

Office/Retail for Lease

3,744 SF • \$30/SF/YR
1500-1502 NW Federal Highway



**Christenson
Commercial**
REAL ESTATE

8800 SW FISHERMAN'S WHARF DRIVE • STUART FL 34997

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the offering.

Excellent location directly on Federal Highway near Downtown Stuart with over 60,000 cars driving by daily.

PRICE	\$30.00 /SF/YR
GROSS LEASABLE AREA	3,744 SF
PROPERTY TYPE	FREE STANDING
CONDITION	FULL BUILD-OUT
NO. STORIES	2
YEAR BUILT	1981
LOT SIZE	1 ACRE TOTAL (0.5 ACRE FENCED)
PROPERTY TYPE	OFFICE / RETAIL
AVAILABILITY	IMMEDIATE

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.



the demographics.

In 2022, Martin County, FL had a population of 159k people with a median age of 53.2 and a median household income of \$77,894. Between 2021 and 2022 the population of Martin County, FL grew from 158,323 to 159,399, a 0.68% increase and its median household income grew from \$69,769 to \$77,894, a 11.6% increase.

Population

159,399

2022 Consensus
+0.68% 1-Year Growth

Median Age

53.2

+0.567% 1- Year Increase

Income

\$77,894

2022 Median Household Income
11.6% 1-Year Growth

Unemployment

3.2%

Lowest on the Treasure Coast

Workforce

2,533

Number of Martin Countians ready
for work. (February 2024)

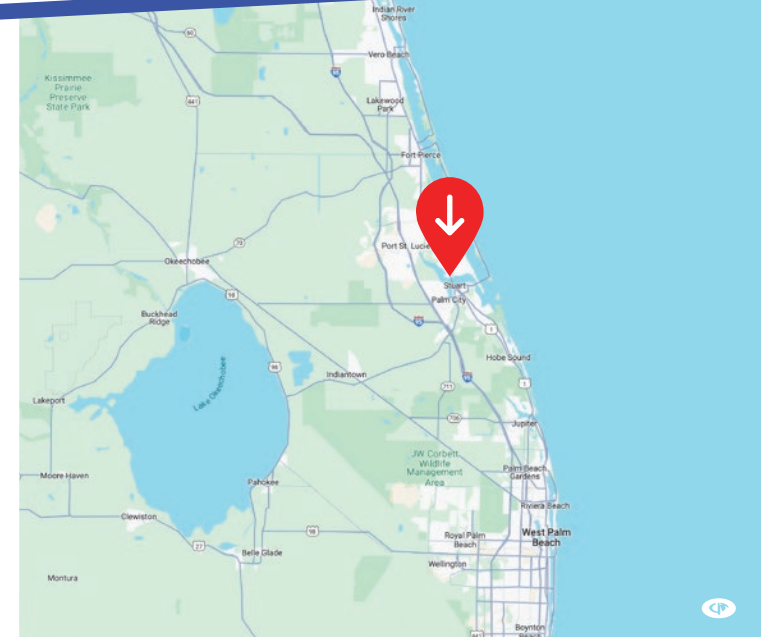
Jobs

76,069

Martin County companies are
currently employing more than
76,996 talented team members.
(December 2023).

Source: datausa.io

[MORE DEMOGRAPHIC INFO](#)



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