	3,340	22,494	43,869
2024 Population	8,480	53,122	105,589	2024 Households	3,667	23,956	46,574
2029 Population Projection	9,034	56,295	112,352	2029 Household Projection	3,909	25,414	49,623

Radius	1 mile			3 miles			5 miles		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
<b>Service-Producing Industries</b>	<b>20,535</b>	<b>2,477</b>	<b>8</b>	<b>40,065</b>	<b>5,440</b>	<b>7</b>	<b>60,701</b>	<b>8,080</b>	<b>8</b>
Trade Transportation & Utilities	1,289	271	5	5,402	733	7	11,241	1,311	9
Information	386	26	15	845	76	11	1,207	117	10
Financial Activities	2,063	347	6	4,109	781	5	5,600	1,117	5
Professional & Business Services	2,390	486	5	4,793	990	5	7,098	1,412	5
Education & Health Services	10,212	836	12	14,696	1,664	9	18,541	2,257	8
Leisure & Hospitality	1,397	136	10	4,323	380	11	9,203	689	13
Other Services	1,254	288	4	2,907	667	4	4,657	1,013	5
Public Administration	1,544	87	18	2,990	149	20	3,154	164	19
<b>Goods-Producing Industries</b>	<b>1,229</b>	<b>213</b>	<b>6</b>	<b>3,357</b>	<b>534</b>	<b>6</b>	<b>6,500</b>	<b>935</b>	<b>7</b>
Natural Resources & Mining	15	6	3	39	15	3	66	24	3
Construction	730	163	4	1,848	386	5	3,301	639	5
Manufacturing	484	44	11	1,470	133	11	3,133	272	12
<b>Total Daytime Employment</b>	<b>21,764</b>	<b>2,690</b>	<b>8</b>	<b>43,422</b>	<b>5,974</b>	<b>7</b>	<b>67,201</b>	<b>9,015</b>	<b>7</b>

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# ZONING INFORMATION

Permitted Uses	Creek Industrial
Automobile repair service, within an enclosed building	√
Automobile repair service, within an enclosed building along US-1/Federal Highway or SE Florida Street	√
Art shops or galleries	√
Bakery, retail	√
Banks or financial institutions	√
Barbershops, beauty salons, specialty salons	√
Bars	√
Boat building, sales, service and storage, within an enclosed building	√ CU
Catering shop	√
Formula business	√
Dry cleaning establishment, provided that all cleaning is conducted off-premises	√
Health clubs and health spas	√
Kennels	√
Massage therapy establishment	√
Microbreweries and craft distilleries	√
Office, business, professional, medical, or veterinary	√

Retail sales and service	√
Retail manufacturing, provided such manufacturing is incidental to sales and occupies less than 75% of the total gross floor area	√
Repair services	√
Studios, art, dance, music, or exercise	√
Theater, excluding drive-in theaters	√

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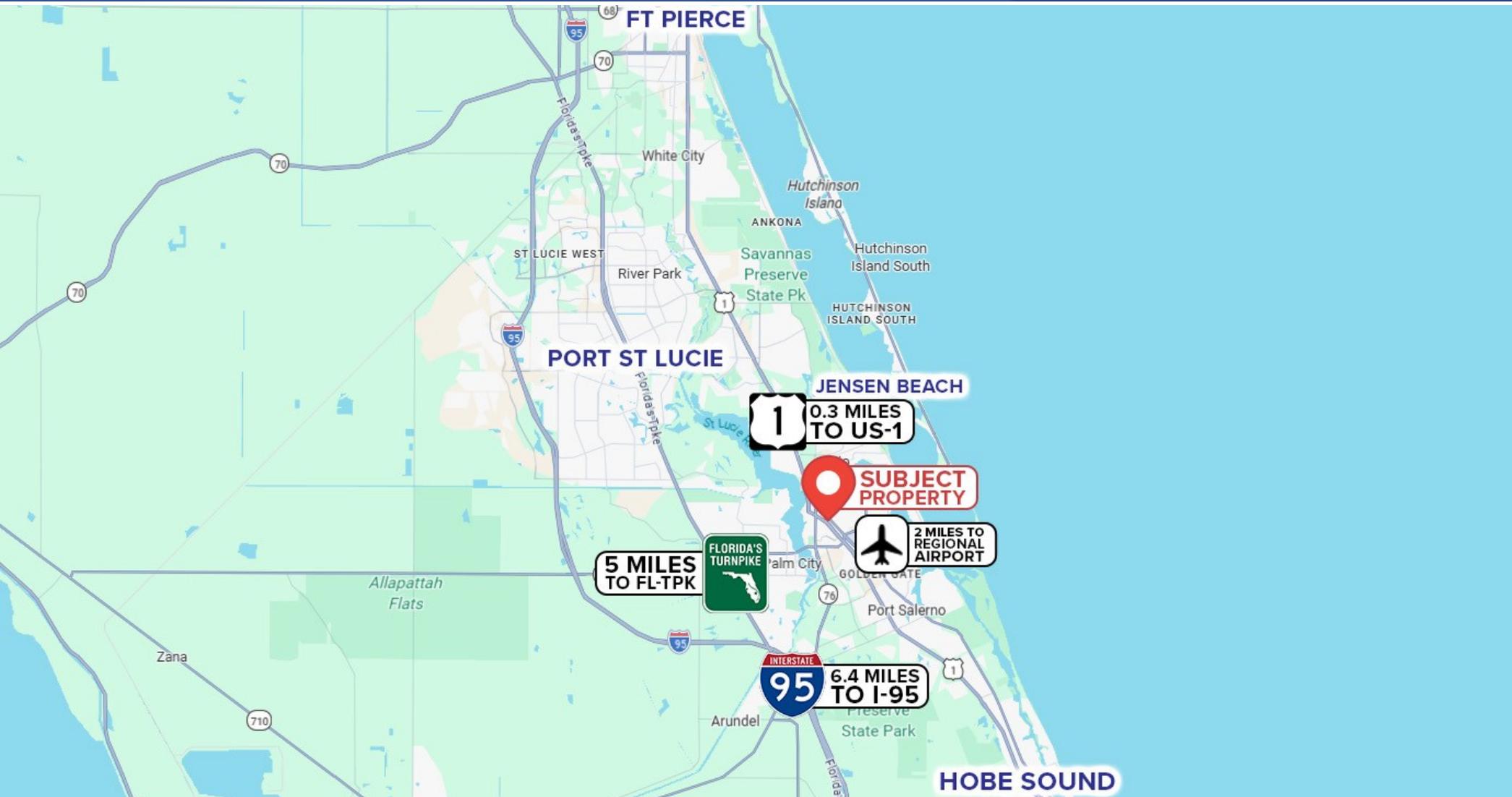
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# PROXIMITY MAP



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# TRADE AREA MAP



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