

RENOVATIONS UNDERWAY

WITHAM AIRFIELD



FOR LEASE \$7.75 - \$12.00/SF NNN

14,000 AADT

±2,200 SF - 55,000 SF WAREHOUSE/FLEX SPACE

3601 SE DIXIE HIGHWAY

STUART, FL 34997



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STUART, FL 34997

Property Features

Concrete block industrial building offering abundant bulk warehouse space with both dock-high and grade-level loading, along with secured fenced yard area.

All space is improved with energy-efficient LED lighting. The property benefits from street frontage on three sides, allowing for highly efficient circulation and usability.

Additional roll-up doors, HVAC, office/showroom, and parking can be accommodated.

Strategically located near a deep and skilled labor pool, with quick access to U.S. Highway 1, I-95, and the Florida Turnpike—ideal for serving the Treasure Coast and regional markets beyond.

Building Type: Industrial/Warehouse

Available Size: ±2,200 SF - 55,000 SF

 Space A	±15,300 SF
 Space B	±13,800 SF (subdividable to 2,200 SF, 3,300 SF, 3,900 SF & 4,400 SF)
 Space C	±8,900 SF (subdividable to 5,400 SF & 3,500 SF)
 Space D	±8,700 SF
 Space E	±10,025 SF

Acres: ±2.68 Acres

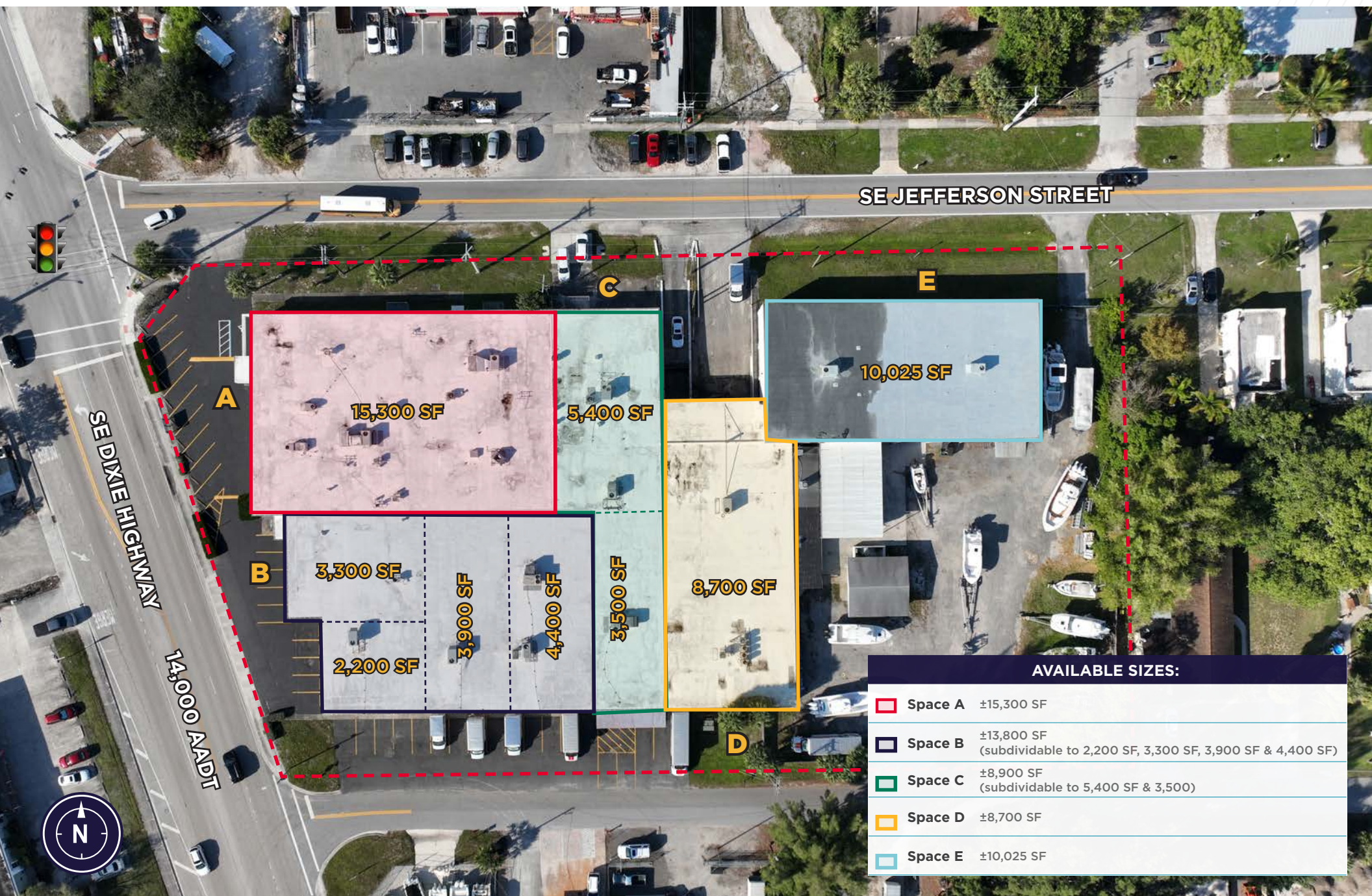
Lease Rate: \$7.75 - \$12.00/SF NNN

Daily Traffic: 14,000 AADT on NW Dixie Highway



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AVAILABLE SIZES:

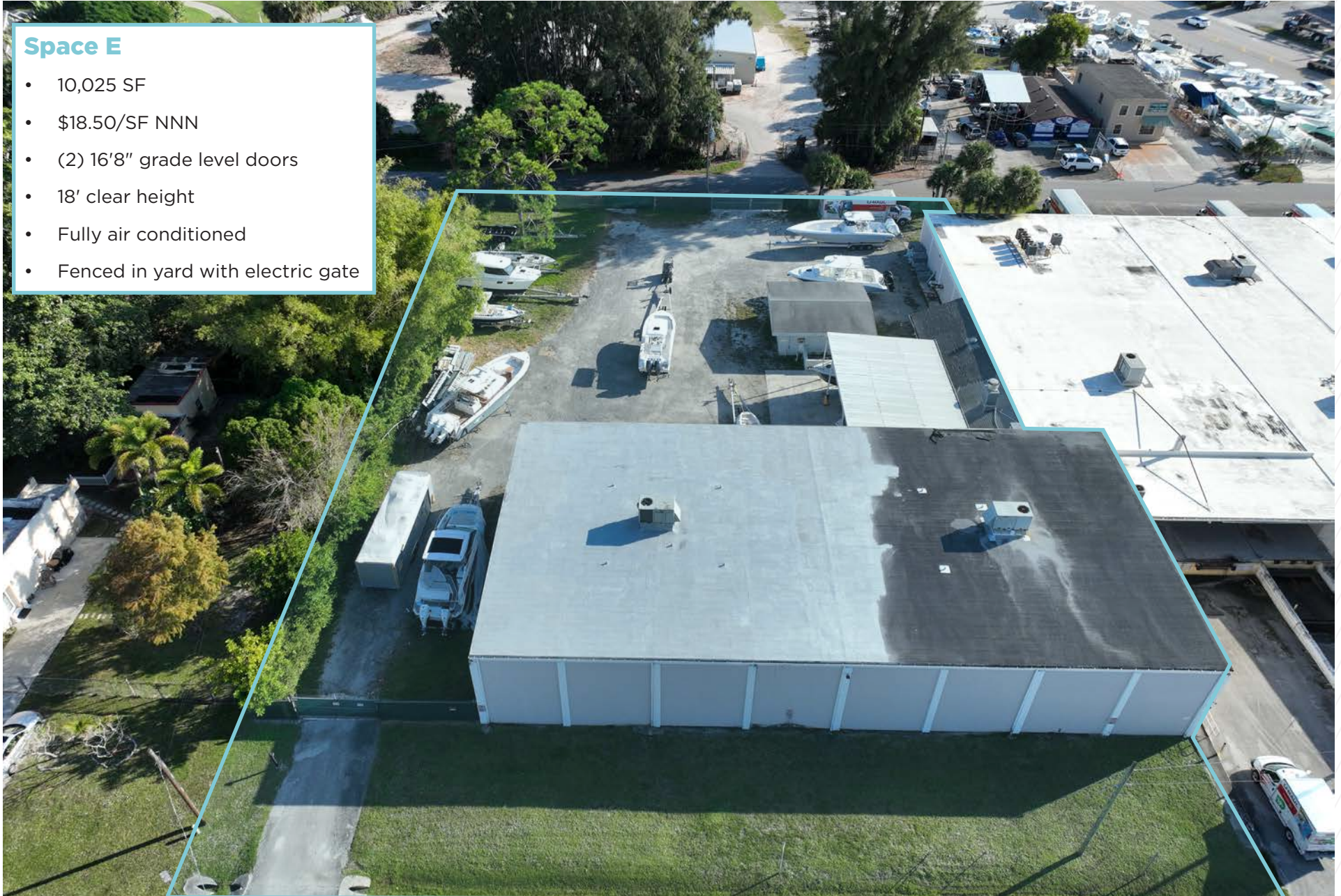
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Space D	±8,700 SF
Space E	±10,025 SF

PROPERTY PHOTO

Space E

Space E

- 10,025 SF
- \$18.50/SF NNN
- (2) 16'8" grade level doors
- 18' clear height
- Fully air conditioned
- Fenced in yard with electric gate



AERIALS

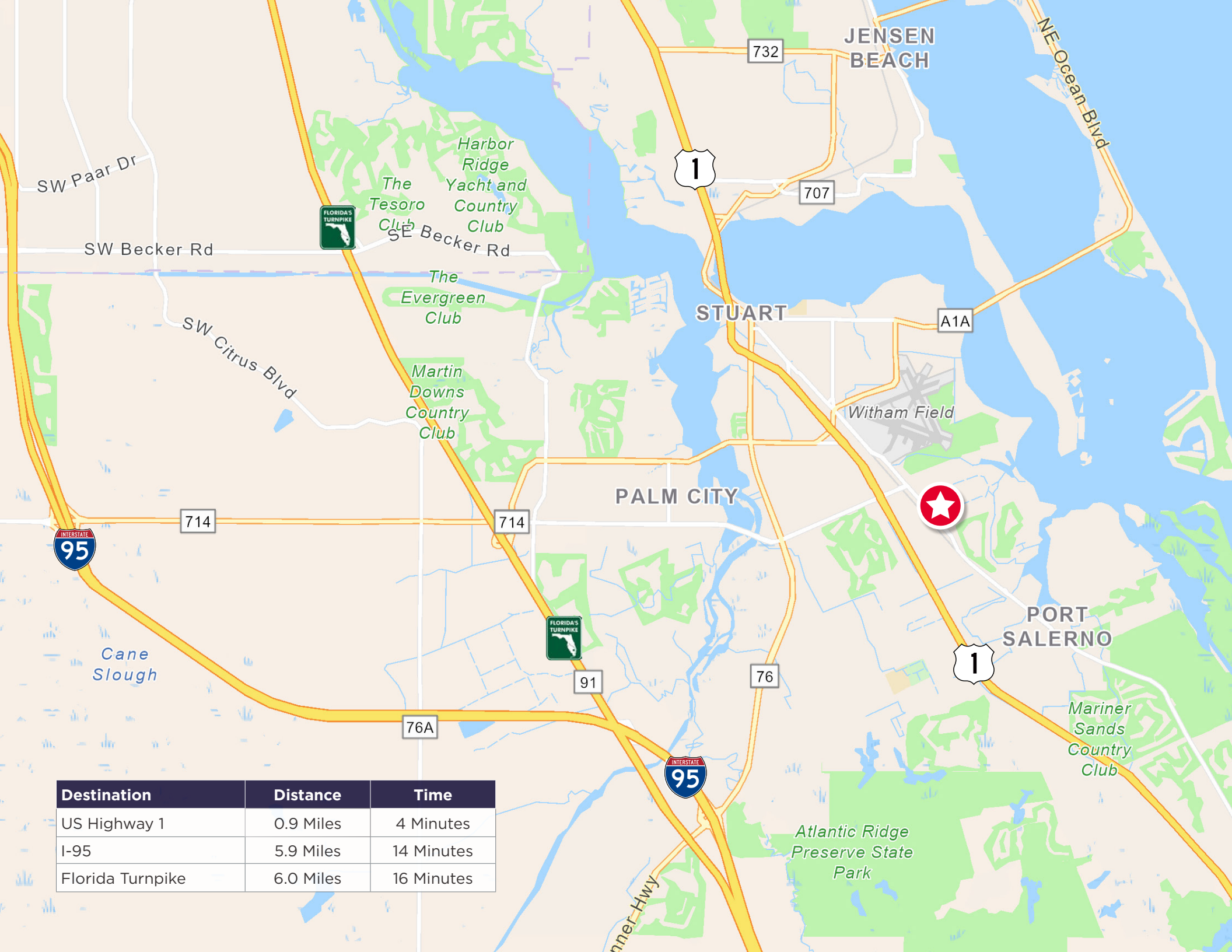


PROPERTY PHOTOS



INTERIOR PHOTOS

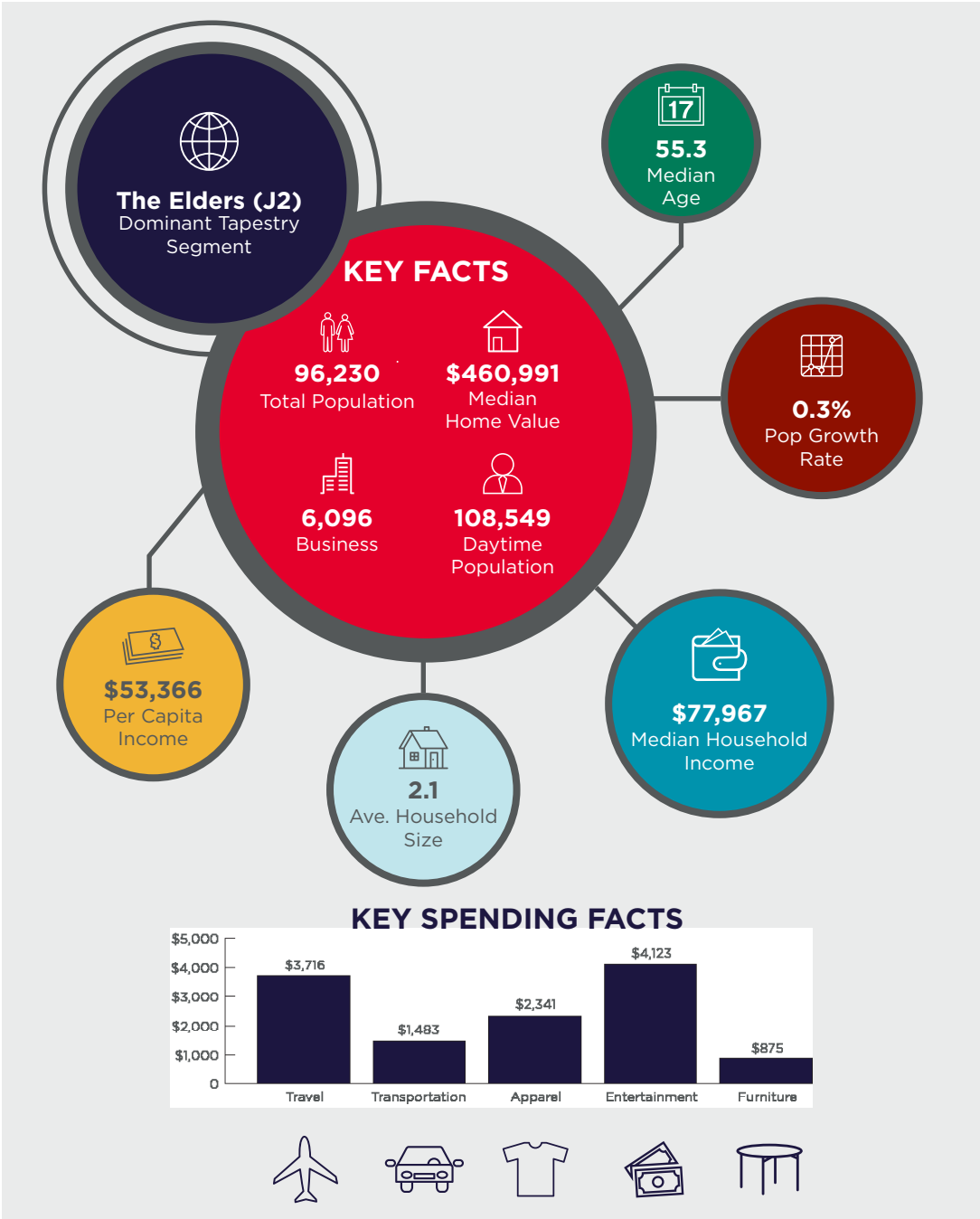




Destination	Distance	Time
US Highway 1	0.9 Miles	4 Minutes
I-95	5.9 Miles	14 Minutes
Florida Turnpike	6.0 Miles	16 Minutes

2025 DEMOGRAPHICS

5 MILE RADIUS



Population

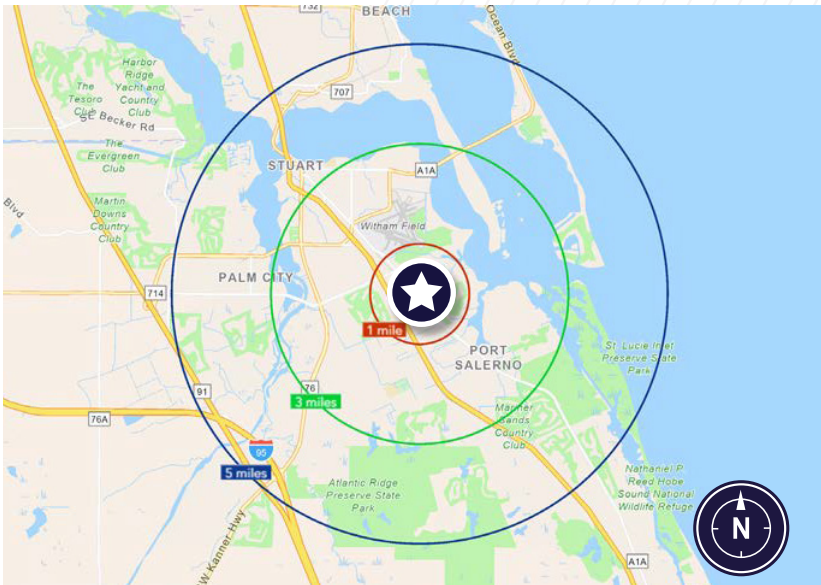
1 Mile:	5,957
3 Mile:	53,648
5 Mile:	96,230

Average Household Income

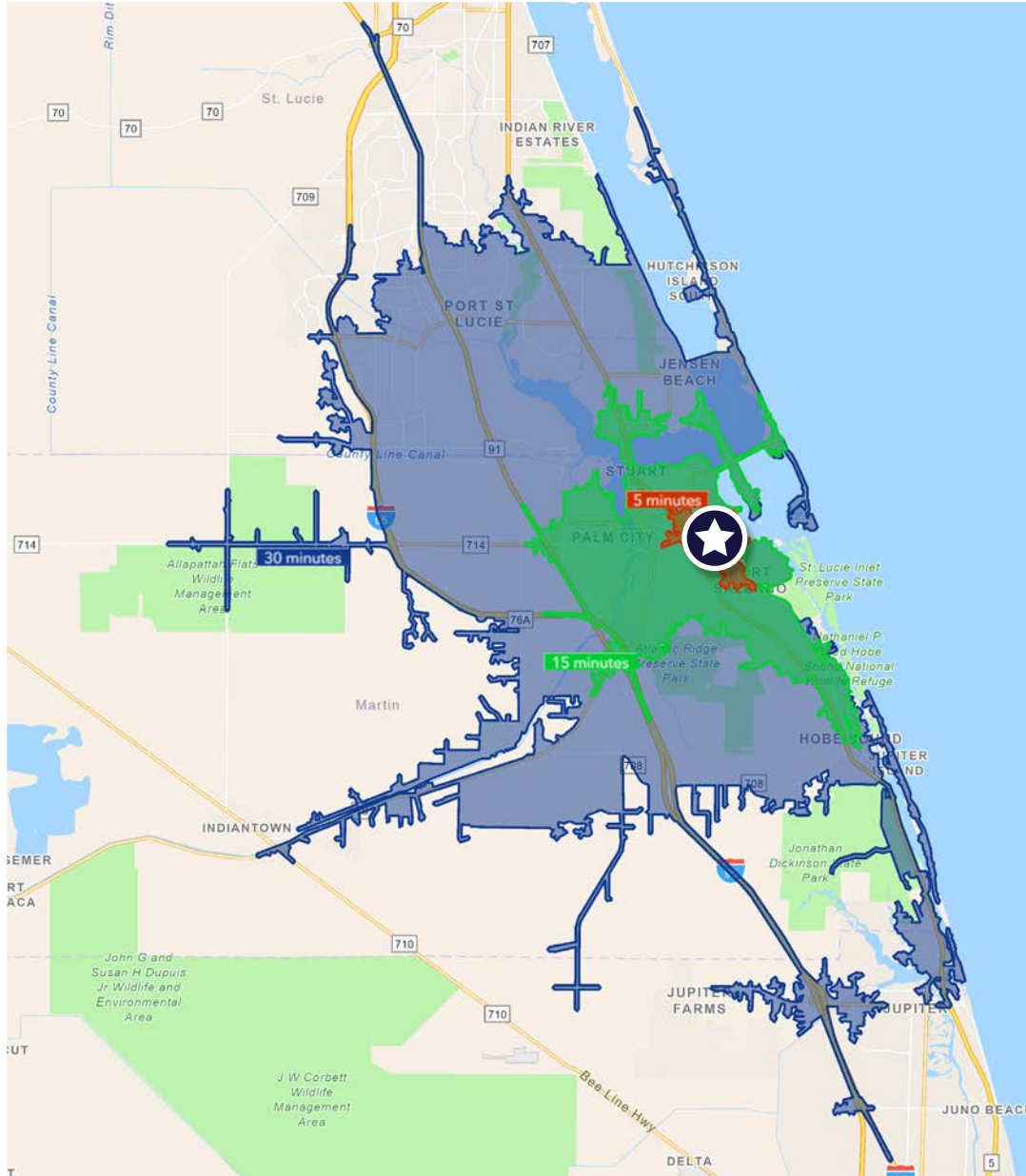
1 Mile:	\$93,914
3 Mile:	\$98,898
5 Mile:	\$115,632

Median Age

1 Mile:	37.3
3 Mile:	51.9
5 Mile:	55.3

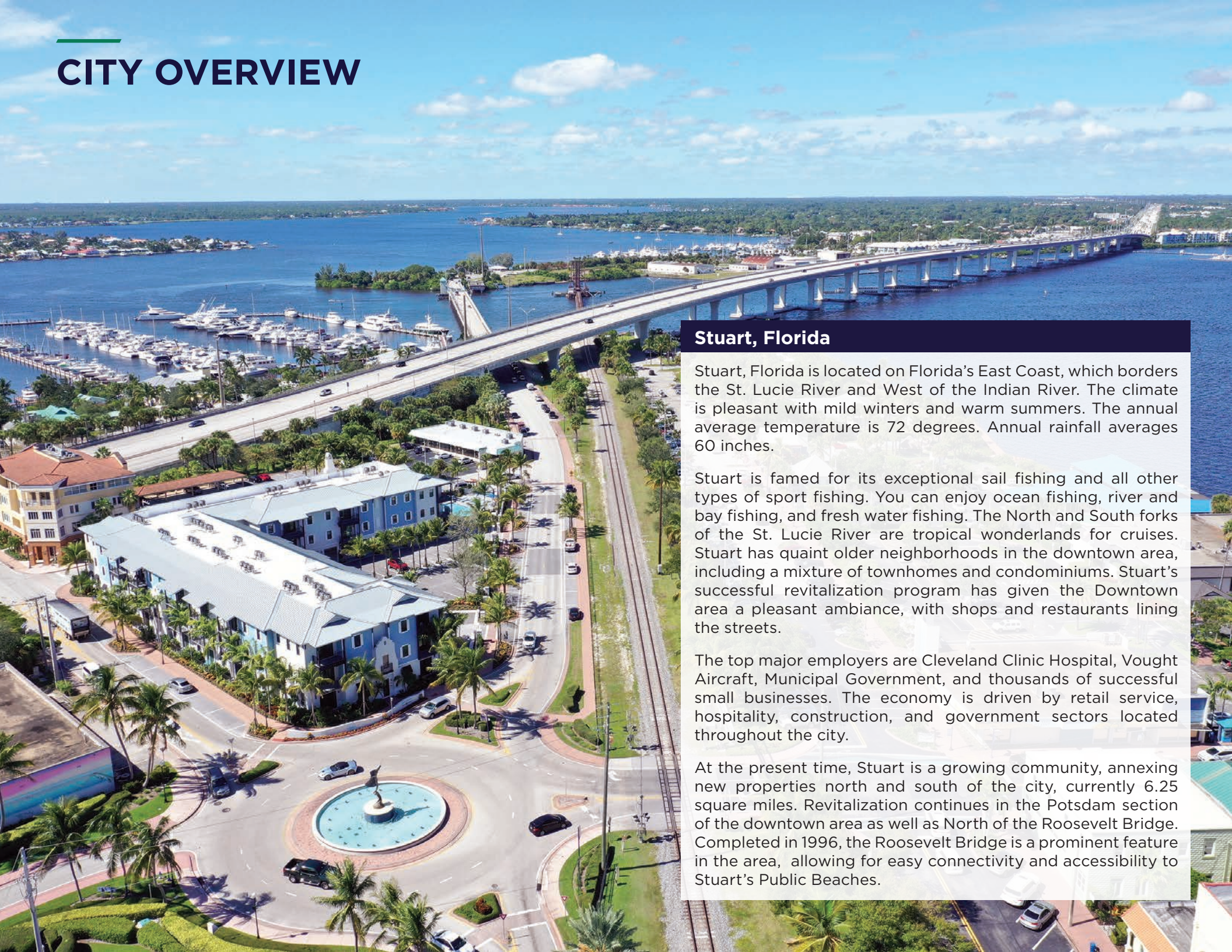


DRIVE TIME



5 Minutes	15 Minutes	30 Minutes
7,473 2010 Population	82,855 2010 Population	261,593 2010 Population
8,279 2025 Population	92,219 2025 Population	317,145 2025 Population
10.7% 2010-2025 Population Growth	11.3% 2010-2025 Population Growth	21.2% 2010-2025 Population Growth
-% 2025-2030 (Annual) Est. Population Growth	0.27% 2025-2030 (Annual) Est. Population Growth	1.46% 2025-2030 (Annual) Est. Population Growth
40.9 2025 Median Age	53.7 2025 Median Age	49.4 2025 Median Age
\$102,607 Average Household Income	\$110,845 Average Household Income	\$113,308 Average Household Income
35.4% Percentage with Associates Degree or Better	48.2% Percentage with Associates Degree or Better	46.0% Percentage with Associates Degree or Better
44.5% Percentage in White Collar Profession	60.5% Percentage in White Collar Profession	59.2% Percentage in White Collar Profession

CITY OVERVIEW



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 sail fishing 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.

REGIONAL OVERVIEW

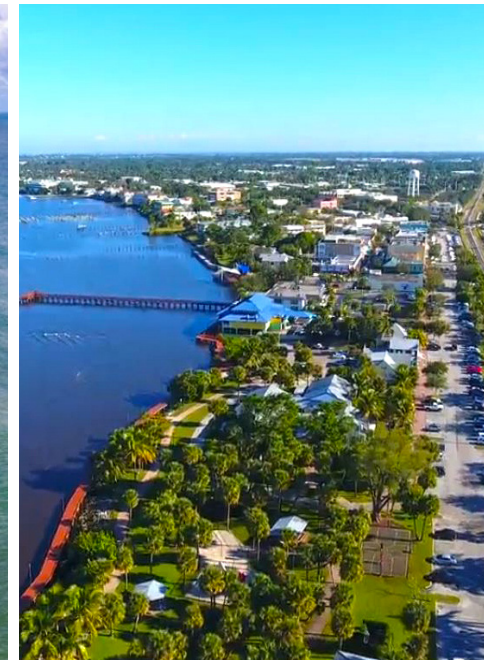
Martin County, Florida

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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FOR MORE INFORMATION, CONTACT:

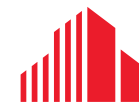


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