

Freestanding Industrial Building

3091 SE Waaler Street, Stuart, FL 34997

NAI Southcoast



Presented By

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FOR LEASE:

\$18.00/SF Modified Gross

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Property Details

- Address: 3091 SE Waaler Street, Stuart, FL 34997
- Lease Rate: \$18.00/S Modified Gross
- Space Available: ±8,750 SF
- Year Built: 1993
- Zoning: M-1, Industrial
- Ceiling Height: 15'
- Overhead Doors: Three 10'x10' & Two 12'x12'; Grade Level
- Access: Waaler Street & Jay Street



Property Overview

Freestanding industrial building for lease in Stuart's highly sought-after Industrial District. This property features 7,500 SF of warehouse space and 1,250 SF of office space and includes 5 grade-level roll-up doors.

Conveniently located just off US Hwy 1 with access from both Waaler Street and Jay Street, this central location easily serves the entire region.

Do not miss this opportunity to lease this highly functional industrial property.



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SITE

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Highlights

- Sought after central Stuart location
- Access from Waaler Street & Jay Street Easy semi-truck access from Jay Street.
- Five roll up doors

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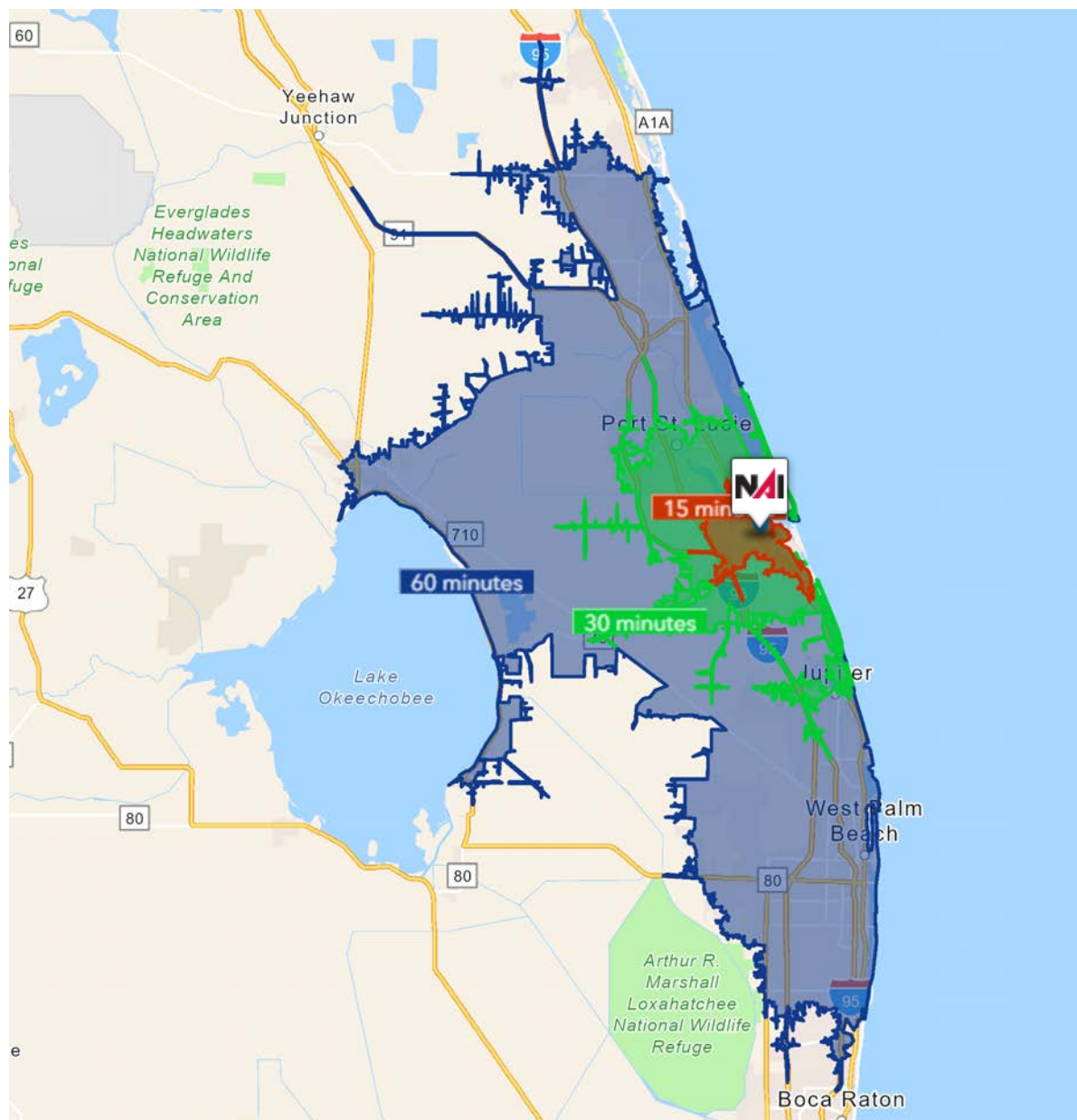
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Drive Time

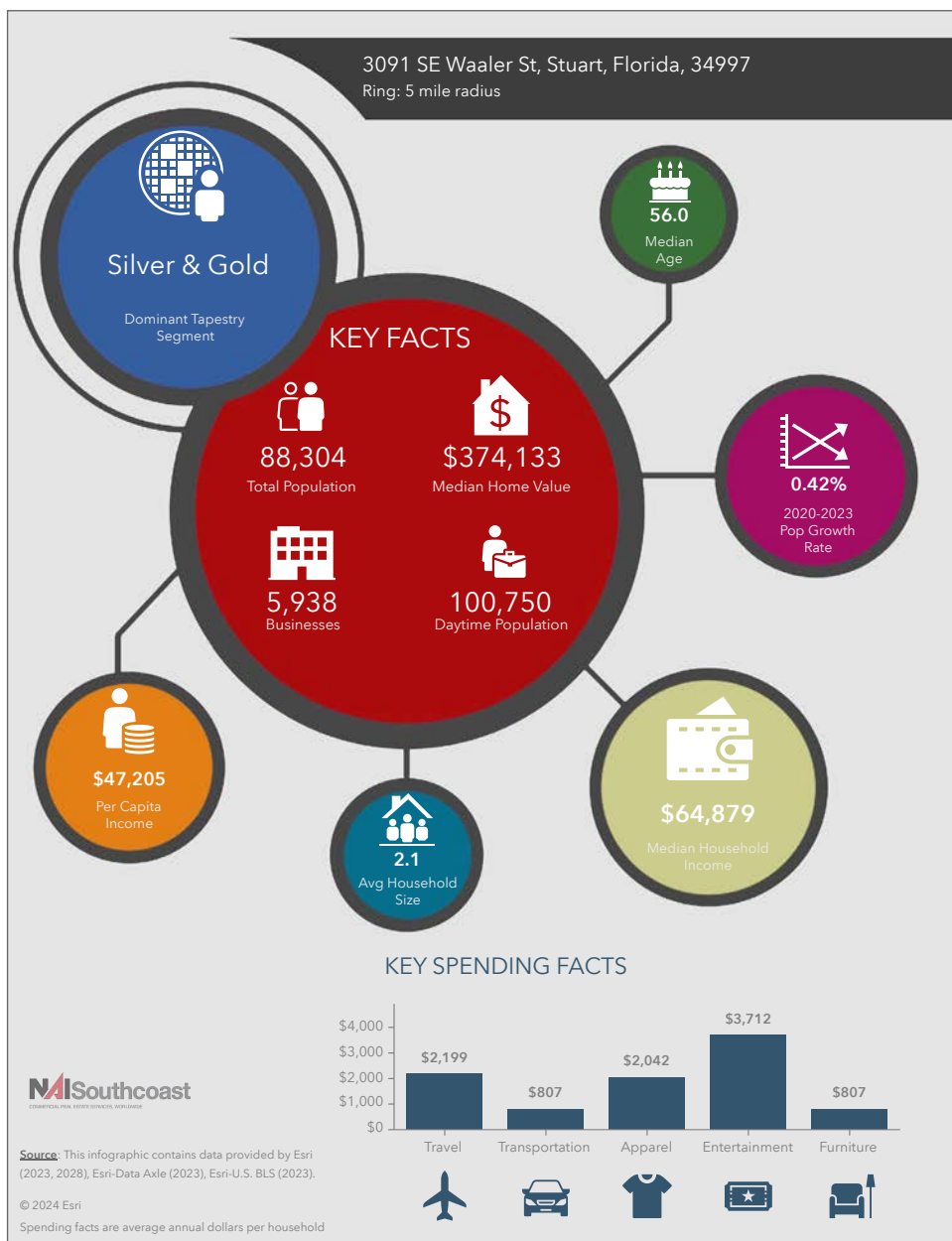


15 Minutes	30 Minutes	60 Minutes
74,580 2010 Population	249,320 2010 Population	1,477,864 2010 Population
81,803 2023 Population	294,050 2023 Population	1,740,591 2023 Population
9.23% 2010-2023 Population Growth	16.46% 2010-2023 Population Growth	16.32% 2010-2023 Population Growth
0.26% 2023-2028 (Annual) Est. Population Growth	0.53% 2023-2028 (Annual) Est. Population Growth	0.54% 2023-2028 (Annual) Est. Population Growth
53.8 2023 Median Age	49.9 2023 Median Age	45.2 2023 Median Age
\$96,882 Average Household Income	\$102,570 Average Household Income	\$102,067 Average Household Income
43.3% Percentage with Associates Degree or Better	44.9% Percentage with Associates Degree or Better	45.5% Percentage with Associates Degree or Better
59.4% Percentage in White Collar Profession	59.8% Percentage in White Collar Profession	59.5% Percentage in White Collar Profession

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2023 Demographics



Population

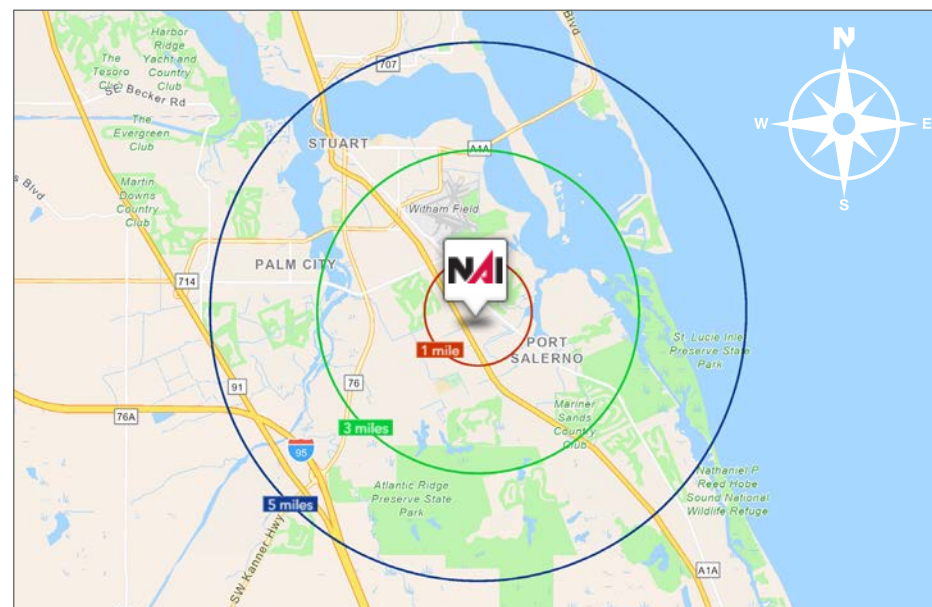
- 1 Mile: 7,082
- 3 Mile: 47,614
- 5 Mile: 88,304

Average Household Income

- 1 Mile: \$87,054
- 3 Mile: \$89,276
- 5 Mile: \$103,860

Median Age

- 1 Mile: 42.2
- 3 Mile: 50.8
- 5 Mile: 56.0



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