

# DOUBLE FLEX SPACE UNITS

7814 & 7816 SW Jack James Dr. Stuart, FL 34997



FOR LEASE | \$18.00/SF NNN

Available For Sale at \$1,400,000

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100  
Stuart FL, 34996  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matt Crady**

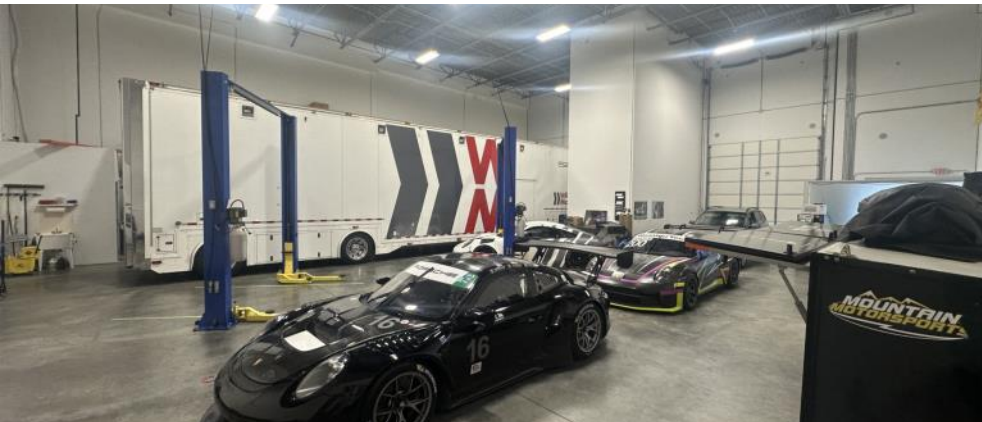
772.286.5744 Office

772.260.1655 Mobile

[mcrady@commercialrealestatellc.com](mailto:mcrady@commercialrealestatellc.com)

# PROPERTY OVERVIEW

- Available to lease by February 2025, these two adjacent flex condo units offer an exceptional opportunity for businesses seeking versatile space in the sought-after Treasure Coast Commerce Center, conveniently located off SW Jack James Drive in Stuart, FL. Combined into one open layout providing ample room for a variety of industrial or commercial uses.
- Site features include fire sprinklers, 3-phase power (200 amps per unit), two bathrooms, concrete flooring, and 14' x 14' roll-up doors.
- For those interested in ownership, this property is also being offered for sale, presenting an excellent opportunity for investors or owner/users.
- Situated in an industrial corridor of Stuart; in close proximity to the I-95 access ramp.



<b>LEASE RATE</b>	\$18.00/SF NNN
<b>PRICE</b>	\$1,400,000
<b>CONDO SIZE (COMBINED)</b>	4,040 SF
<b>BUILDING TYPE</b>	Flex
<b>TRAFFIC COUNT</b>	2,200 ADT
<b>YEAR BUILT</b>	2019
<b>CONSTRUCTION TYPE</b>	Concrete, Tilt-up
<b>POWER</b>	3 Phase Power; 200amps each unit
<b>ZONING</b>	LI-Limited Industrial
<b>LAND USE</b>	Industrial
<b>PARCEL ID</b>	55-38-41-301-001-01250-0 55-38-41-301-001-01260-0

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

2100 SE Ocean Blvd. Suite 100  
Stuart FL, 34996  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matt Crady**  
772.286.5744 Office  
772.260.1655 Mobile  
[mcrady@commercialrealestatellc.com](mailto:mcrady@commercialrealestatellc.com)

# SITE PHOTOS



**JEREMIAH BARON  
& CO**  
COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100  
Stuart FL, 34996  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matt Crady**  
772.286.5744 Office  
772.260.1655 Mobile  
[mcrady@commercialrealestatellc.com](mailto:mcrady@commercialrealestatellc.com)

# DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	2,883	1 Mile	\$122,333	1 Mile	46.8
3 Mile	15,847	3 Mile	\$114,780	3 Mile	46.9
5 Mile	58,508	5 Mile	\$90,294	5 Mile	47.3

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	2,986	1 Mile	\$95,097	1 Mile	52.1
3 Mile	16,396	3 Mile	\$85,494	3 Mile	51.3
5 Mile	61,334	5 Mile	\$64,453	5 Mile	50.8

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100  
Stuart FL, 34996  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matt Crady**  
772.286.5744 Office  
772.260.1655 Mobile  
[mcrady@commercialrealestatellc.com](mailto:mcrady@commercialrealestatellc.com)

# ZONING INFORMATION

USE CATEGORY	LI
<i>Commercial and Business Uses</i>	
Adult business	P
Business and professional offices	P
Commercial amusements, indoor	P
Commercial amusements, outdoor	P
Commercial day care	P
Construction industry trades	P
Construction sales and services	P
Financial institutions	P
Flea markets	P
General retail sales and services	P
Golf driving ranges	P
Hotels, motels, resorts and spas	P
Kennels, commercial	P
Limited retail sales and services	P
Medical services	P
Pain management clinics	P
Trades and skilled services	P
Vehicular sales and service	P
Vehicular service and maintenance	P
Veterinary medical services	P
Wholesale trades and services	P

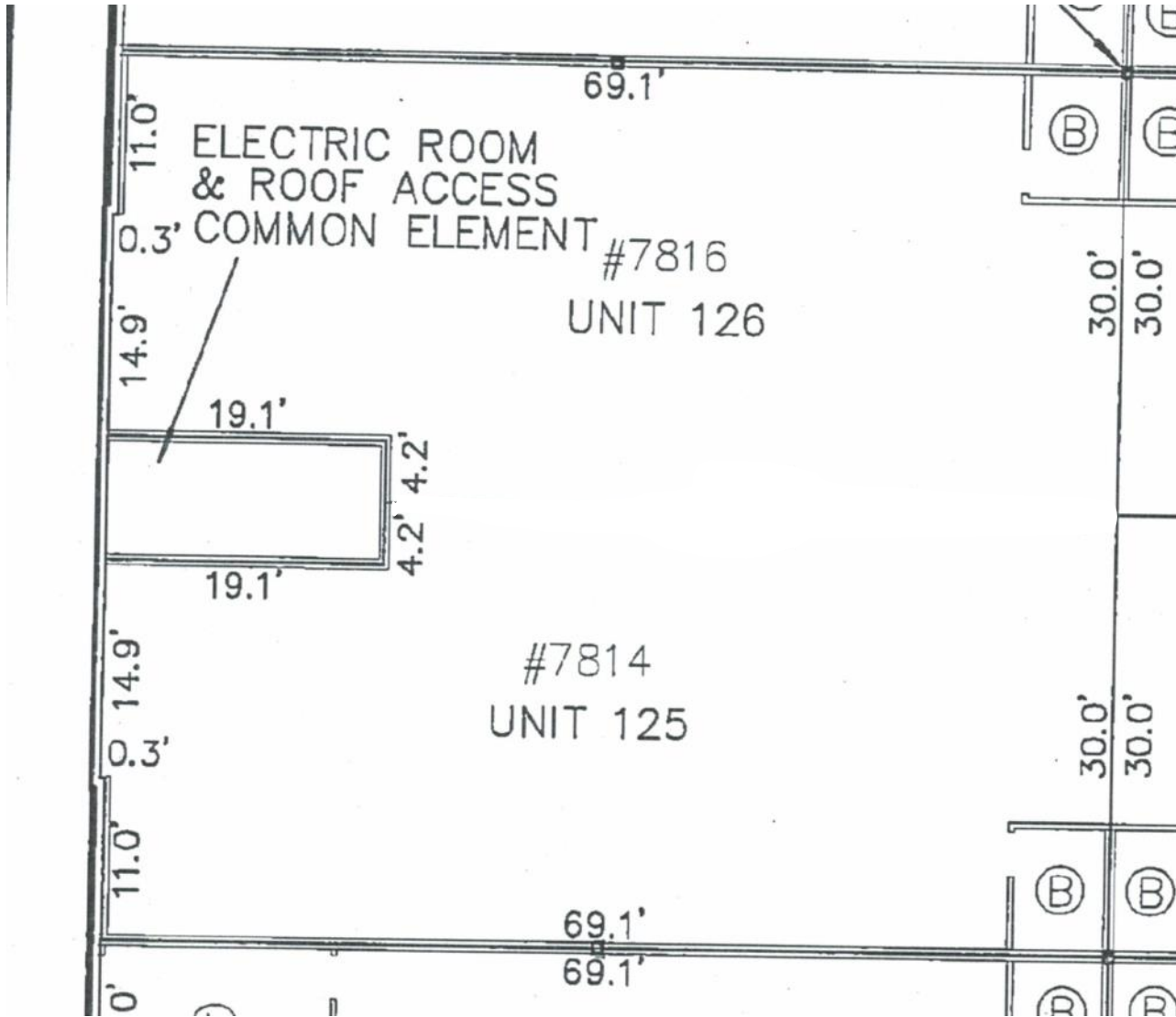
<i>Life Science, Technology and Research (LSTAR) Uses</i>	
Biomedical research	P
Bioscience research	P
Computer and electronic components research and assembly	P
Computer and electronic products research and assembly	P
Computer programming/software research	P
Computer system design	P
Electromedical apparatus research and assembly	P
Electronic equipment research and assembly	P
Laser research and assembly	P
Lens research	P
Management, scientific and technical services	P
Marine Research	P
Medical and dental labs	P
Medical equipment assembly	P
Optical equipment assembly	P
Optical instruments assembly	P
Optoelectronics assembly	P
Pharmaceutical products research	P
Precision instrument assembly	P
Professional, scientific and technical services	P
Reproducing magnetic and optical media	P

**JEREMIAH BARON  
& CO**  
COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100  
Stuart FL, 34996  
www.commercialrealestatellc.com

**Matt Crady**  
772.286.5744 Office  
772.260.1655 Mobile  
mcrady@commercialrealestatellc.com

# FLOOR PLAN



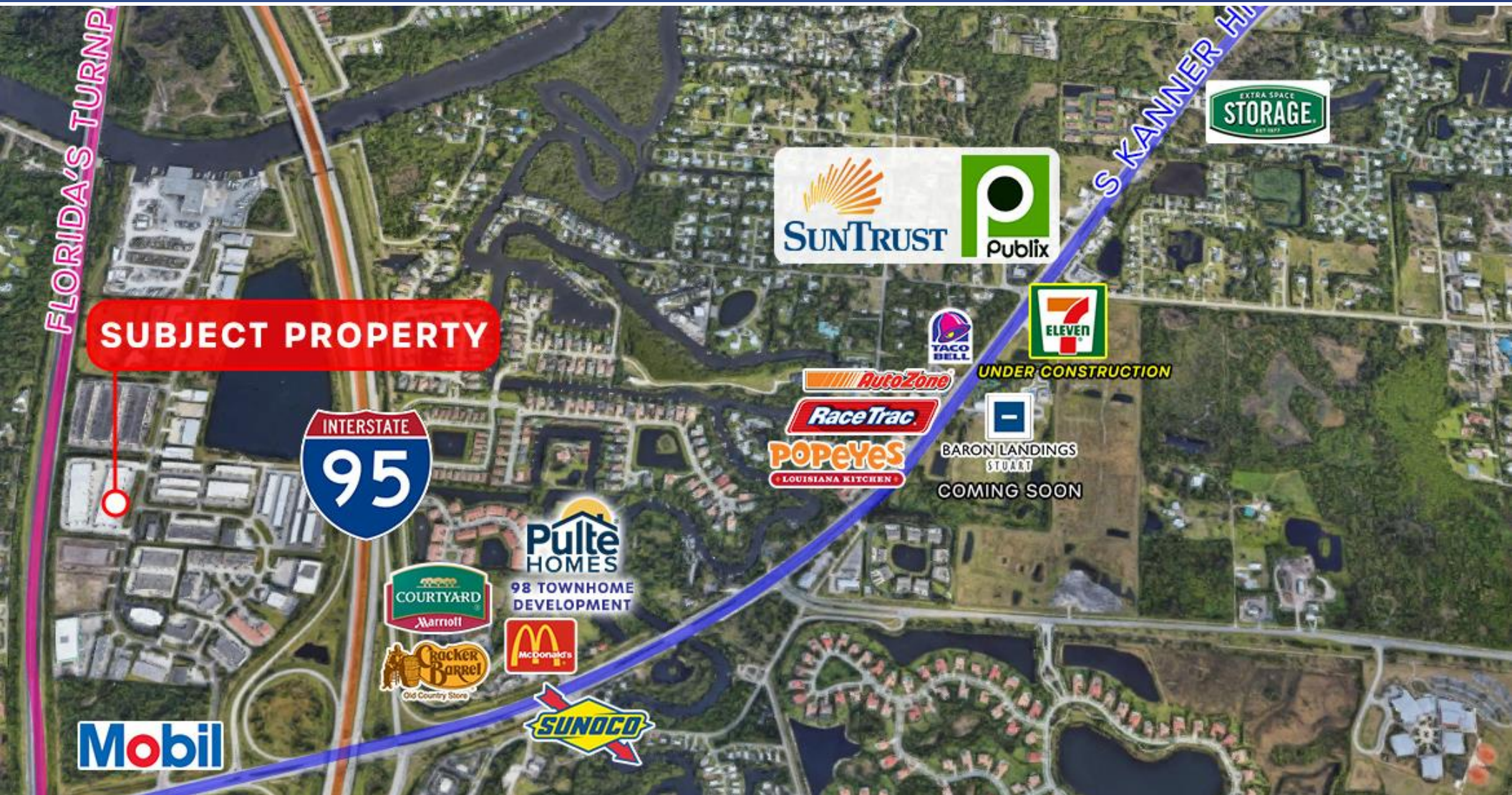
**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100  
Stuart FL, 34996  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matt Crady**  
772.286.5744 Office  
772.260.1655 Mobile  
[mcrady@commercialrealestatellc.com](mailto:mcrady@commercialrealestatellc.com)

# TRADE AREA MAP



**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100  
Stuart FL, 34996  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matt Crady**  
772.286.5744 Office  
772.260.1655 Mobile  
[mcrady@commercialrealestatellc.com](mailto:mcrady@commercialrealestatellc.com)