

# Country Club Plaza

3850 SE Dixie Highway, Stuart, FL 34997

# NAI Southcoast



*Presented By*

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OFFERED AT:

**\$20.00/SF-\$22.00/SF Gross**

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## Property Details

Address:	3850 SE Dixie Highway, Stuart, FL 34997
Available Spaces:	Suite 3864 - 950 SF (\$22.00/SF Modified Gross) Suite 3814 - 950 SF (\$20.00/SF Modified Gross)
Property Use:	Retail, Restaurant, Office
Daily Traffic Count:	13,600 Annual Average Daily Traffic Count

## Property Overview

- Excellent local demographics
- Heavily trafficked produce market on-site
- Close proximity to several affluent country club communities
- Unbeatable visibility to SE Dixie Highway
- Average Household income in 5 miles is \$103,410



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## Suite 3814 & 3864

Suite 3864



Suite 3864 - Salon/Retail Space



Suite 3814



Suite 3814 - 4 Offices



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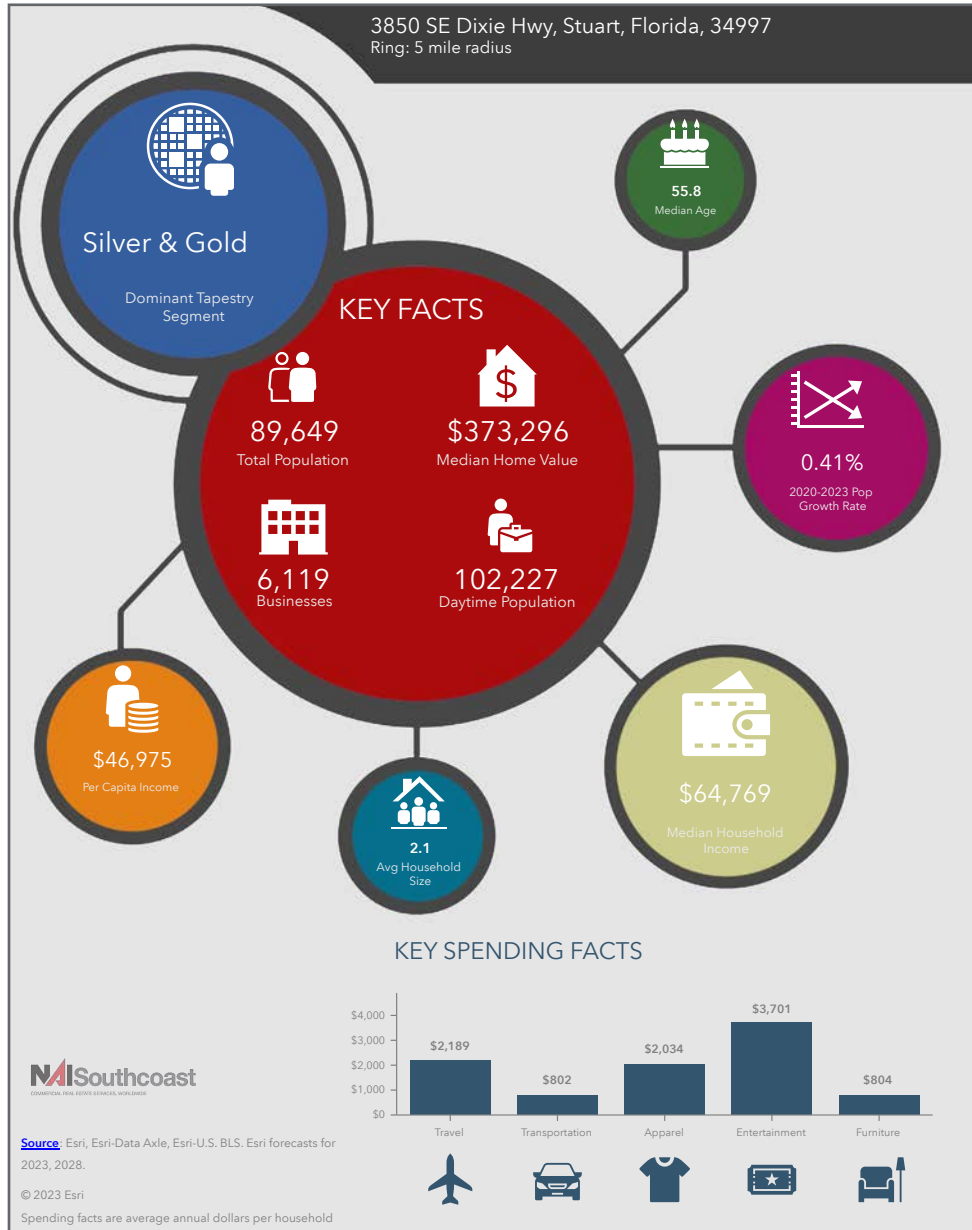
Country Club  
Produce Market



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## 2023 Demographics



### Population

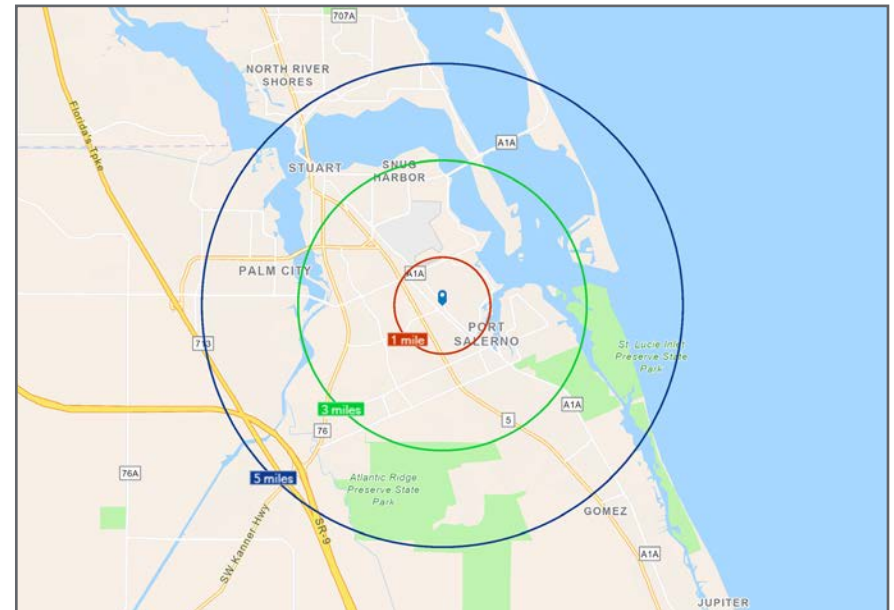
- 1 Mile: 6,560
- 3 Mile: 50,218
- 5 Mile: 89,451

### Average Household Income

- 1 Mile: \$81,198
- 3 Mile: \$88,047
- 5 Mile: \$103,410

### Median Age

- 1 Mile: 36.2
- 3 Mile: 50.6
- 5 Mile: 55.8



# County Overview

## Martin County, Florida

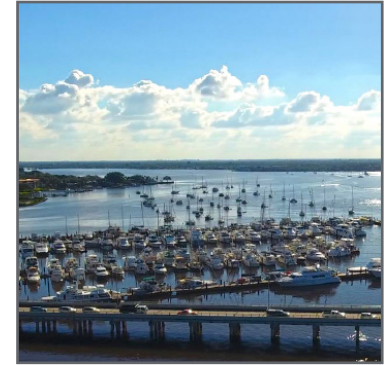
The cities that make up Martin County are Jensen Beach/Rio, Stuart/Sewall's Point, Hutchinson Island, Hobe Sound, Jupiter/Tequesta, Palm City, Port Salerno and Indiantown. Martin County is a wonderful place to visit and live, with beaches, golf, fishing and boating. The County boasts arts amenities, quaint downtowns with shops, gourmet dining and galleries, museums, historic places, festivals and more.

### *Martin County is for...*

The golf enthusiast... Martin County is home to over 35 world-class golf courses all within a 15-mile radius. The sun worshiper... The County offers its visitors and residents alike some of the finest beaches on the east coast. The discriminating arts shopper... More than 20 galleries participate in a monthly First Thursday gallery night. Many of these galleries are in the historic downtowns of Stuart, Jensen Beach, Port Salerno and Hobe Sound. The music lover...The historic Lyric Theatre offers a wide-array of first class talent nearly 300 days a year...This acoustically amazing theatre features concerts for all music lovers, from classical to rock and roll, and theatrical performances by local and national talent.



For the die-hard festivals-goer...There are plenty to choose from and during the best Florida weather you can find The Port Salerno Seafood Festival, Bookmania, ArtsFest, Pineapple Festival or one of the many festivals throughout the year. The Treasure Coast Children's Museum is a great place for the kids located at Indian Riverside Park which has a fabulous water play area, fishing, and a riverfront view. Often, there are also events in the park including concerts, orchid shows, and more. Indian Riverside Park also features the Maritime and Yachting Museum. Hutchinson Island houses the Elliott Museum which focuses on art, history and technology. Named after prolific inventor Sterling Elliott, the museum houses permanent including Model AA Trucks, early transportation, history of Stuart and surrounding regions and baseball memorabilia. For the more scientifically minded and curious kids, the Florida Oceanographic Coastal Center which offers a fun opportunity to learn more about our local ecosystem and even feed a stingray!



LISTING AGENTS

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