

**OFFICE/WAREHOUSE/SHOWROOM
FOR LEASE IN STUART, FL**

12,247 SF // \$17.00/SF

7998-8010 SW JACK JAMES DR, STUART, FL 34997



***Christenson
Commercial***
REAL ESTATE

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

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Do not miss this rare free standing Office/Warehouse/Showroom in Martin County, FL with 3 partially divided units.

Call today for more information.

THE OFFERING

Office/Warehouse/Showroom located next to I-95 and the Florida Turnpike for ideal access North and South. This property features three (3) 4,083/SF units partially divided that can be combined for a total of 12,247/SF. The building features solid concrete tilt-wall construction, impact glass, assorted offices with 4 bathrooms.

INDIVIDUAL UNIT SIZE	4,083 SF
GROSS LEASABLE AREA	12,247 SF
LEASE PRICE	\$17.00/SF
YEAR BUILT	2004
LOT SIZE	1.16AC
ZONING DESCRIPTION	LIGHT INDUSTRIAL
CONSTRUCTION	MASONRY

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



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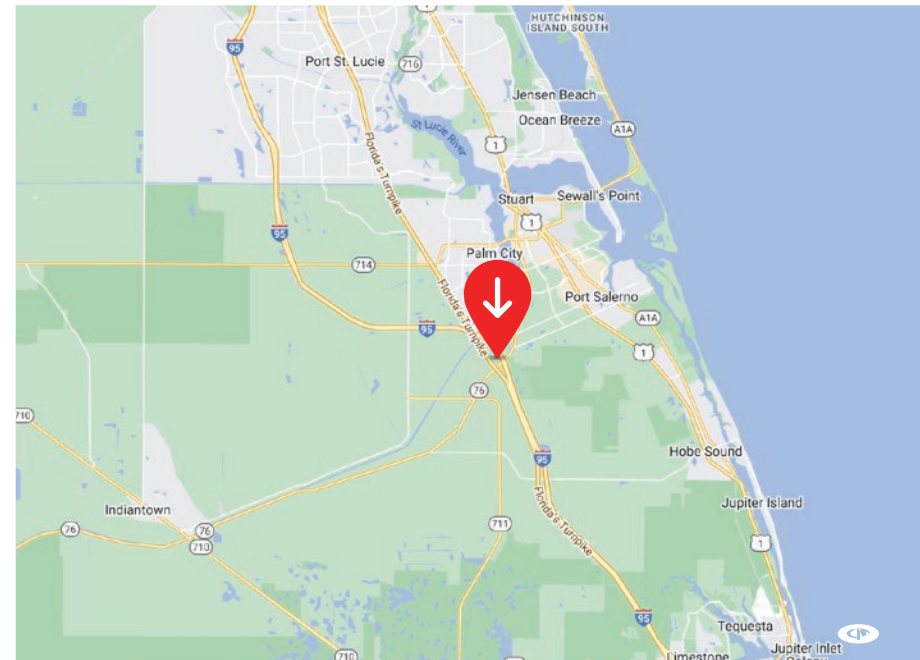
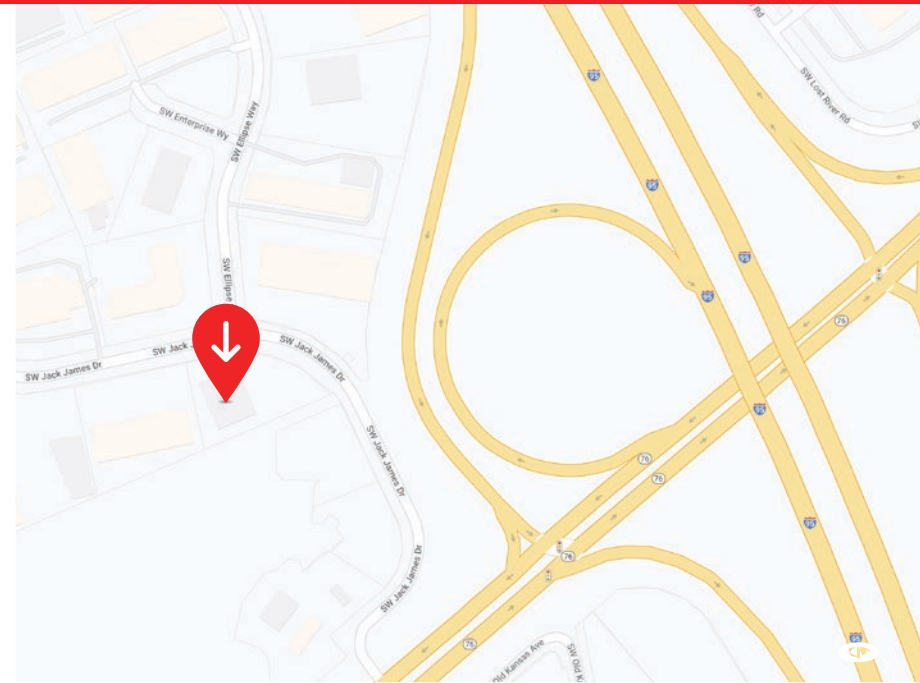
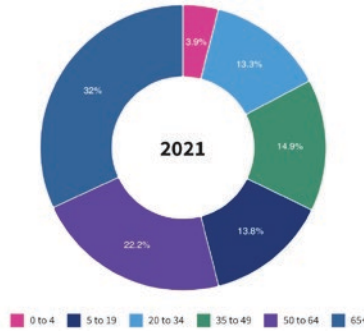
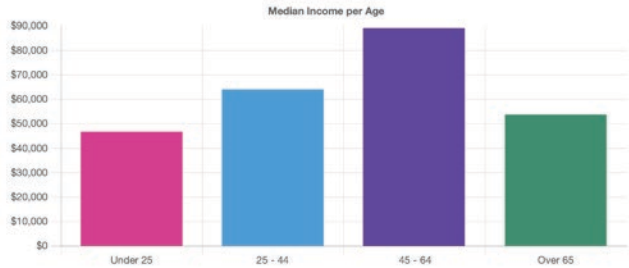
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DEMOGRAPHICS

In 2021, Martin County, FL had a population of 160k people with a median age of 52.2 and a median household income of \$61,133.



158700
Population



+1766
Jobs YOY Change



4%
Unemployment Rate

Sales Tax Revenue \$1.77 Mil./Year

Wealth Migration \$197 Mil./Year

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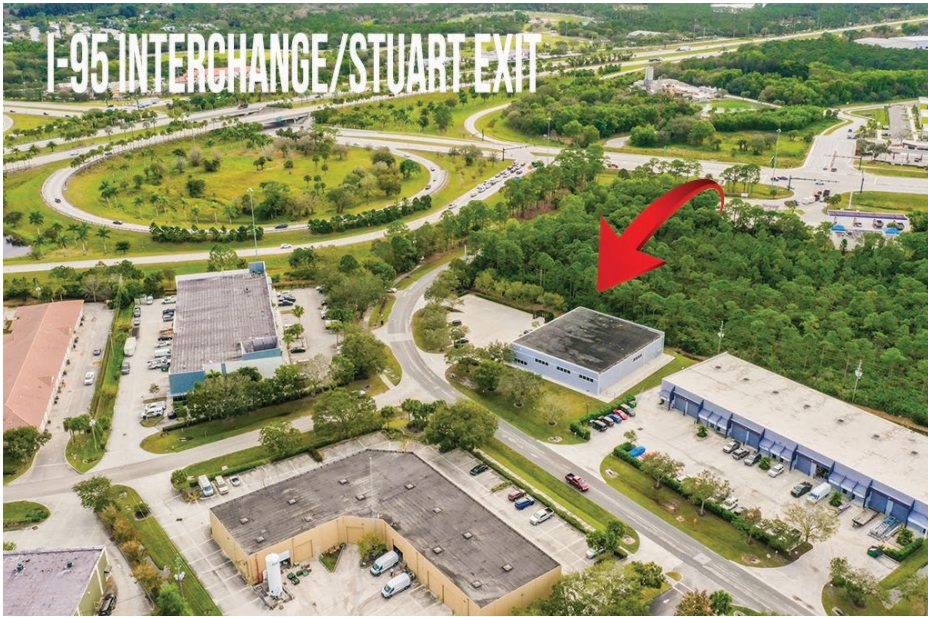
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