



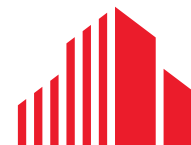
SUBJECT

FOR LEASE \$18.00/SF GROSS

±1,310 SF OFFICE/STORAGE SPACE

1215-1217 SE DIXIE CUTOFF RD

STUART, FL 34994



**CUSHMAN &
WAKEFIELD**

OFFICE/STORAGE SPACE

1215 - 1217 SE DIXIE CUTOFF RD, STUART, FL 34994

Property Overview

Available for lease: ±1,310 SF flex unit designed to accommodate a variety of business needs. The space features two roll-up doors and full air conditioning, making this conducive to anything from office/retail to storage/contractor oriented businesses!

Position your business alongside established tenants including Electrical Connections and A1 Auto Repair Shop in this highly visible center with convenient access from both SE Dixie Hwy and SE Dixie Cutoff Rd.

An ideal location for businesses seeking strong visibility, easy accessibility, and a well-positioned commercial setting.

Property Features

Address:	1215 - 1217 SE Dixie Cutoff Rd Stuart, FL 34994
Available Size:	±1,310 SF
Lease Rate:	\$18.00/SF Gross
Building Type:	Retail/Flex
Daily Traffic:	9,100 AADT on SE Dixie Hwy 3,100 AADT on SE Dixie Cutoff Rd



AERIAL VIEW



END CAP UNIT

PROPERTY AERIAL



SUBJECT

SE DIXIE HWY

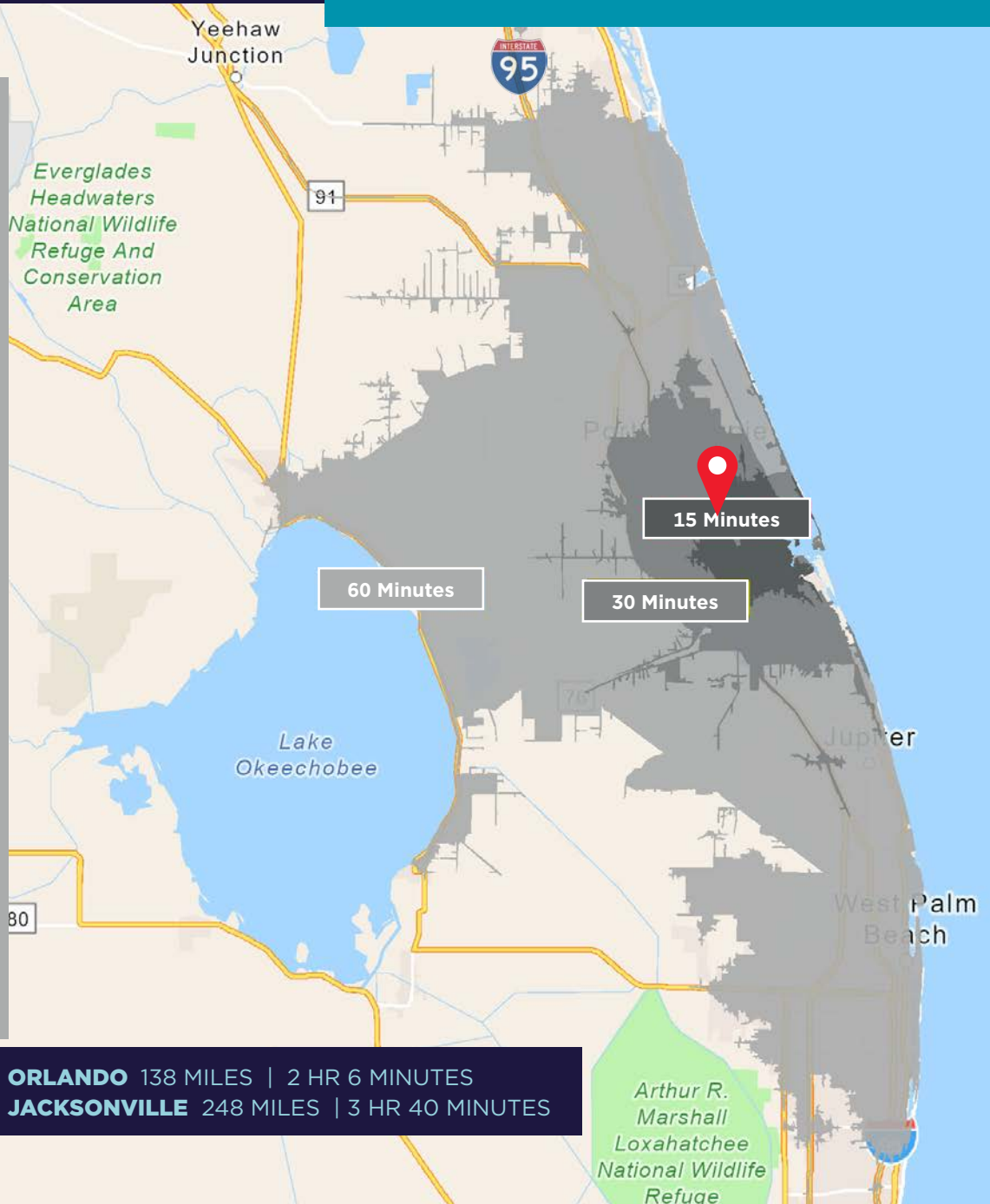
SE DIXIE CUTOFF RD

2025 DRIVE TIME

FLEX WAREHOUSE/INDUSTRIAL SPACE
 1215 - 1217 SE DIXIE CUTOFF RD
 STUART, FL 34994

DRIVE TIME

	15 Minutes	30 Minutes	60 Minutes
2010 Population	94,454	290,451	1,398,965
2025 Population	107,015	358,696	1,685,997
2010-2025 Population Growth	13.29%	23.49%	20.51%
2024-2029 (Annual) Est. Population growth	0.47%	1.67%	1.02%
2025 Median Age	52.9	48.5	45.4
Average Household Income	\$109,039	\$117,742	\$122,139
Percentage with Associates Degree or Better	49.8%	44.5%	46.7%
Total Employees	64,528	121,238	719,112



MIAMI 108 MILES | 1 HR 53 MINUTES
TAMPA 198 MILES | 3 HR 2 MINUTES

ORLANDO 138 MILES | 2 HR 6 MINUTES
JACKSONVILLE 248 MILES | 3 HR 40 MINUTES

Arthur R. Marshall
 Loxahatchee
 National Wildlife
 Refuge

STUART, FLORIDA

Stuart, Florida is located on Florida's East Coast, which borders the St. Lucie River and West of the Indian River. The climate is pleasant with mild winters and warm summers. The annual average temperature is 72 degrees. Annual rainfall averages 60 inches.

Stuart is famed for its exceptional sailfishing and all other types of sport fishing. You can enjoy ocean fishing, river and bay fishing, and fresh water fishing. The North and South forks of the St. Lucie River are tropical wonderlands for cruises. Stuart has quaint older neighborhoods in the downtown area, including a mixture of townhomes and condominiums. Stuart's successful revitalization program has given the Downtown area a pleasant ambiance, with shops and restaurants lining the streets.

The top major employers are Cleveland Clinic Hospital, Vought Aircraft, Municipal Government, and thousands of successful small businesses. The economy is driven by retail service, hospitality, construction, and government sectors located throughout the city.

At the present time, Stuart is a growing community, annexing new properties north and south of the city, currently 6.25 square miles. Revitalization continues in the Potsdam section of the downtown area as well as North of the Roosevelt Bridge. Completed in 1996, the Roosevelt Bridge is a prominent feature in the area, allowing for easy connectivity and accessibility to Stuart's Public Beaches.



MARTIN COUNTY, FLORIDA

The cities that make up Martin County include 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, quaint downtowns with shops, gourmet dining, 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.

Mark your calendars for a plethora of events to look forward to in Martin County, Florida. The Stuart Air Show, Stuart Boat Show, ArtsFest, and the Martin County Fair are just some of the many events taking place throughout the year. The Treasure Coast Children's Museum, located at Indian Riverside Park, is a great place for kids and families, offering a water play area, fishing, and a riverfront view. Often, there are events in the park including concerts, orchid shows, and more. Indian Riverside Park also features the Maritime and Yachting Museum. Hutchinson Island is home to the Elliott Museum which celebrates the genius of innovation, creativity and the historical events of Martin County. Named after the prolific inventor Sterling Elliott, the museum hosts permanent exhibits showcasing Model A Trucks, early transportation, the history of Stuart and its surrounding regions, and baseball memorabilia. For the scientifically minded and curious kids, the Florida Oceanographic Coastal Center offers fun opportunities to learn about our local ecosystem.

3151 SE WAALER ST, STUART, FL 34997

REGIONAL OVERVIEW



SUBJECT

FOR MORE INFORMATION, CONTACT:

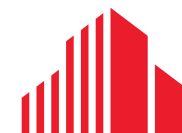


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