



FOR LEASE

■ 3162 SE Dixie Hwy

3162 SE Dixie Hwy

Stuart, FL 34997

PROPERTY OVERVIEW

Now available for lease at **Hendry Plaza**, this **960 SF retail space** offers a modern, move-in-ready interior along **SE Dixie Highway** in **Stuart's Golden Gate neighborhood**. Featuring approximately **12' ceilings**, **separately metered electric**, and a **versatile layout**, the suite is well suited for retail, professional office, or service-oriented users. The established multi-tenant center provides **on-site parking spaces** and convenient access near **Dixie Highway and Indian Street**, offering tenants excellent connectivity to surrounding businesses, residential neighborhoods, and the greater Stuart market.

OFFERING SUMMARY

Land Use:	CRA Center
Zoning:	Golden Gate Redevelopment District
Maintenance:	Additional \$60 for water and \$180 for Trash
Available SF:	960 SF

LEASE RATE

\$1,650 per month (MG)

STEPHEN WOOD

ASSOCIATE

Mobile 561.696.4016

swood@slccommercial.com

772.220.4096 | slccommercial.com



SLC Commercial
Realty & Development

The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

Property Details & Highlights

HENDRY PLAZA | 960 SF RETAIL/OFFICE SPACE

FOR LEASE

Property Address:	3162 SE Dixie Hwy , Stuart, FL 34997
Property Type:	Retail
Zoning:	Golden Gate Redevelopment District
Parking Ratio:	1.75
Cross Streets:	Dixie & Indian St
Year Built:	1979
Power:	Tenant separately metered

LOCATION OVERVIEW

Strategically located within Hendry Plaza at 3162 SE Dixie Highway in Stuart, Florida, this retail space offers a highly visible position along the Dixie Highway commercial corridor in the Golden Gate neighborhood. The property benefits from convenient access to surrounding residential communities, established businesses, and the greater Stuart market.

Its location along a well-established commercial thoroughfare provides strong accessibility and prominent exposure for businesses seeking a recognizable presence in the area. The surrounding mix of neighborhood retail, service-oriented businesses, restaurants, and residential uses creates an active setting well suited for a variety of retail, professional, and service concepts.

Hendry Plaza provides an excellent opportunity for tenants looking to establish or expand their presence in a convenient Stuart location with direct access to the surrounding Golden Gate community.



LEASE HIGHLIGHTS

- 960 SF Retail Space Available for Lease
- Located within Established Hendry Plaza
- Prominent SE Dixie Highway Location
- Golden Gate / Stuart Retail Submarket
- Nicely Finished, Move-In-Ready Interior
- Approximately 12' Ceiling Height
- Separately Metered Electric
- Suitable for Retail & Service-Oriented Uses
- Convenient Access Near Dixie Highway & Indian Street



Suite Interior Images

HENDRY PLAZA | 960 SF RETAIL/OFFICE SPACE

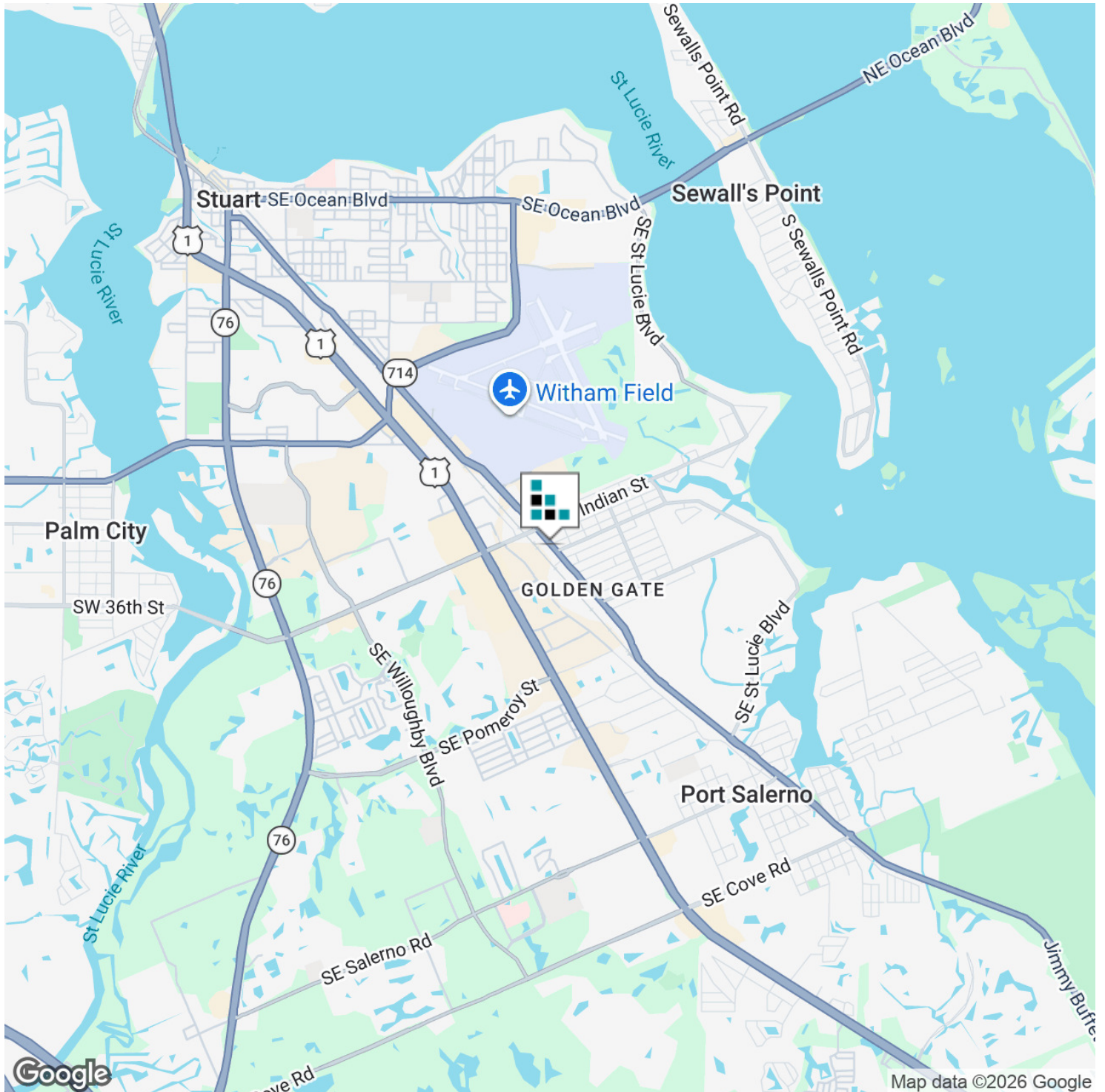
FOR LEASE



Location Map

HENDRY PLAZA | 960 SF RETAIL/OFFICE SPACE

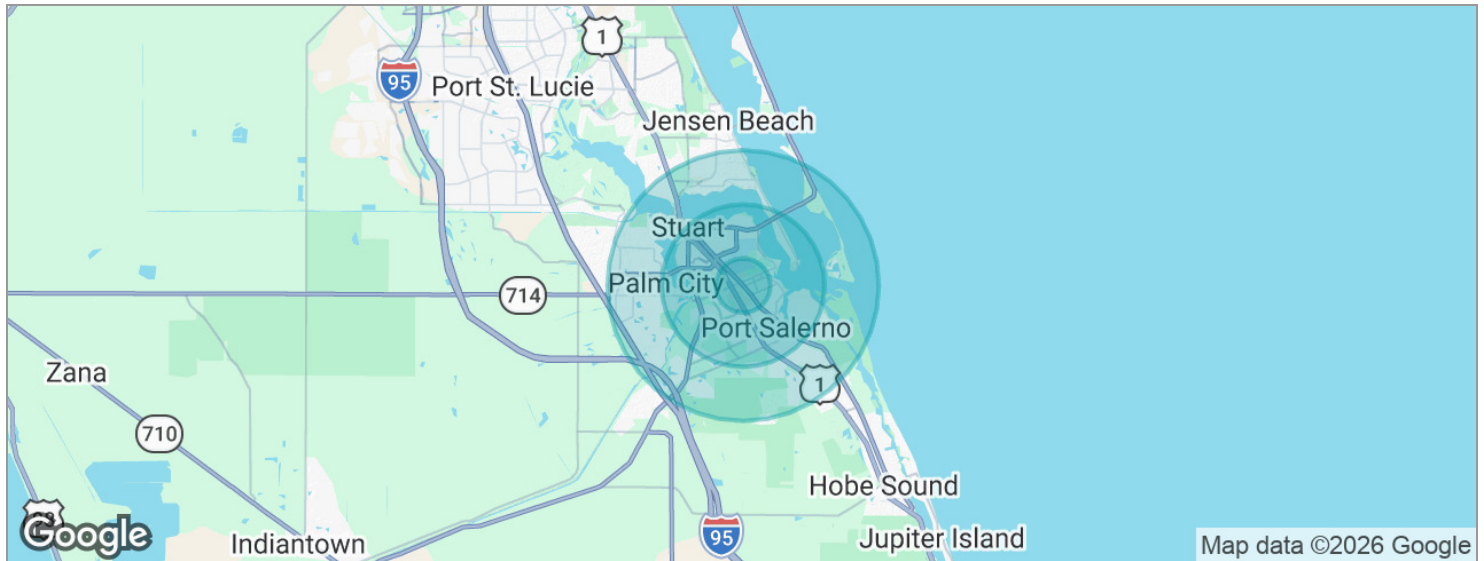
FOR LEASE



Demographics Map

HENDRY PLAZA | 960 SF RETAIL/OFFICE SPACE

FOR LEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,503	48,194	93,347
Median age	43.6	49.6	52.3
Median age (Male)	41.0	49.6	51.5
Median age (Female)	46.7	49.9	53.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,743	21,096	41,361
# of persons per HH	2.4	2.3	2.3
Average HH income	\$87,011	\$97,115	\$113,390
Average house value	\$372,815	\$402,779	\$446,831

* Demographic data derived from 2020 ACS - US Census

Disclaimer

HENDRY PLAZA | 960 SF RETAIL/OFFICE SPACE

FOR LEASE

This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

This information is subject to errors, omissions, changes, prior sale or withdrawal without notice by the Company representing the property and does not constitute a recommendation, endorsement or advice as to the value for the purchase of any property. Each prospective lessee or purchaser is to rely upon his/her own investigation, evaluation and judgment as to the advisability of leasing or purchasing the property.

Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.

