

OFFICE / RETAIL FOR LEASE
1,140 SF // \$1,900/MO GROSS

FREE STANDING OFFICE / RETAIL IN STUART, FL
3365-3385 SE DIXIE HWY



**Christenson
Commercial**
REAL ESTATE

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

Charming free standing building for lease in the heart of Stuart FL. This space is currently being used as a hair salon/barber shop. With abundant parking and high visibility the building would be perfect for a small retail store or office as well. Please do not disturb tenant.
Call today for more information or schedule a showing.

THE OFFERING

Excellent location directly on Dixie Highway near Downtown Stuart with over 15,000 cars driving by daily.

PRICE	\$1,900 / MO GROSS
GROSS LEASABLE AREA	1,140 SF
PROPERTY TYPE	FREE STANDING
CONDITION	FULL BUILD-OUT
NO. STORIES	1
YEAR BUILT	1964
GROSS LEASABLE AREA	6,340
PARKING RATIO	6.3 / 1,000 SF
PROPERTY TYPE	OFFICE / RETAIL
AVAILABILITY	SEPTEMBER 2021

NEARBY RETAILERS



Publix



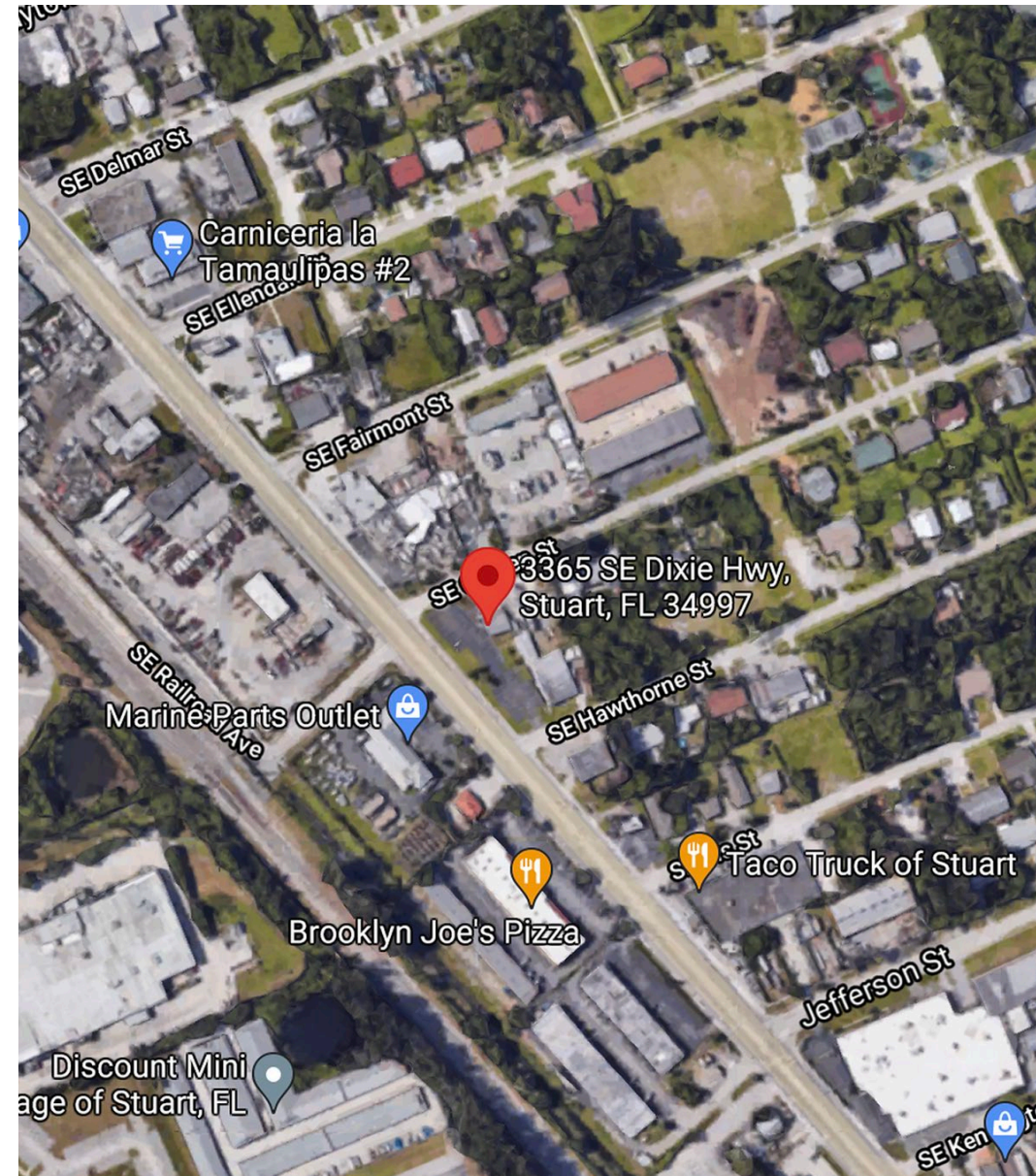
121 Financial
CREDIT UNION

SPROUTS
FARMERS MARKET



COSTCO
WHOLESALE
COMING SOON

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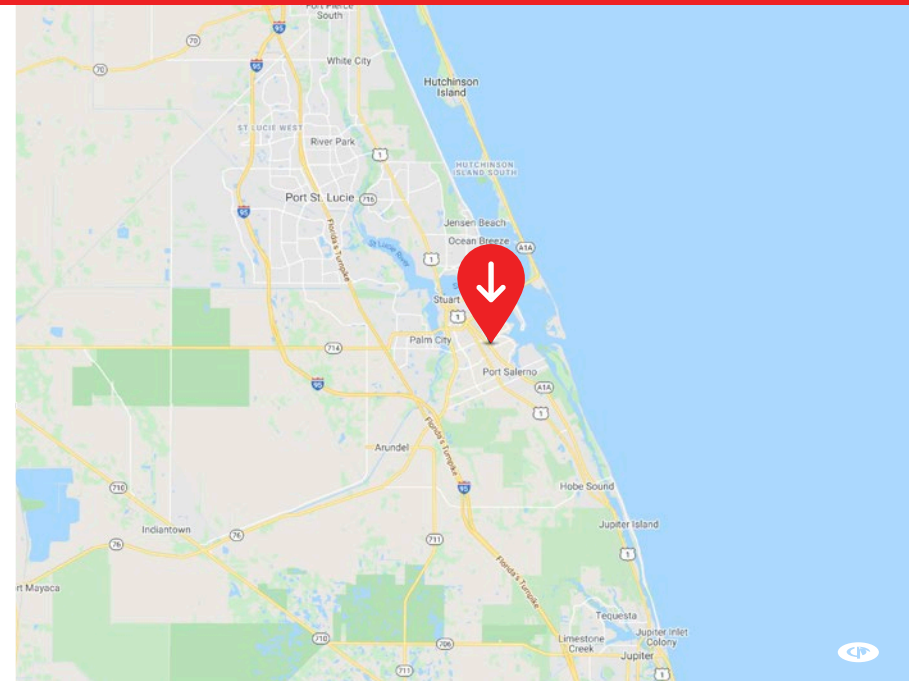
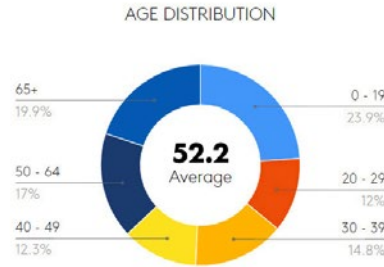
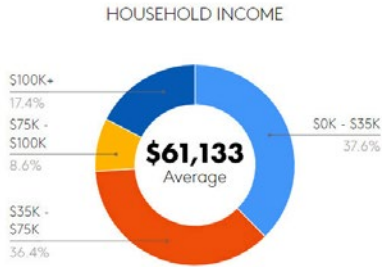
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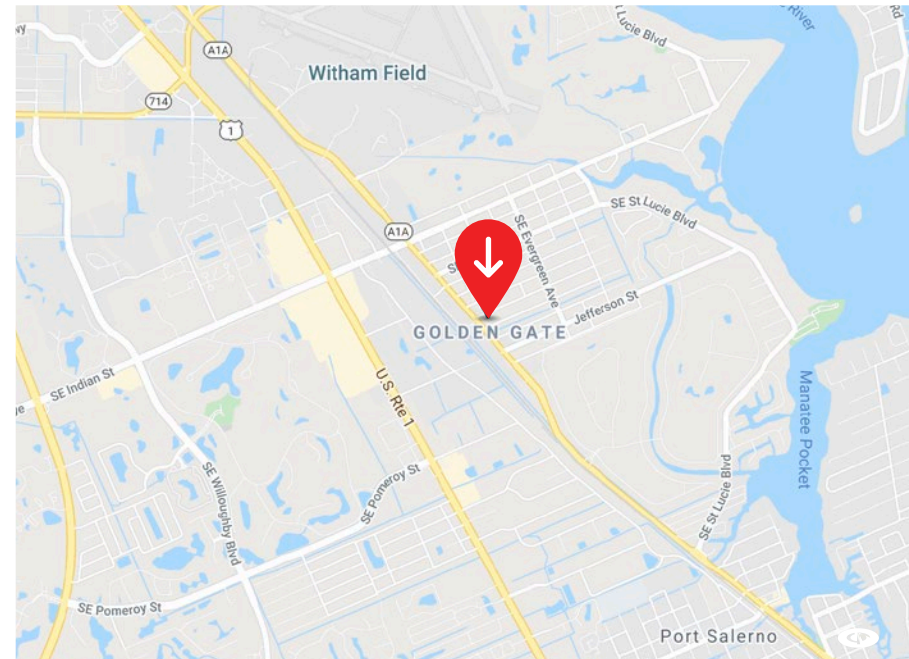
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DEMOGRAPHICS

In 2019, Martin County, FL had a population of 161k people with a median age of 52.2 and a median household income of \$61,133.



	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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