

27,209 SF FLEX SPACE AVAILABLE
8851 SW OLD KANSAS AVE, STUART, FL
CALL FOR LEASE RATE

THIS WELL-MAINTAINED CBS BUILDING IS A COMPLETE FULL BUILD OUT WHICH INCLUDES RECEPTION AREA, TWO BREAK ROOMS, CONFERENCE ROOMS, SEVERAL PRIVATE OFFICES, LOADING DOCK, MACHINE SHOP, WAREHOUSE AND ASSEMBLY AREA.



Christenson
Commercial
REAL ESTATE

759 S. FEDERAL HWY • SUITE 217 • STUART, FL 34994

Derrick Christenson
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PROPERTY OVERVIEW

Do not miss this rare South Florida lease opportunity. This well-maintained CBS building is a complete full build out which includes reception area, two break rooms, conference rooms, several private offices, loading dock, machine shop, warehouse and assembly area. The building is a flexible design and is currently approximately 40% office and 60% storage or lab space. The entire building is climate controlled, turn key and ready for your business.

- Frontage on I-95.
- Dock High Door
- Build out includes numerous private offices
- Located on 5.86 Acres

LOCATION OVERVIEW

The property is strategically located between I-95 and the Florida Turnpike at Exit 101 in Stuart FL. Call Derrick Christenson for a private showing today!

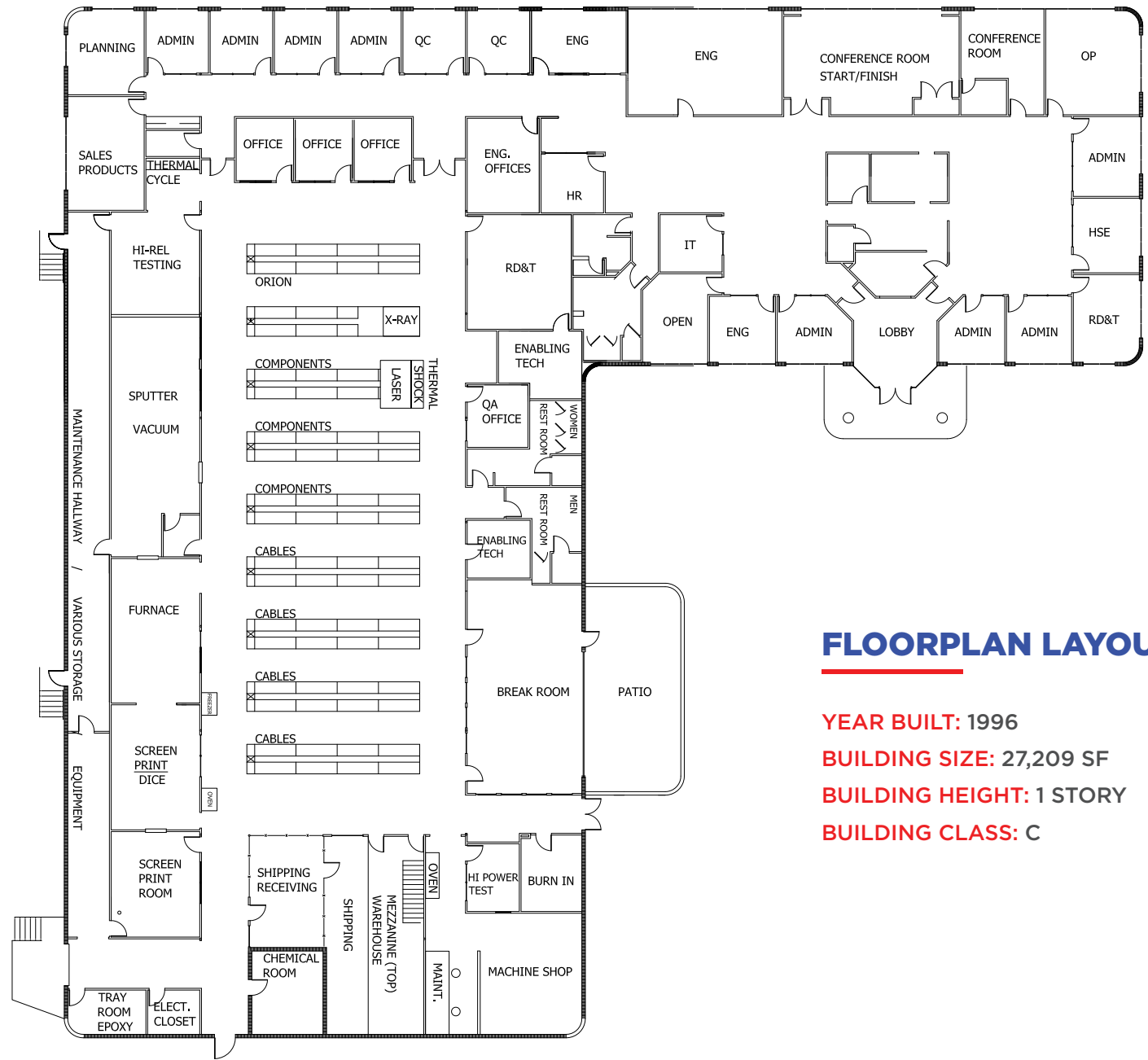
DEMOGRAPHICS

Total Households	2,866	19,753	38,105
Total Population	6,540	46,965	90,817
Average Household Income	\$54,628	\$75,986	\$79,459



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FLOORPLAN LAYOUT

- YEAR BUILT:** 1996
- BUILDING SIZE:** 27,209 SF
- BUILDING HEIGHT:** 1 STORY
- BUILDING CLASS:** C

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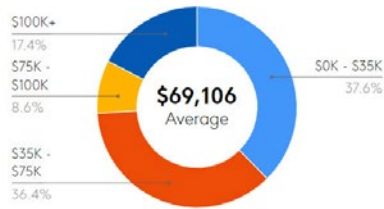


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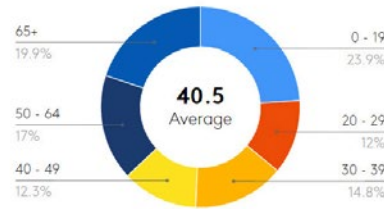
DEMOGRAPHICS

In 2017, Martin County, FL had a population of 156k people with a median age of 51.6 and a median household income of \$55,588.

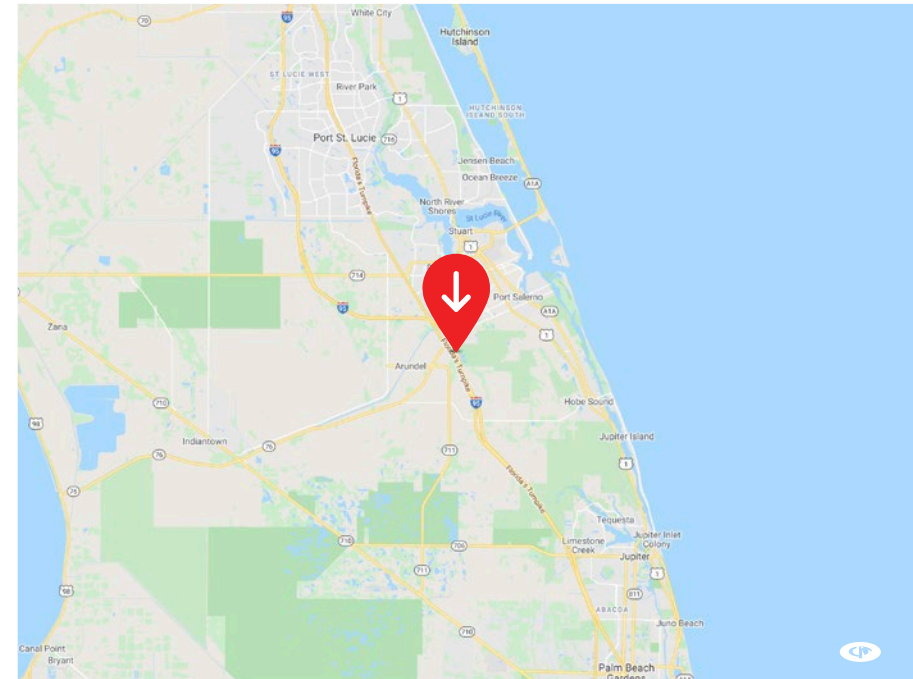
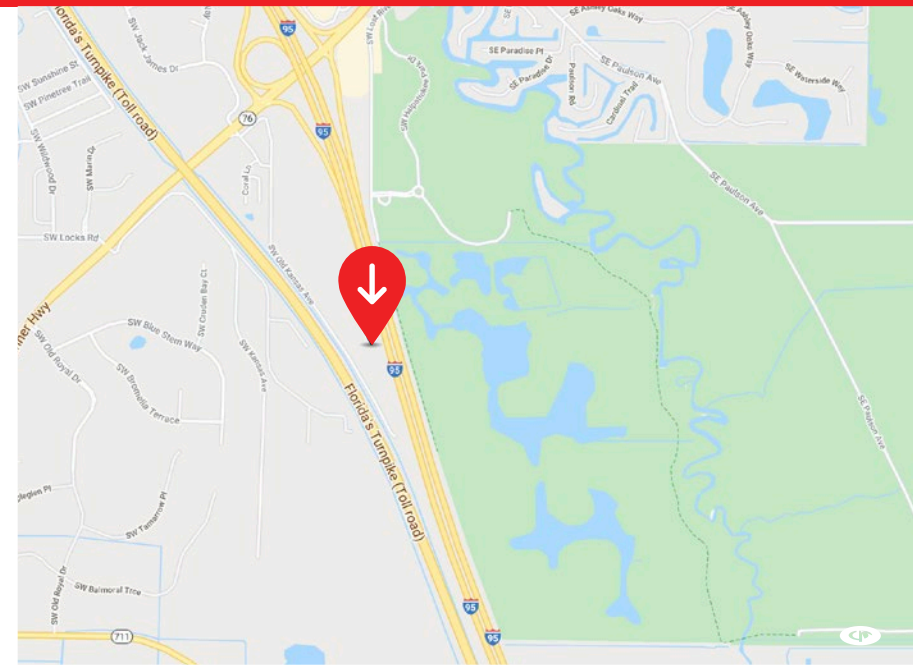
HOUSEHOLD INCOME



AGE DISTRIBUTION



	1 MILE	3 MILE	5 MILE
Total Population	6,319	48,629	88,418
2010 Population	6,560	46,521	80,932
2024 Population	6,560	51,191	93,724
Employees	7,245	27,573	56,836
Total Businesses	721	3,057	6,274
Average Household Income	\$69,106	\$66,552	\$77,218
Median Household Income	\$46,226	\$49,263	\$56,040
Total Consumer Spending	\$53M	\$472.01M	\$972.6M
Median Age	39.5	48.0	52.8
Households	2,302	21,229	39,851
Percent College Degree or Above	13%	16%	18%
Average Housing Unit Value	\$305,825	\$296,573	\$332,750



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