

**FOR LEASE**

\$2,500/mo.

**Light Warehouse Unit**

800 SE Lincoln Ave. Stuart FL 34994

**2,000 SF**  
**OFFICE/WAREHOUSE**



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

**Listing Contact:**

Matt Crady | 772-260-1655 | [Mcrady@commercialrealestatellc.com](mailto:Mcrady@commercialrealestatellc.com)

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

# Property Details

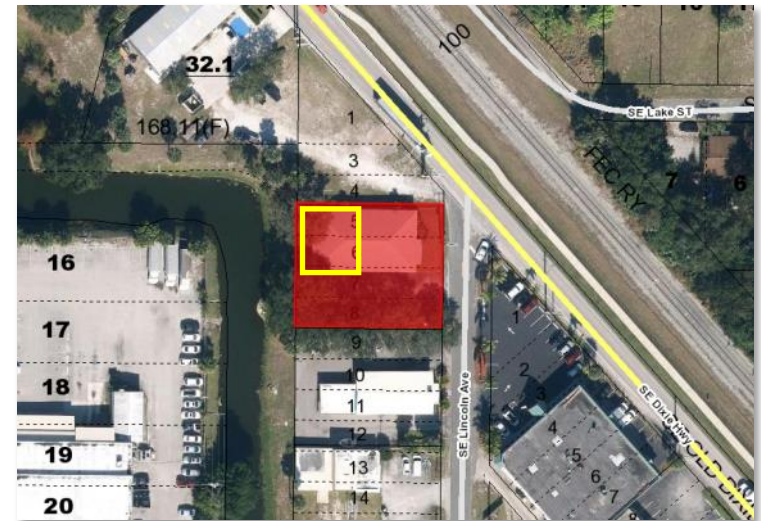
# Light Warehouse Unit

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LEASE RATE	\$2,500/mo.
SPACE AVAILABLE	2,000 sf
BUILDING SIZE	3,600 sf
BUILDING TYPE	Light Equipment Manufacturing
ACREAGE	0.26 AC
FRONTAGE	62 ft.
TRAFFIC COUNT	6,400 ADT (from SE Dixie Hwy)
YEAR BUILT	1987
CONSTRUCTION TYPE	Masonry
PARKING SPACE	10+
ZONING	B-2 (Business General)
LAND USE	Commercial
POWER	3-Phase Electric
PARCEL ID	04-38-41-009-001-00050-4

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- Excellent 2,000 sf space situated in the rear of a freestanding building located on the corner of SE Lincoln Ave. and SE Dixie Hwy.
- Space includes a roll up door, its own entry door, restroom, a small office, and 3-phase power.
- Ideal for a small businesses and other uses that include but are not limited to: repair services, sign manufacturing shops, professional office, and other under B-2 Zoning.
- Site is just minutes away from US-1, and within a commerce heavy area.



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# Property Demographics

# Light Warehouse Unit

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## 2019 Population Estimate

## 2019 Average Household Income

## Average Age

1 Mile	9,698	1 Mile	\$55,104	1 Mile	42.50
3 Mile	49,719	3 Mile	\$72,711	3 Mile	46.50
5 Mile	103,524	5 Mile	\$80,291	5 Mile	46.80

## 2024 Population Projection

## 2019 Median Household Income

## Median Age

1 Mile	10,640	1 Mile	\$39,423	1 Mile	43.50
3 Mile	53,086	3 Mile	\$53,524	3 Mile	49.80
5 Mile	110,705	5 Mile	\$57,725	5 Mile	50.80

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# Zoning Information

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Business and PUD Districts Uses	B-2				
Adult businesses (refer to supplemental standards in section 2.06.11)	CU	Dry boat storage	P	Radio and/or television broadcast stations	P
Adult day care centers	P	Drycleaning establishment	P	Religious institutions	P
Automatic amusement center and game room	P	Family day care home in a residence	P	Repair services	P
Automobile repair services, major and minor (refer to supplemental standards in section 2.06.06)	P	Funeral homes	P	Residential units combined with non-residential uses	P
Automobile sales provided all repair and service shall be done within an enclosed building (refer to supplemental standards in section 2.06.06)	P	Funeral homes with crematorium	CU	Restaurants, convenience and general	P
Bakery, retail and/or wholesale warehouses	P	Gasoline or other motor fuel stations (refer to supplemental standards in section 2.06.06)	P	Restaurants, limited	
Banks/financial institutions	P	Golf driving range (not accessory to golf course)	P	Retail, bulk merchandise	P
Barbershop, beauty salons, specialty salons	P	Golf course, miniature	P	Retail, department store	P
Bars	P	Health club	P	Retail, furniture stores	P
Boat sales and service (refer to supplemental standards in section 2.06.06)	P	Health spas	P	Retail, intensive sales and service	P
Boat storage, dry	P	Hotels, motels	P	Retail, non-intensive sales and service	P
Bowling alleys	P	Kennels	P	Retail, regional mall	P
Bus and train (passenger) station/terminals	P	Laundry establishments (self service)	P	Retail, strip shopping center	P
Car wash	P	Massage therapy establishments	P	Rooftop dining area (refer to supplemental standards in section 2.06.19)	CU
Catering shops	P	Microbrewery	P	Skating rink, rolling or ice	P
Cemeteries	P	Museums	P	School-private, parochial, technical	P
Child care center (refer to supplemental standards in section 2.06.05)	P	Office, business or professional	P	Shooting range, indoor (refer to Supplemental Standards section 2.06.16)	P
Clubs, lodges, and fraternal organizations	P	Office, low intensity medical	P	Sign painting and/or sign manufacturing shops within enclosed facility without outdoor storage	P
Community garden (refer to supplemental standards in section 2.06.08)	P	Office, medical	P	Stealth telecommunications facilities in excess of 45 feet in height (refer to supplemental standards in section 2.06.12)	CU
Craft distillery	P	Office, veterinary	P	Studio (art, dance, music, exercise)	P
Crematoriums	CU	Outdoor storage (refer to standards in section 6.10.00)	P	Swimming pools	P
		Parking garages (private or government provided public)	P	Telecommunications towers	CU
		Parking lots (private or government provided public)	P	Theaters	P
		Place of public assembly	P	Urban farm (refer to supplemental standards in section 2.06.08)	P
		Pool hall/billiard parlor	P		
		Public facilities and services	P		
		Public parks	P		
		Public utilities <sup>1</sup>	P		

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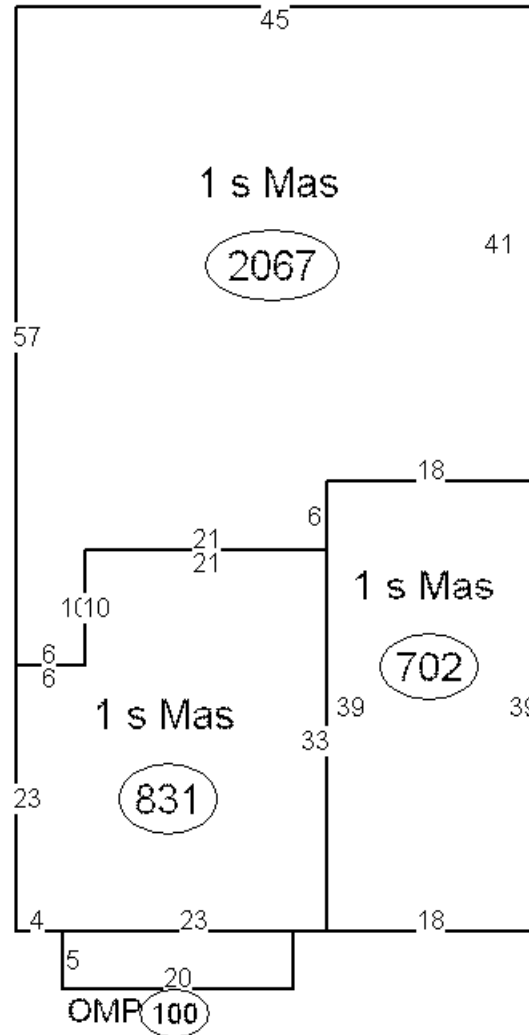
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# Floor Plan

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# Trade Area Map

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