

OFFICE/WAREHOUSE SPACE

1209 SE Dixie Cut Off Road, Stuart FL 34994

**1,800 SF
SPACE AVAILABLE**



FOR LEASE | \$2,000/mo.

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

www.commercialrealestatellc.com

Brian Schwan

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PROPERTY OVERVIEW

- Excellent 1,800 sf space in an industrial business strip located between SE Dixie Highway/A1A and SE Federal Highway in Stuart, FL.
- Space is features air conditioned office space, warehouse space with a bay door in the rear, and a restroom with a shower.
- Ideal for a general contracting business, repair services, or other types of small businesses.
- Quick access to both road A1A and US Highway 1.



LEASE RATE	\$2,000/mo.
BUILDING SIZE	1,800 sf
BUILDING TYPE	Industrial Flex
ACREAGE	0.71 AC
FRONTAGE	35'
TRAFFIC COUNT	11,900 ADT
YEAR BUILT	1953
CONSTRUCTION TYPE	Masonry
PARKING SPACE	5+
ZONING	Industrial
LAND USE	Light Industrial
PARCEL ID	09-38-41-000-000-00120-0

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DEMOGRAPHICS

2021 Population Estimate		2021 Average Household Income		Average Age	
1 Mile	7,549	1 Mile	\$71,735	1 Mile	44.10
3 Mile	101,438	3 Mile	\$95,722	3 Mile	47.50
5 Mile	261,184	5 Mile	\$86,979	5 Mile	46.70

2026 Population Projection		2021 Median Household Income		Median Age	
1 Mile	7,606	1 Mile	\$62,275	1 Mile	46.00
3 Mile	109,937	3 Mile	\$73,483	3 Mile	51.80
5 Mile	276,897	5 Mile	\$68,601	5 Mile	50.50

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ZONING INFORMATION

Public Service (P), Industrial (I), Hospital (H) and PUD Districts Uses	I
Adult businesses (refer to supplemental standards in section 2.06.11)	CU
Automobile repair services, major and minor (refer to supplemental standards in section 2.06.06)	P
Boat building, outdoors	P
Boat storage, dry	P
Religious institutions	
Governmental buildings	P
Cold storage	P
Commercial nursery or tree farm	P
Community centers	
Community garden (refer to supplemental standards in section 2.06.08)	P
Drycleaning plants	P
Farm equipment and supplies sales establishment, including open storage	P
Gasoline or other motor fuel stations, including tank farms	P
Industrial, high-impact	P
Industrial, low-impact	P
Libraries	
Museums	
Newspaper or publishing plants	P
Pain management clinics (refer to supplemental standards in section 2.06.16)	
Places of public assembly	
Planned industrial parks (refer to supplemental standards in section 2.06.07)	P
Public facilities and services	P

Public utilities ³	P
Radio and/or television broadcast stations	
Railroad freight stations/terminals	P
Repair services	P
Retail, intensive and non-intensive	CU
Schools - private, parochial at the elementary, junior high, or technical level	
Shooting range, indoor (refer to supplemental standards in section 2.06.16)	P
Sign painting and/or sign manufacturing shops providing all storage and work is conducted in an enclosed building	P
Stealth telecommunications facilities in excess of 45 feet in height (refer to supplemental standards in section 2.06.12)	CU
Stealth telecommunications facilities which do not exceed 45 feet in height or which are constructed as part of an existing architectural feature or structure provided its total height does not exceed 120 percent of the height of the architectural feature or structure (refer to supplemental standards in section 2.06.12)	P
Storage yards	P
Swimming pools	
Telecommunication towers (refer to supplemental standards in section 2.06.12)	CU
Telecommunications towers to be located on real property not owned by the City of Stuart (refer to supplemental standards in section 2.06.12)	
Telecommunications towers to be located on real property owned by the City of Stuart by resolution of the city commission (refer to supplemental standards in section 2.06.12)	
Truck terminals	P
Urban farm (refer to supplemental standards in section 2.06.08)	P
Warehouse, general storage	P
Warehouse, mini-storage	P
Warehouse, wholesale or distribution	P

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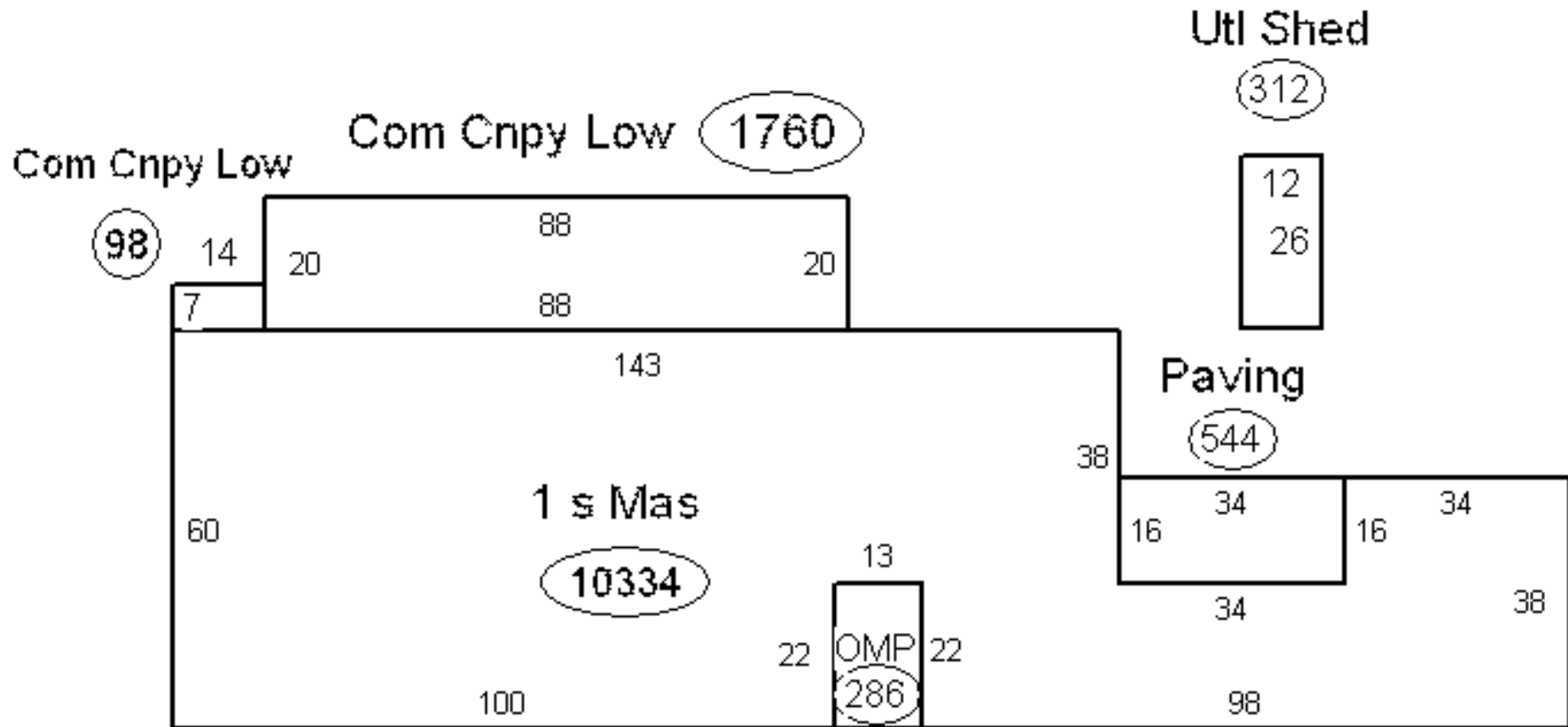
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FLOOR SKETCH



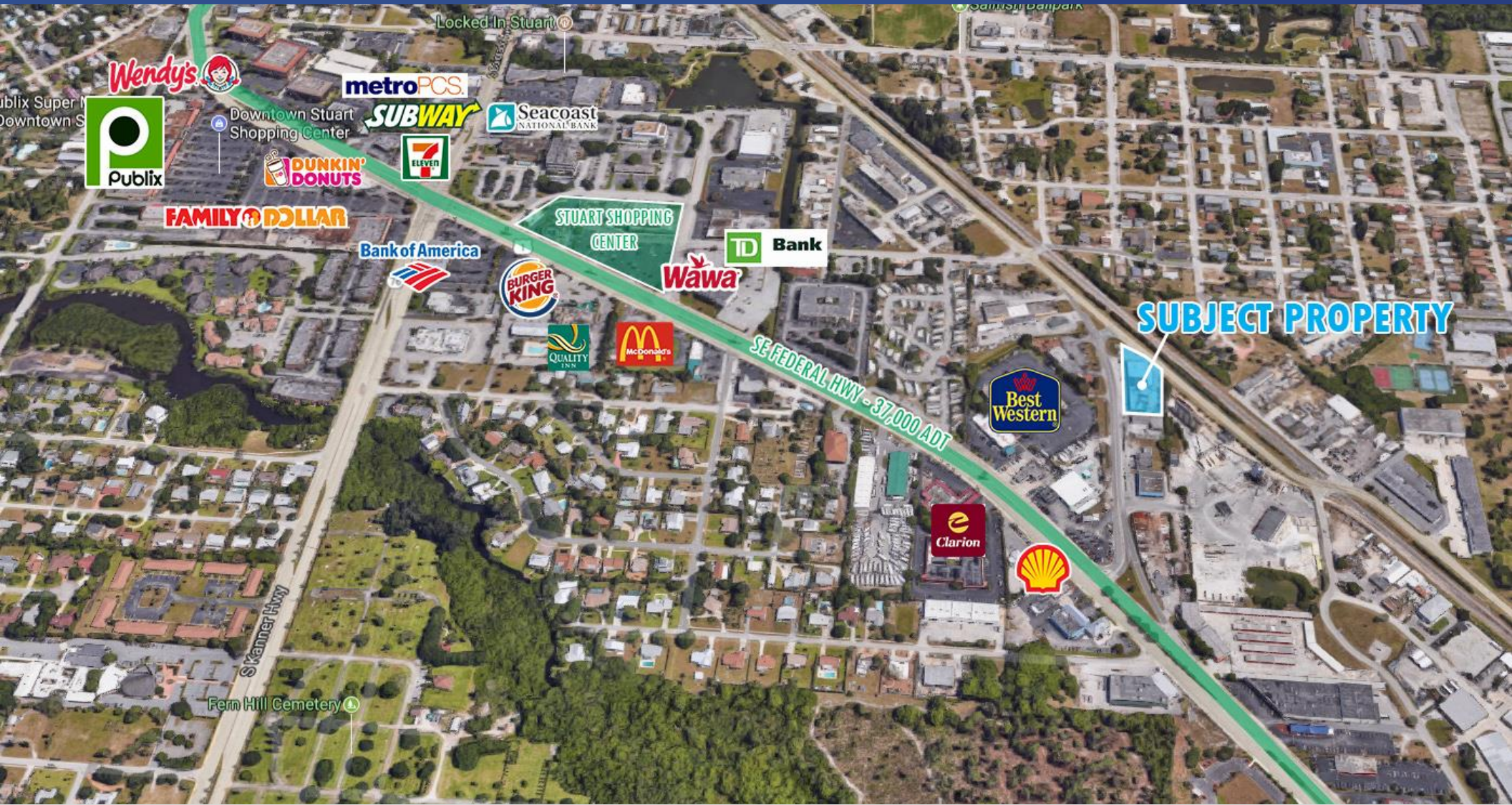
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TRADE AREA MAP



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