

**CONCRETE OFFICE/WAREHOUSE UNIT
FOR LEASE IN STUART, FL**

2,600 SF // \$15/SF/YR

7917 SW JACK JAMES DR, STUART, FL 34997



**Christenson
Commercial**
REAL ESTATE

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

Derrick Christenson
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Christenson Commercial Real Estate, LLC
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📱 +1.772.201.3154

Strategically located in the highly desirable Treasure Coast
Commerce Center between I95 and the Florida Turnpike.

Call today for more information.

THE OFFERING

FOR LEASE - 2,600/SF concrete office/warehouse featuring; (2) 10X14 grade level overhead doors, A small office and bathroom. Strategically located in the highly desirable Treasure Coast Commerce Center between I95 and the Florida Turnpike.

UNIT SIZE	2,600 SF
SELLING PRICE	\$15/SF/YR
YEAR BUILT	2002
LOT SIZE	3.78AC
ZONING DESCRIPTION	INDUSTRIAL
GRADE-LEVEL DOORS	2
SALE TERMS	NEGOTIABLE

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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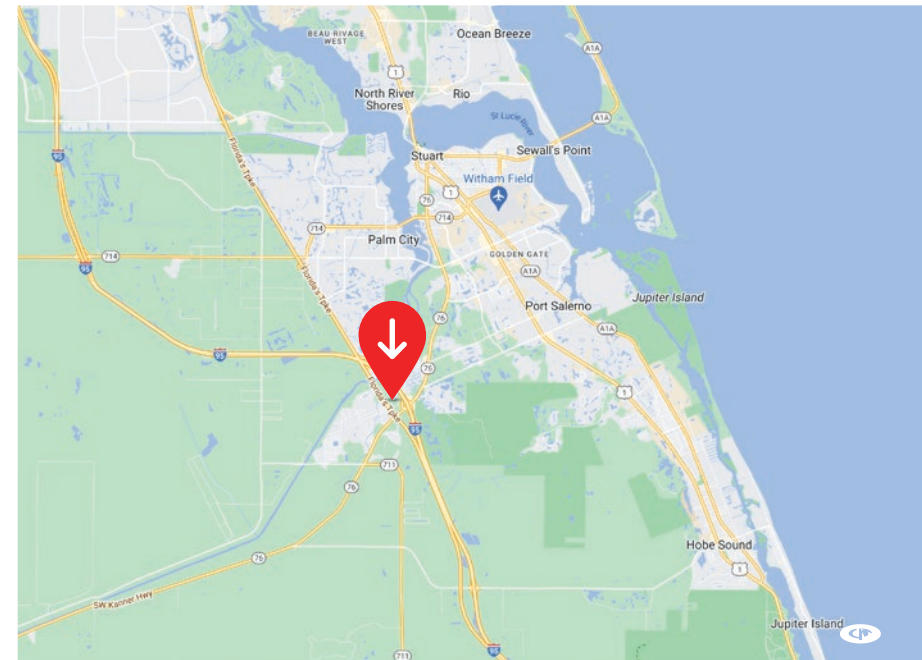
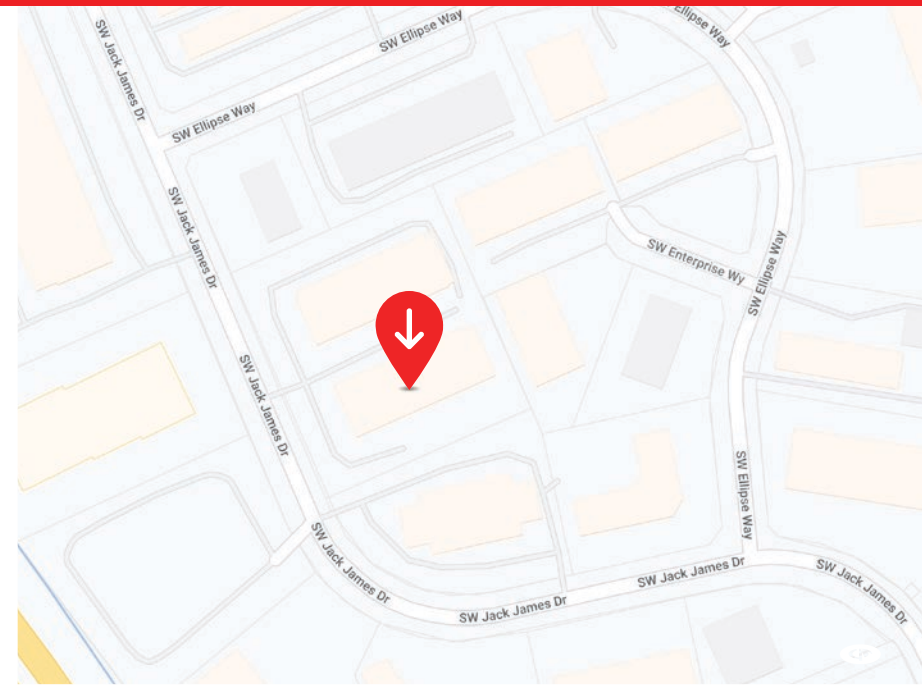
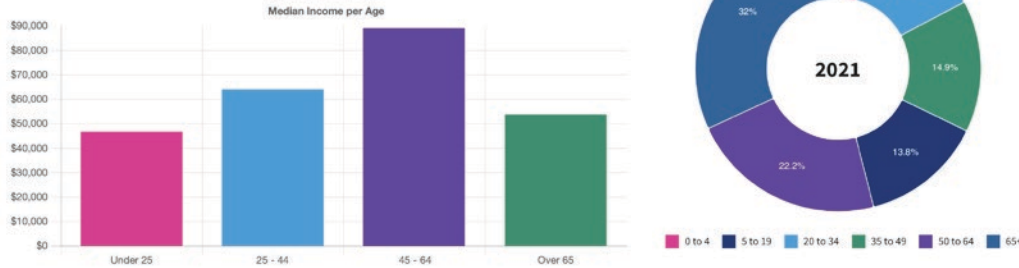
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DEMOGRAPHICS

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

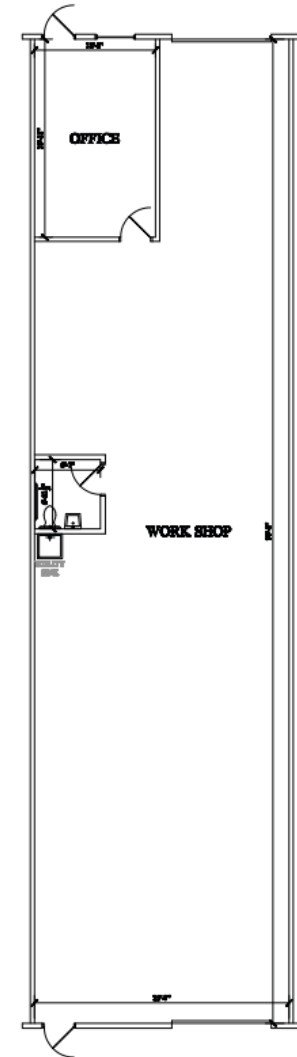
Sales Tax Revenue \$1.77 Mil./Year

Wealth Migration \$197 Mil./Year

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**SUITE/BAY 5
2,600 R.S.F.**

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