

NEW CONSTRUCTION WAREHOUSE CONDOS

920 SE Dixie Highway, Stuart FL 34994

 **FLEX**VAULT



ESTIMATED COMPLETION SEPT. 1ST

FOR SALE | \$400.00/SF

*For visual representation only**

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street
Stuart FL, 34994
www.commercialrealestatellc.com

Matt Crady
772.286.5744 Office
772.260.1655 Mobile
mcrady@commercialrealestatellc.com

PROPERTY OVERVIEW

- Own a brand-new warehouse condo in one of Stuart's premier industrial locations. Three units are available for sale, ranging from 1,961 SF to 2,080 SF, with anticipated completion by September 1.
- Located on the signalized corner of E Florida Street and SE Dixie Highway, the property offers excellent visibility and convenient access from both roads. Each unit features a 12' x 14' overhead roll-up door(s), private restroom, and an efficient open layout ideal for contractors, service businesses, light industrial users, or secure storage.
- Reserve your unit today and take advantage of this rare opportunity to own new construction industrial space in Stuart, Florida.



PRICE	\$400.00/SF
SUITE 1	1,972 SF
SUITE 2	1,961 SF
SUITE 3	2,080 SF
BUILDING TYPE	Flex Warehouse
ACREAGE	0.37 AC
FRONTAGE	160'
TRAFFIC COUNT	9,100 ADT (Dixie)
DELIVERY TIME	September 2026
ZONING	CI-Creek Industrial (Stuart)
LAND USE	Downtown
PARCEL ID	04-38-41-009-003-00110-8

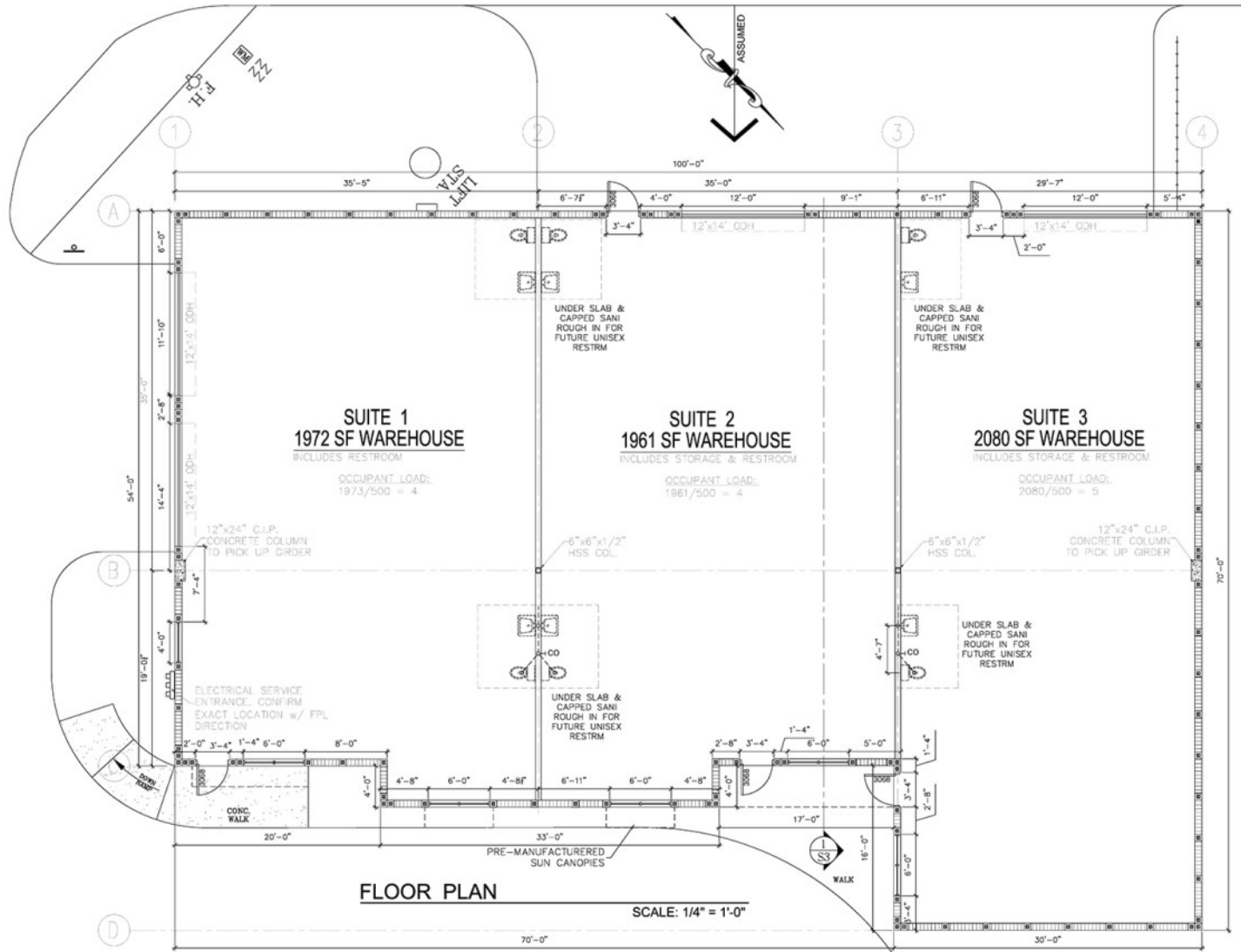
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE

500 SE Osceola Street
Stuart FL, 34994
www.commercialrealestatellc.com

Matt Crady
772.286.5744 Office
772.260.1655 Mobile
mcrady@commercialrealestatellc.com

SITE PLAN



**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE

500 SE Osceola Street
Stuart FL, 34994
www.commercialrealestatellc.com

Matt Crady
772.286.5744 Office
772.260.1655 Mobile
mcrady@commercialrealestatellc.com

DEMOGRAPHICS

Radius	3 miles	5 miles	10 miles
Population			
2020 Population	49,862	99,497	257,525
2025 Population	53,378	108,079	293,378
2030 Population Projection	55,660	113,375	323,039
Annual Growth 2020-2025	1.4%	1.7%	2.8%
Households			
2020 Households	22,533	44,005	107,603
2025 Households	24,068	47,819	122,345
2030 Household Projection	25,099	50,201	134,384
Annual Growth 2020-2025	1.5%	1.7%	2.3%
Households By Income			
Avg Household Income	\$94,391	\$106,454	\$98,391
Median Household Income	\$68,056	\$76,555	\$73,198
Worker Travel Time To Job			
<30 Minutes	14,296	27,327	68,862
30-60 Minutes	4,641	11,050	39,077
60+ Minutes	1,457	3,383	10,716

**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE

500 SE Osceola Street
Stuart FL, 34994
www.commercialrealestatellc.com

Matt Crady
772.286.5744 Office
772.260.1655 Mobile
mcrady@commercialrealestatellc.com

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	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

**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE

500 SE Osceola Street
Stuart FL, 34994
www.commercialrealestatellc.com

Matt Crady
772.286.5744 Office
772.260.1655 Mobile
mcrady@commercialrealestatellc.com

ZONING INFORMATION

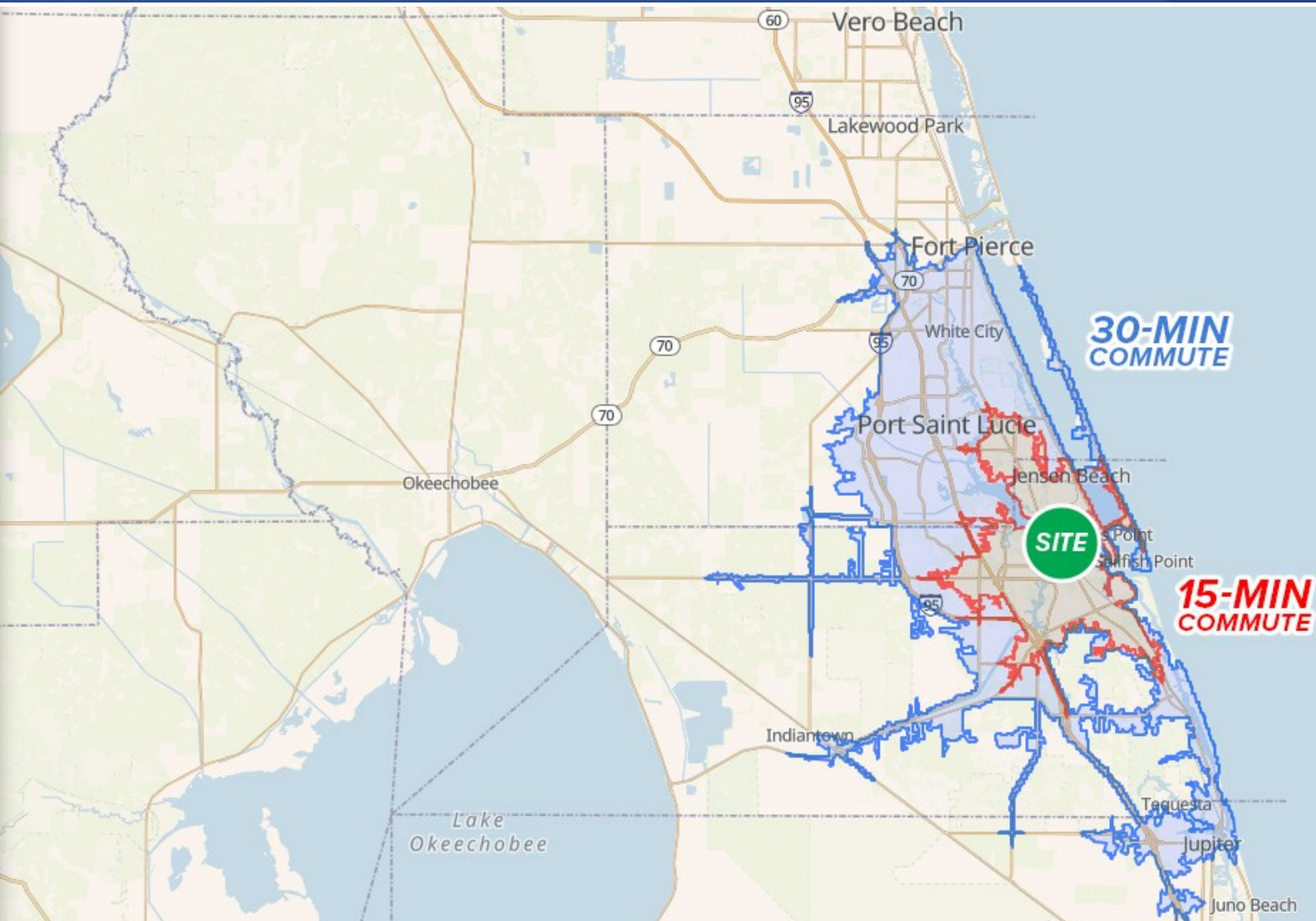
Catering shop		X
Formula business	Sec. 2.06.12	X
Clubs, lodges, and fraternal organizations		-
Dry cleaning establishment, provided that all cleaning is conducted off-premises		X
Health clubs and health spas		X
Kennels		X
Massage therapy establishment		X
Microbreweries and craft distilleries		X
Office, 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

**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE

500 SE Osceola Street
Stuart FL, 34994
www.commercialrealestatellc.com

Matt Crady
772.286.5744 Office
772.260.1655 Mobile
mcrady@commercialrealestatellc.com

COMMUTE MAP



15 MIN
TO FL-TPK



15 MIN
TO I-95



2 MIN
TO US-1

30-MIN
COMMUTE

15-MIN
COMMUTE

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street
Stuart FL, 34994
www.commercialrealestatellc.com

Matt Crady
772.286.5744 Office
772.260.1655 Mobile
mcrady@commercialrealestatellc.com

TRADE AREA MAP



**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE

500 SE Osceola Street
Stuart FL, 34994
www.commercialrealestatellc.com

Matt Crady
772.286.5744 Office
772.260.1655 Mobile
mcrady@commercialrealestatellc.com