

NEW CONSTRUCTION WAREHOUSE CONDOS

920 & 924 SE Dixie Highway, Stuart FL 34994



For visual representation only*

FOR SALE | \$290.00/sf

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
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PROPERTY OVERVIEW

- Exclusive purchase opportunity featuring a new construction warehouse with a total of three units thoughtfully designed for commercial use.
- Located at the prominent corner of SE Dixie Highway and E Florida Street, these spacious units offer the perfect blend of convenience, accessibility, and versatility.
- Whether you need space for storage, light manufacturing, distribution, or a combination of uses, these condos can be tailored to suit your specific needs. Each warehouse condo offers a spacious interior, pedestrian access, roll-up doors, and restroom facilities.
- These condos are slated for delivery in just 7 to 10 months, making them an ideal choice for businesses seeking a modern and efficient workspace.



PRICE	\$290.00/sf
SUITE 1	1,972 SF
SUITE 2	1,961 SF
SUITE 3	2,080 SF
BUILDING TYPE	Flex Warehouse
ACREAGE	0.38 AC (Combined)
FRONTAGE	160'
TRAFFIC COUNT	8,800 ADT (Dixie)
DELIVERY TIME	7-10 months
ZONING	CI-Creek Industrial (Stuart)
LAND USE	Downtown
PARCEL ID	04-38-41-009-003-00110-8 04-38-41-009-003-00130-4

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DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	7,868	1 Mile	\$65,857	1 Mile	45.3
3 Mile	101,439	3 Mile	\$97,877	3 Mile	47.7
5 Mile	269,279	5 Mile	\$89,529	5 Mile	46.7

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	7,840	1 Mile	\$52,147	1 Mile	47.3
3 Mile	101,632	3 Mile	\$75,309	3 Mile	51.9
5 Mile	278,063	5 Mile	\$70,193	5 Mile	50.2

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ZONING INFORMATION

		Creek Ind.
Multi-family dwelling units		X CU
Accessory dwelling units	Sec. 3.04.04 G.04	X
Mixed-use		X
Family day care home in a residence		X
Home occupation	Sec.3.04.03 B.2	X
Hotels or motels		X
Adult day care centers		X
Child care centers	Sec. 2.06.04	X
Community centers		-
Governmental buildings		-
Libraries		X
Museums		X
Religious institutions		X
Schools—public, private, parochial or technical		X
Automobile repair service, within an enclosed building	Sec. 2.06.05	X
Automobile repair service, within an enclosed building along US-1/Federal Highway or SE Florida Street	Sec. 2.06.05	X
Art shops or galleries		X
Bakery, retail		X
Banks or financial institutions		X
Barbershops, beauty salons, specialty salons		X
Bars		X
Boat building, sales, service and storage, within an enclosed building		X CU

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ZONING INFORMATION

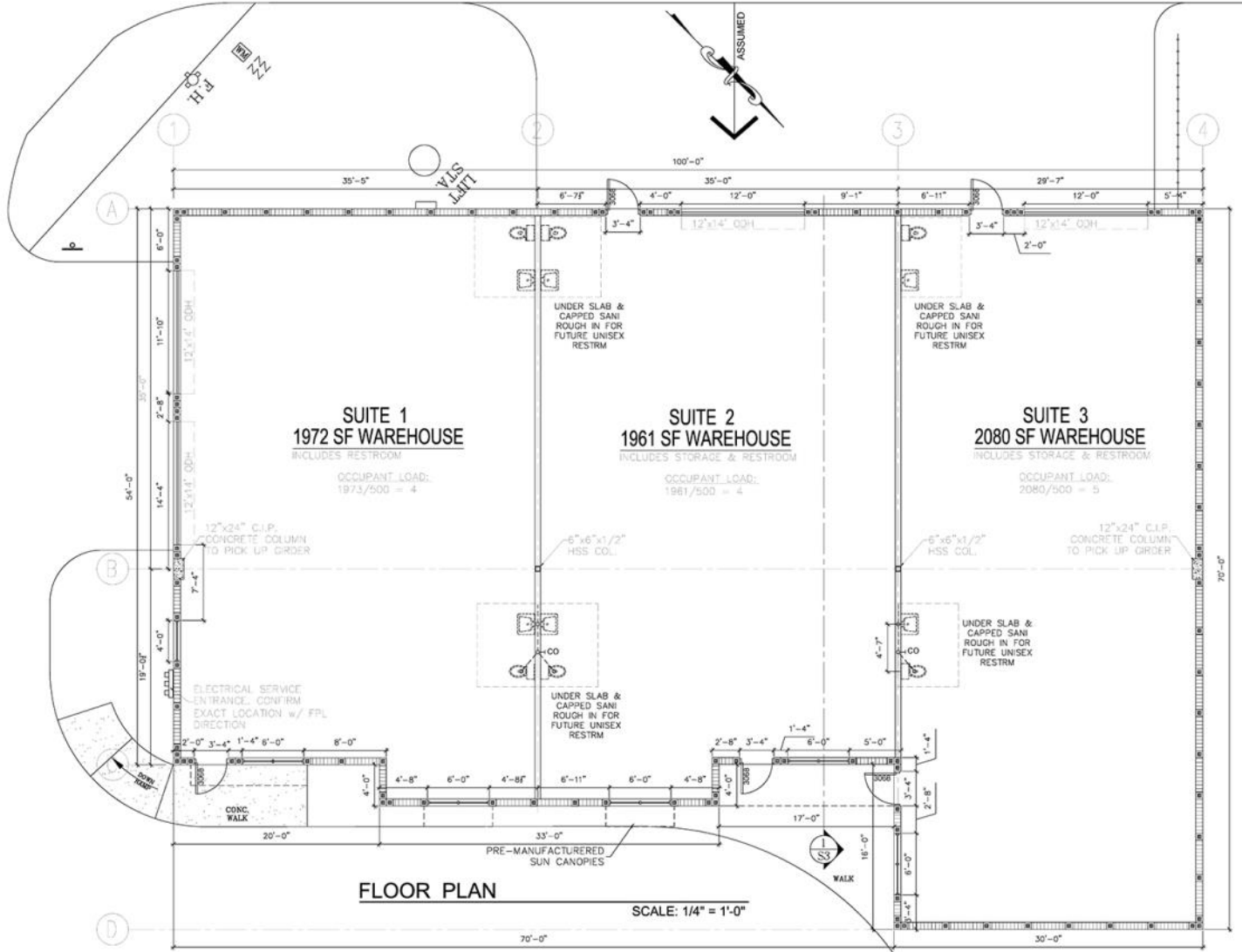
Catering shop		X
Formula business	Sec. 2.06.12	X
Clubs, lodges, and fraternal organizations		-
Dry cleaning establishment, provided that all cleaning is conducted off-premises		X
Health clubs and health spas		X
Kennels		X
Massage therapy establishment		X
Microbreweries and craft distilleries		X
Office, business, professional, medical, or veterinary		X
Outdoor storage	Sec. 6.10.00	X
Pharmacies, 2,000 sf or less		-
Restaurants, convenience and general, excluding drive-in/through	Sec. 2.06.13	X
Retail sales and service		X
Retail manufacturing, provided such manufacturing is incidental to sales and occupies less than 75% of the total gross floor area		X
Repair services		X
Rooftop dining	Sec. 2.06.19	X CU
Studios, art, dance, music, or exercise		X
Theater, excluding drive-in theaters		X
Public parks		X
Public facilities and services		X
Public utility		X
Camouflage 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	Sec. 2.06.11	X
Community gardens	Sec. 2.06.08	X
Urban farms	Sec. 2.06.08	X
Government provided public parking garages and lots		X
Private parking garages and lots		X CU
Passenger train station		X

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SITE PLAN



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TRADE AREA MAP



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