

# DOUBLE FLEX SPACE UNITS

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



FOR LEASE | \$16.00/SF NNN

Also Available For Sale at \$639,999 each

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

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Stuart FL, 34996  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matt Crady**

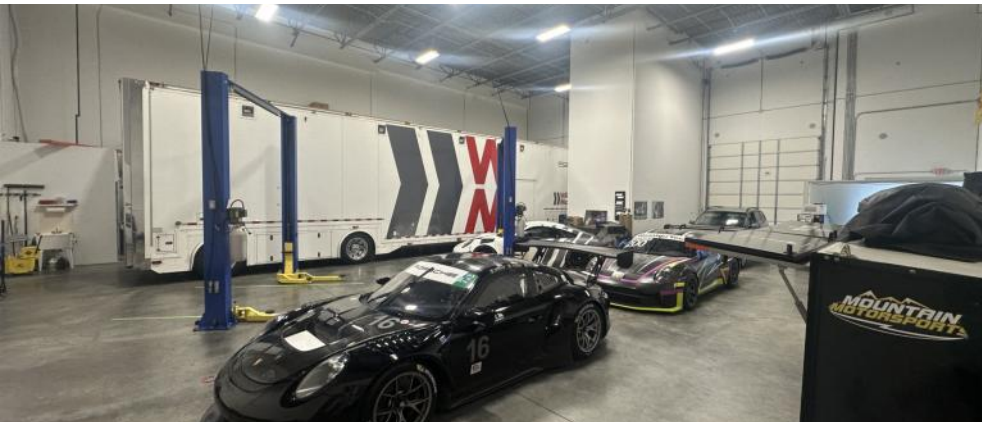
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# PROPERTY OVERVIEW

- NOW AVAILABLE! 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>	\$16.00/SF NNN
<b>PRICE PER UNIT</b>	\$639,999
<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

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# SITE PHOTOS



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# 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

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# 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

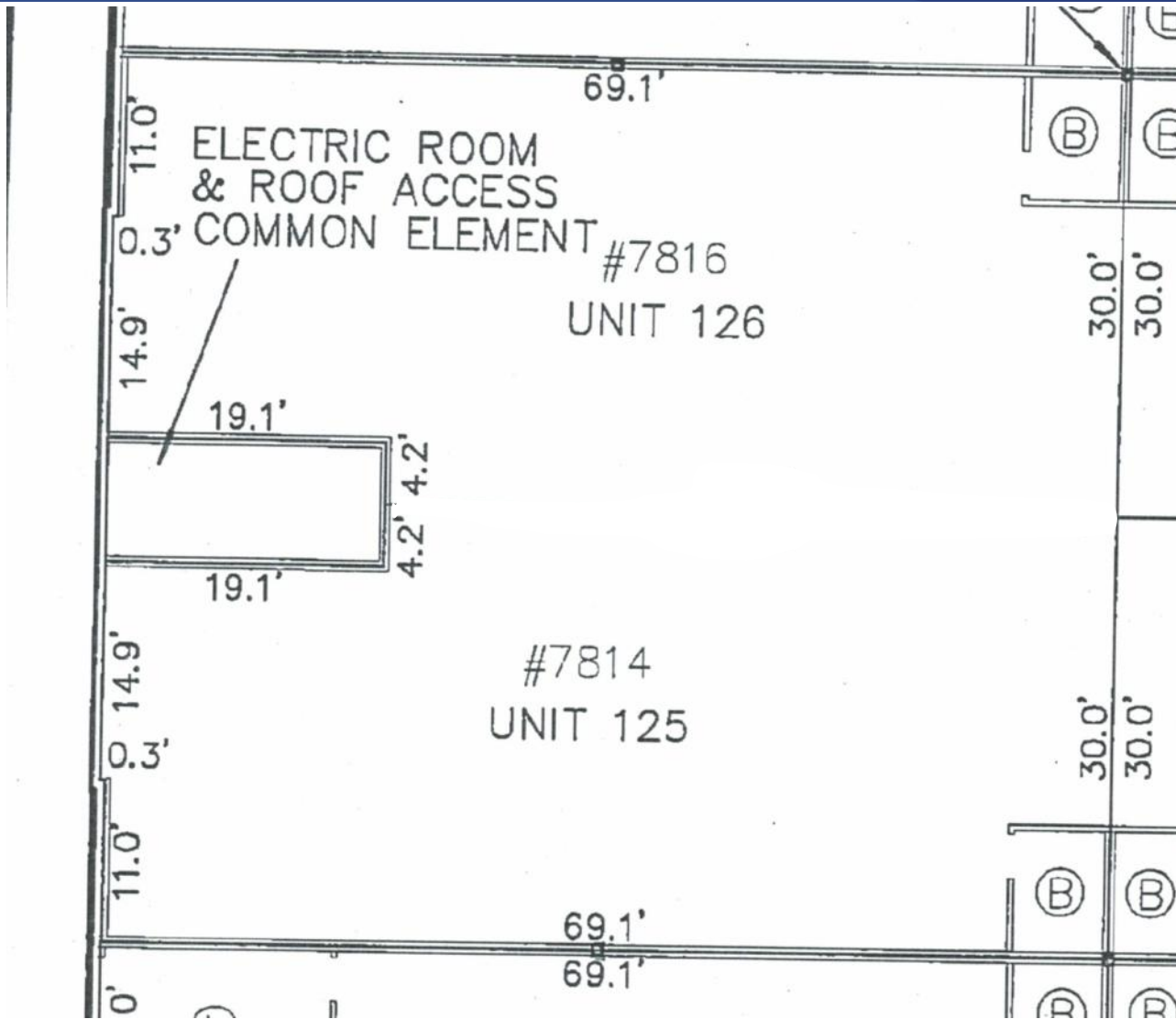
<i>Life Science, Technology and Research (LSTAR) Uses</i>	
Biomedical research	P
Bioscience research	P
Computer and electronic components research and assembly	P
Computer and electronic products research and assembly	P
Computer programming/software research	P
Computer system design	P
Electromedical apparatus 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

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# FLOOR PLAN



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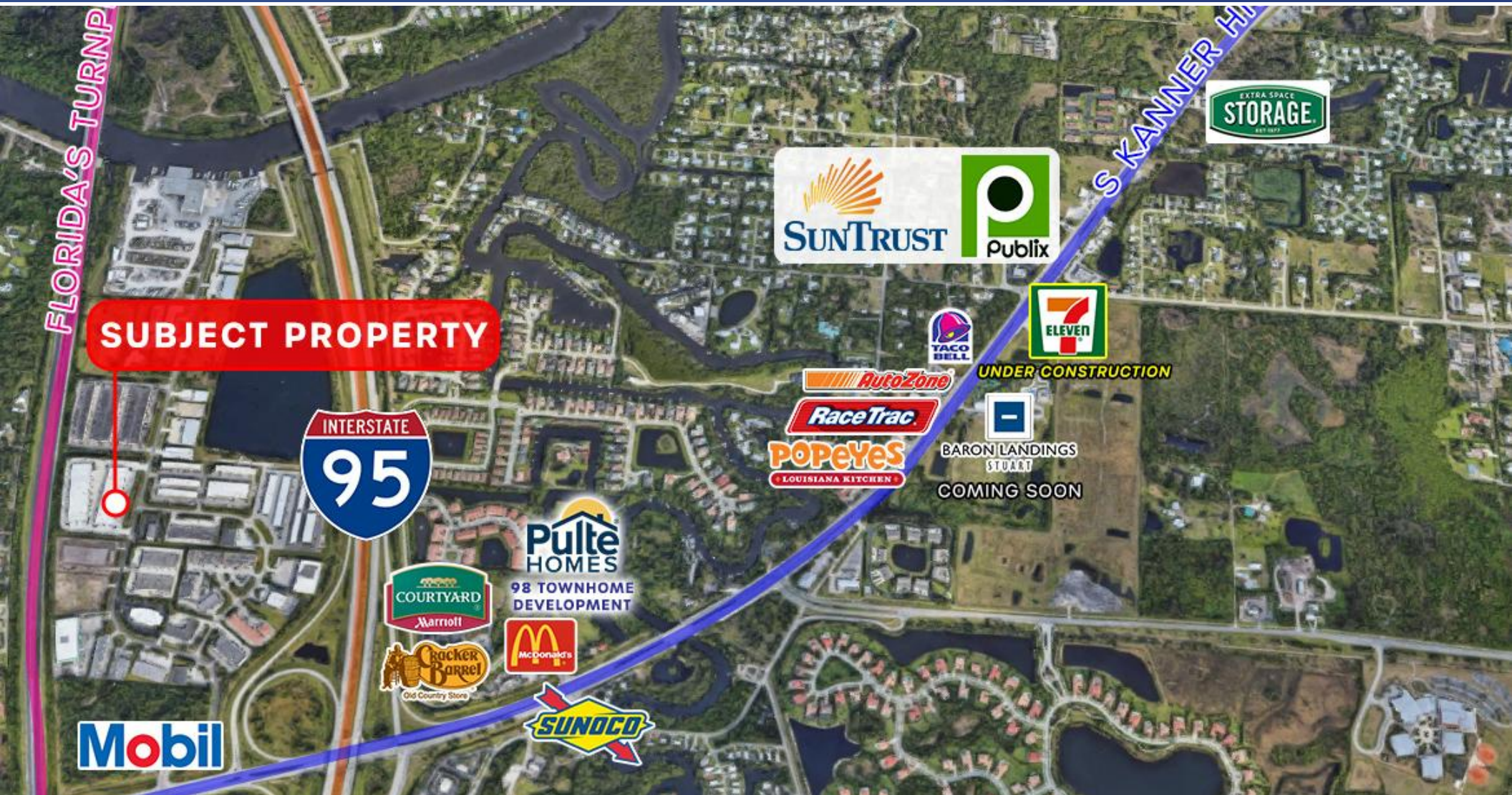
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# TRADE AREA MAP



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