

Office/Warehouse Opportunity

3460-3462 SE Dixie Highway, Stuart, FL 34997

NAI Southcoast



Presented By

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FOR LEASE:

\$18.00/SF NNN

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Property Details

Address:	3460-3462 SE Dixie Hwy Stuart, FL 34997
Unit Size:	2 units 1,220 SF each, 2,440 SF combined
Zoning:	Golden Gate Redevelopment District
Property Use:	Retail, Industrial, Restaurant, Office
Year Built:	1987
Traffic Count:	18,600 AADT
Parking:	Open



Property Overview

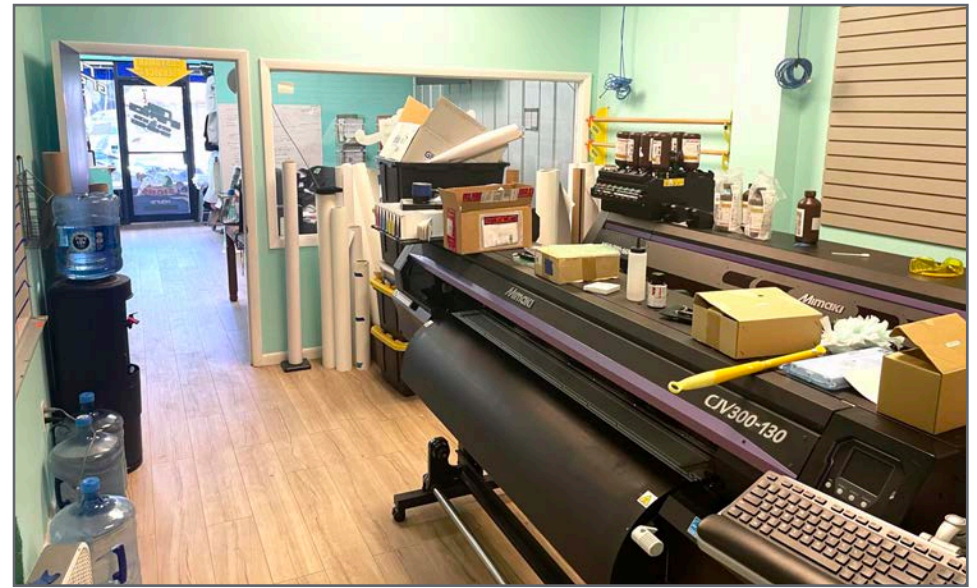
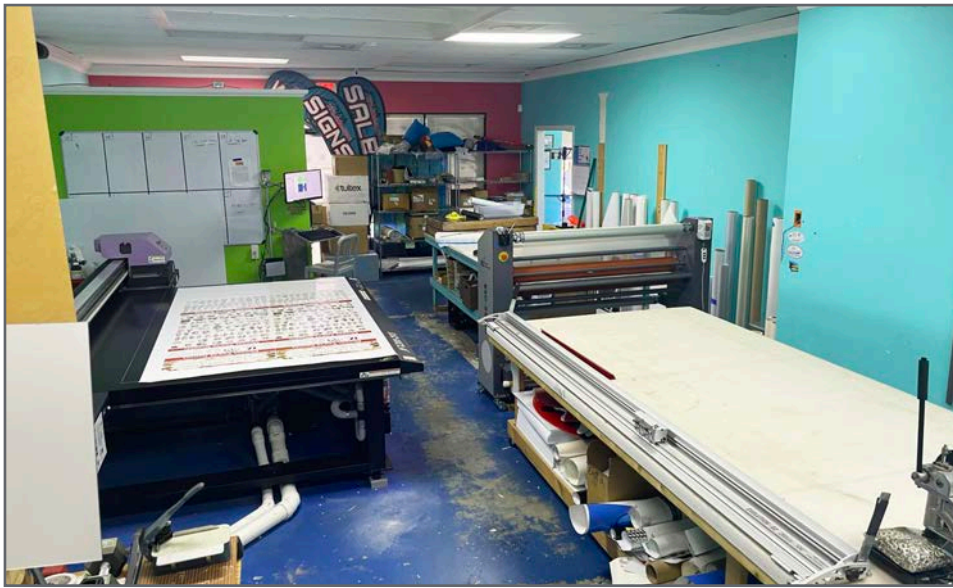
The subject property is an exciting opportunity to lease one 1,220 SF unit or combine the two units into 2,440 SF of office/warehouse space. Currently the units are combined as one store. The units have a wide range of allowed uses due to being within the Golden Gate Redevelopment District.

Located on SE Dixie Highway, also known as the historic Florida State Road A1A. This stretch of A1A sees an average annual daily traffic of +/- 18,600, giving the subject property great exposure in a busy hub of Stuart, Florida. Improvements on SE Dixie Highway from Jefferson Street to Indian Street have just been completed. Part of the long-term vision for the Golden Gate community, this project is focused on enhancing safety, providing connection and improved access.



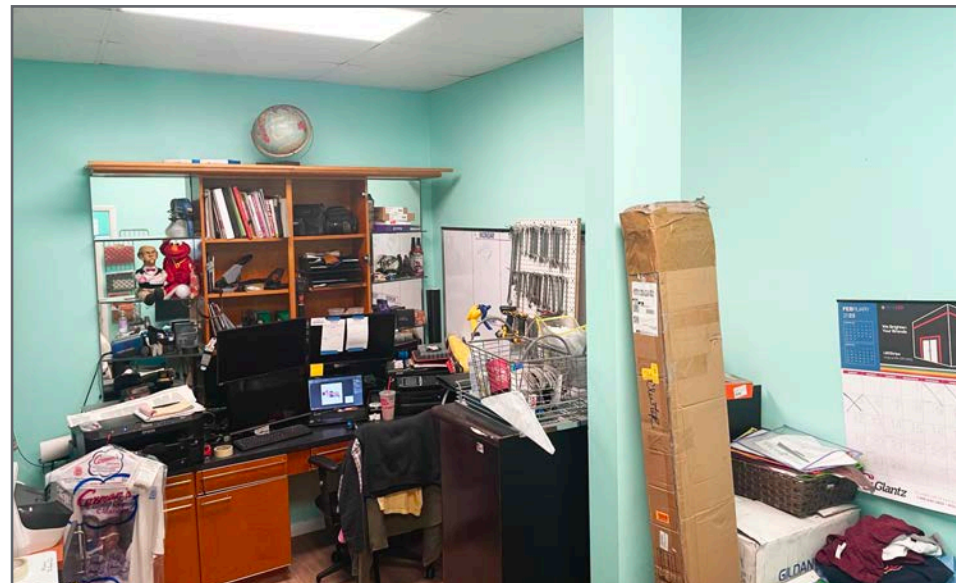
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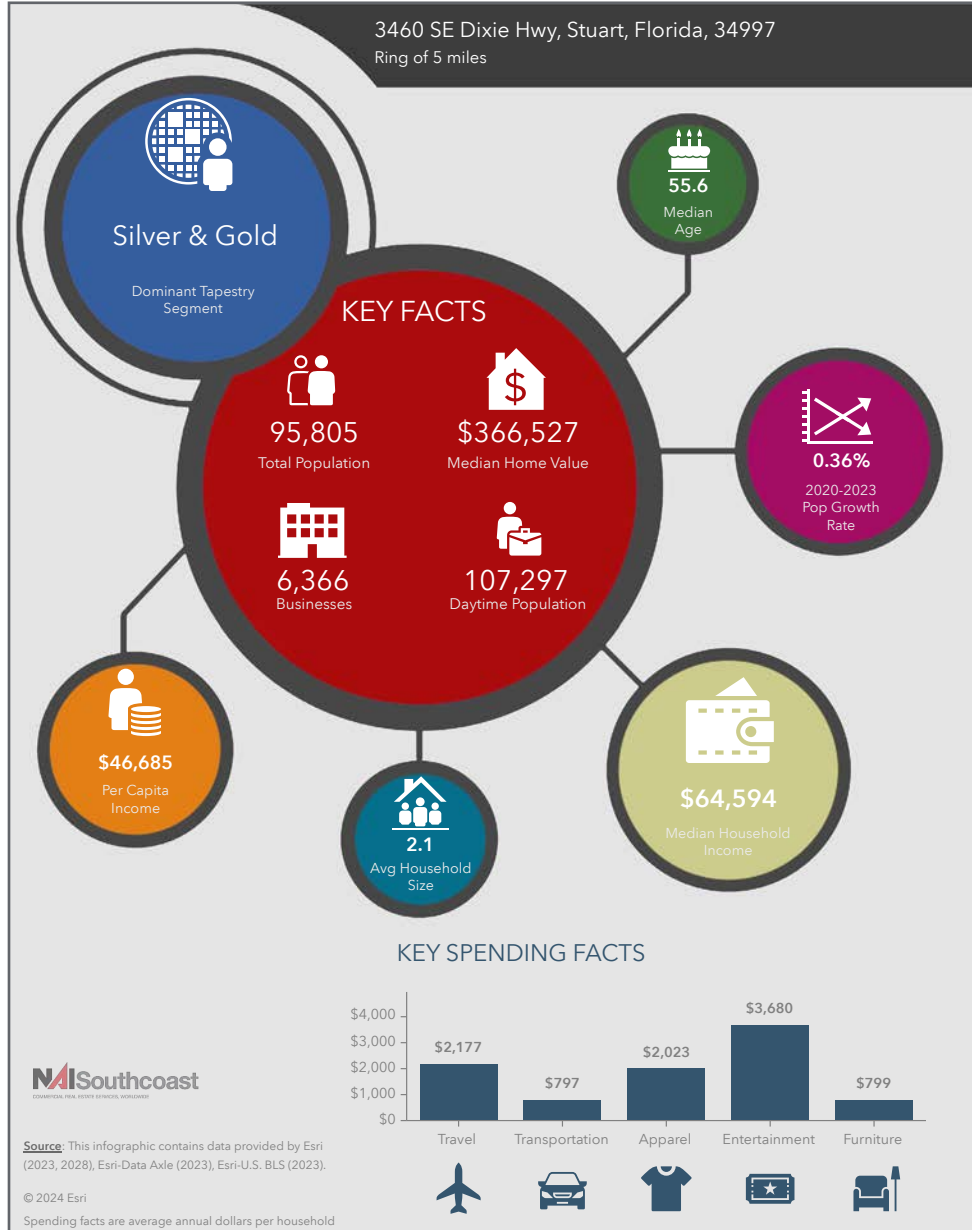
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2023 Demographics



Population

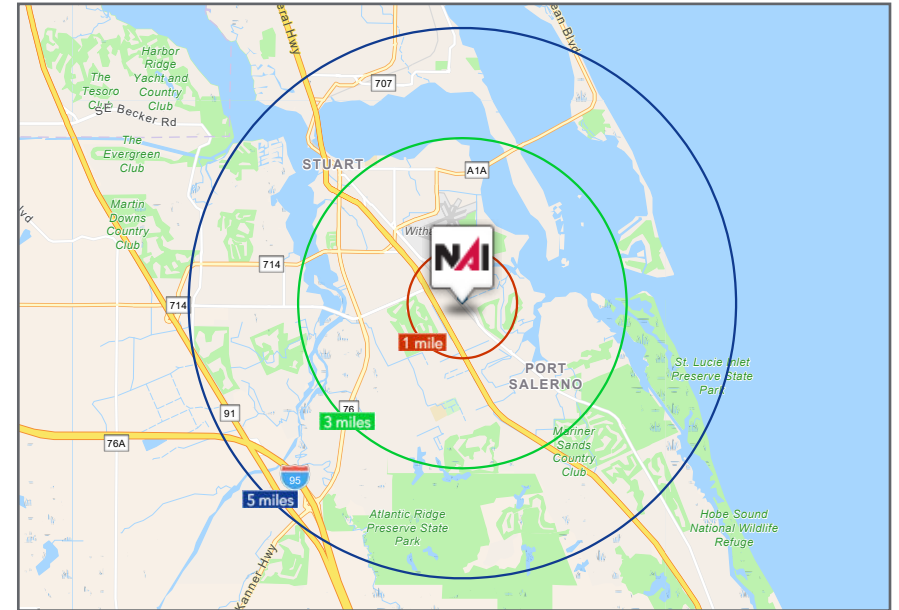
- 1 Mile: 5,983
- 3 Mile: 52,544
- 5 Mile: 95,805

Average Household Income

- 1 Mile: \$77,057
- 3 Mile: \$87,210
- 5 Mile: \$102,809

Median Age

- 1 Mile: 35.5
- 3 Mile: 50.6
- 5 Mile: 55.6



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!



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