

# 2,500 SF INDUSTRIAL WAREHOUSE SPACE

3370 SE GRAN PARK WAY  
STUART, FL 34997

FOR LEASE  
**\$16.50/SF Modified Gross**



**SUBJECT**  
±2,500 SF  
Industrial Unit

# PROPERTY SUMMARY

## ADDRESS

3370 SE GRAN PARK WAY  
STUART, FL 34997

## AVAILABLE SIZE

2,500 SF

## YEAR BUILT

2002

## PROPERTY TYPE

INDUSTRIAL/ WAREHOUSE

## ZONING

LIGHT INDUSTRIAL

## LEASE RATE

\$16.50/SF  
MODIFIED GROSS

## PARKING

4 SPACES

## CEILING HEIGHT

19 FEET

## POWER

3-PHASE

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## DESCRIPTION

- Excellent opportunity to lease a high-quality warehouse located in the heart of Stuart, Florida
- 19-foot ceilings, 12-foot roll-up doors, reinforced concrete flooring, 3-phase power, and climate-controlled office spaces.
- Refreshed space located in the highly sought after Stuart Industrial Park with easy access to US-1, I-95, and the Florida Turnpike.
- Nearby to retail, restaurants, and essential business services.

## DEMOGRAPHICS

### Average Household Income

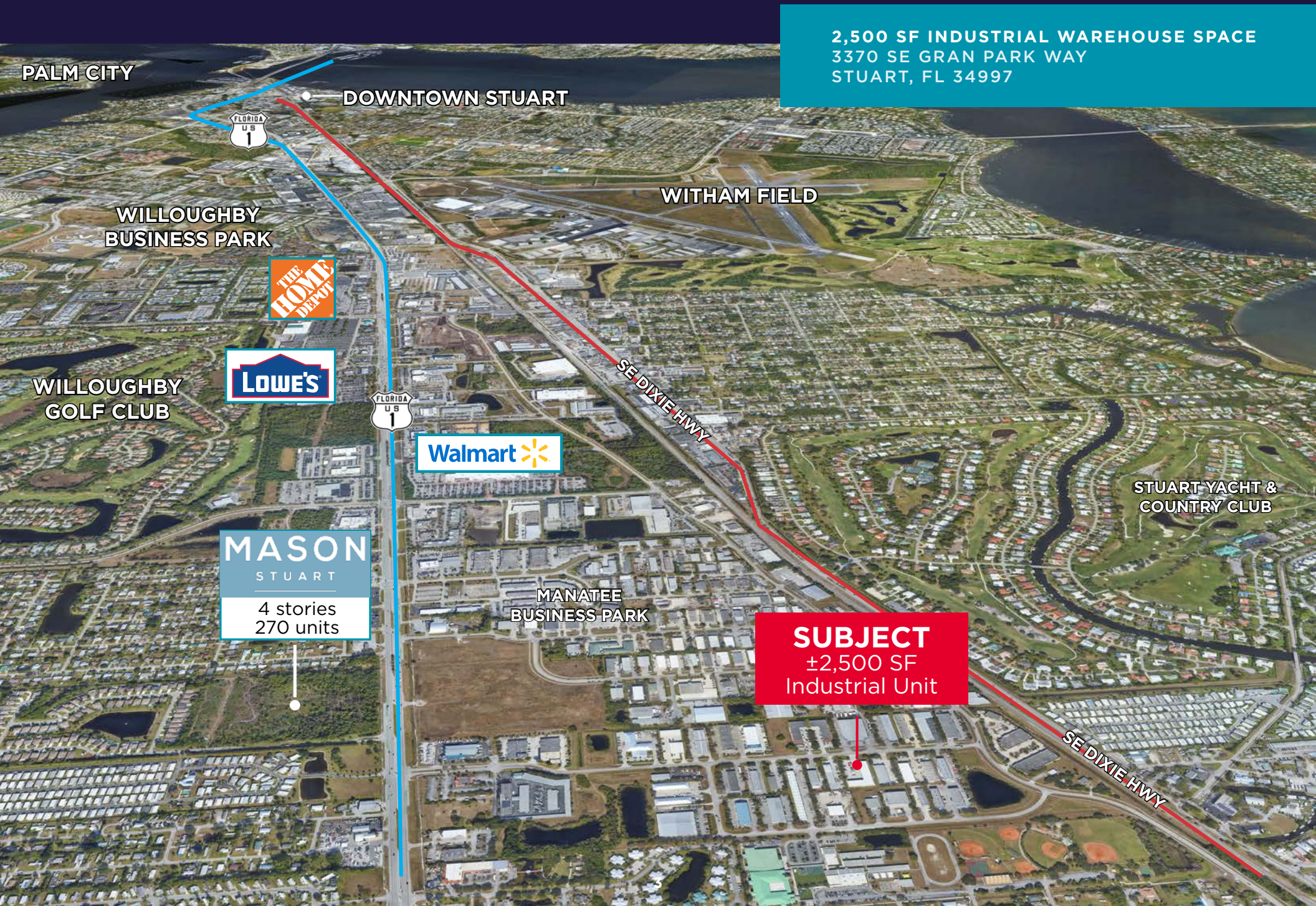
- 1 Mile: \$101,872
- 3 Mile: \$103,207
- 5 Mile: \$113,287

### Median Age

- 1 Mile: 47.6
- 3 Mile: 52.5
- 5 Mile: 55.4



# AREA OVERVIEW



**2,500 SF INDUSTRIAL WAREHOUSE SPACE**  
3370 SE GRAN PARK WAY  
STUART, FL 34997

PALM CITY

DOWNTOWN STUART



WILLOUGHBY  
BUSINESS PARK



WILLOUGHBY  
GOLF CLUB



SE DIXIE HWY

WITHAM FIELD

**MASON**  
STUART  
4 stories  
270 units

MANATEE  
BUSINESS PARK

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STUART YACHT &  
COUNTRY CLUB

SE DIXIE HWY

# AREA OVERVIEW (Looking North)

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SE GRAN PARK WAY

# DRIVE TIMES

**2,500 SF INDUSTRIAL WAREHOUSE SPACE**  
**3370 SE GRAN PARK WAY**  
**STUART, FL 34997**

## MAJOR DESTINATIONS

Destination	Distance	Time
I-95	4.9 Miles	12 Minutes
Florida Turnpike	6.0 Miles	15 Minutes
Downtown Stuart	4.7 Miles	16 Minutes
Hobe Sound	8.6 Miles	16 Minutes
Jensen Beach	9.8 Miles	25 Minutes

## SHOPPING

Destination	Distance	Time
Treasure Coast Square	7.9 Miles	17 Minutes
Harbour Bay Plaza	5.8 Miles	14 Minutes
Target	7.3 Miles	17 Minutes

## DINING

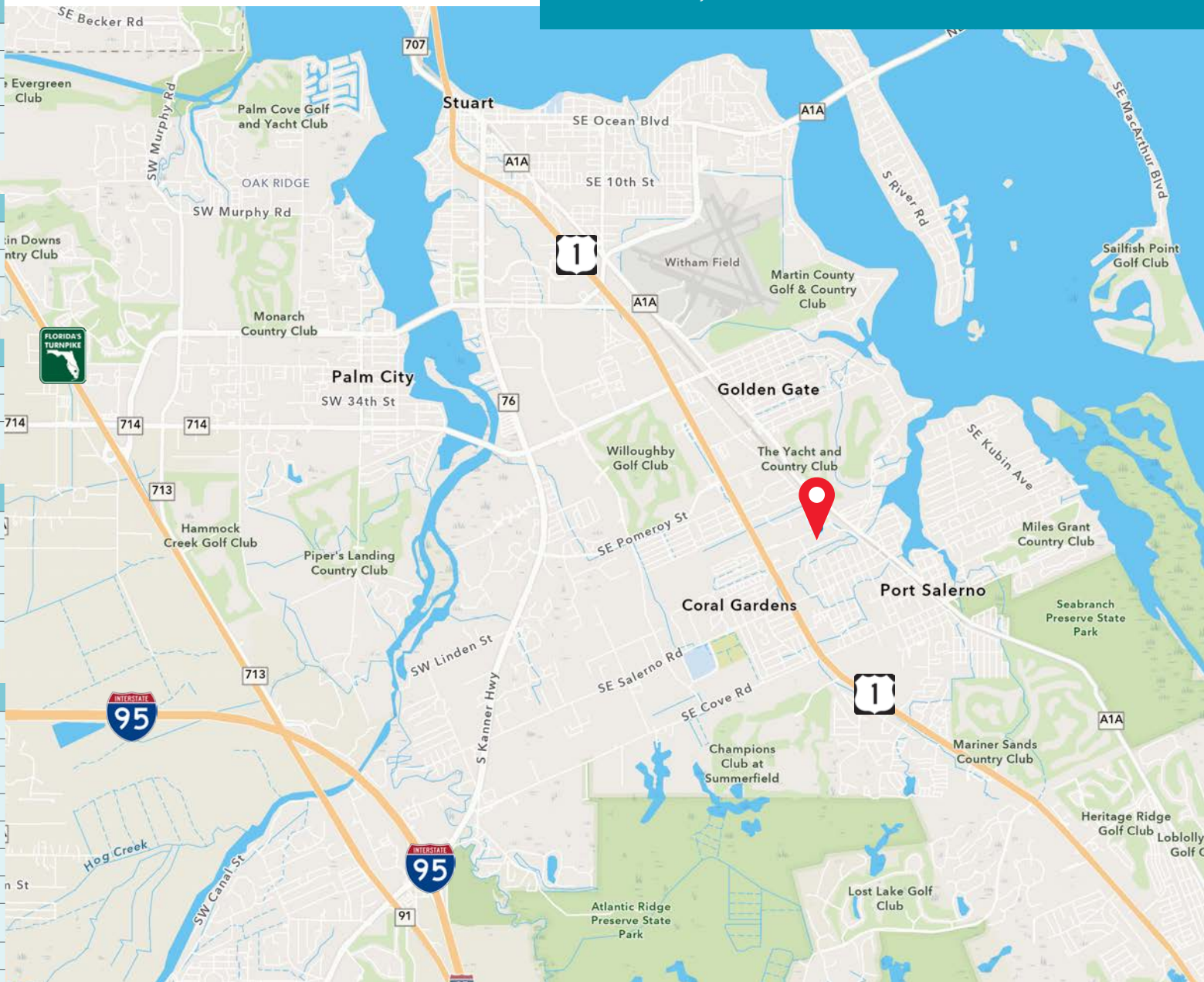
Destination	Distance	Time
The Gafford	4.3 Miles	12 Minutes
Stringers Tavern	5.7 Miles	14 Minutes
Kyle G's	11.3 Miles	23 Minutes

## ENTERTAINMENT

Destination	Distance	Time
Lyric Theater	4.3 Miles	13 Minutes
Terra Fermata	4.0 Miles	11 Minutes
Regency 8 Cinema	2.2 Miles	7 Minutes
Regal Treasure Coast Mall	8.1 Miles	19 Minutes
Sailfish Splash Waterpark	3.2 Miles	8 Minutes

## RECREATION

Destination	Distance	Time
Stuart Beach	4.0 Miles	10 Minutes
Memorial Park	4.3 Miles	11 Minutes
Halpatiokee Regional Park	5.3 Miles	11 Minutes
Jensen Beach Park	10.6 Miles	21 Minutes
Kiplinger Nature Preserve	2.8 Miles	7 Minutes
Hobe Sound Beach	9.8 Miles	17 Minutes
Blowing Rocks Preserve	19.3 Miles	29 Minutes
St Lucie Inlet Preserve State Park	3.5 Miles	8 Minutes
Flagler Park	4.8 Miles	12 Minutes
Sandsprit Park	2.8 Miles	7 Minutes



# 2025 DEMOGRAPHICS

**2,500 SF INDUSTRIAL WAREHOUSE SPACE**  
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## KEY FACTS (5 MILES)



**82,733**

2025 Total Population



**\$113,287**

2025 Average Household Income



**37,909**

2025 Total Households



**55.4**

2025 Median Age



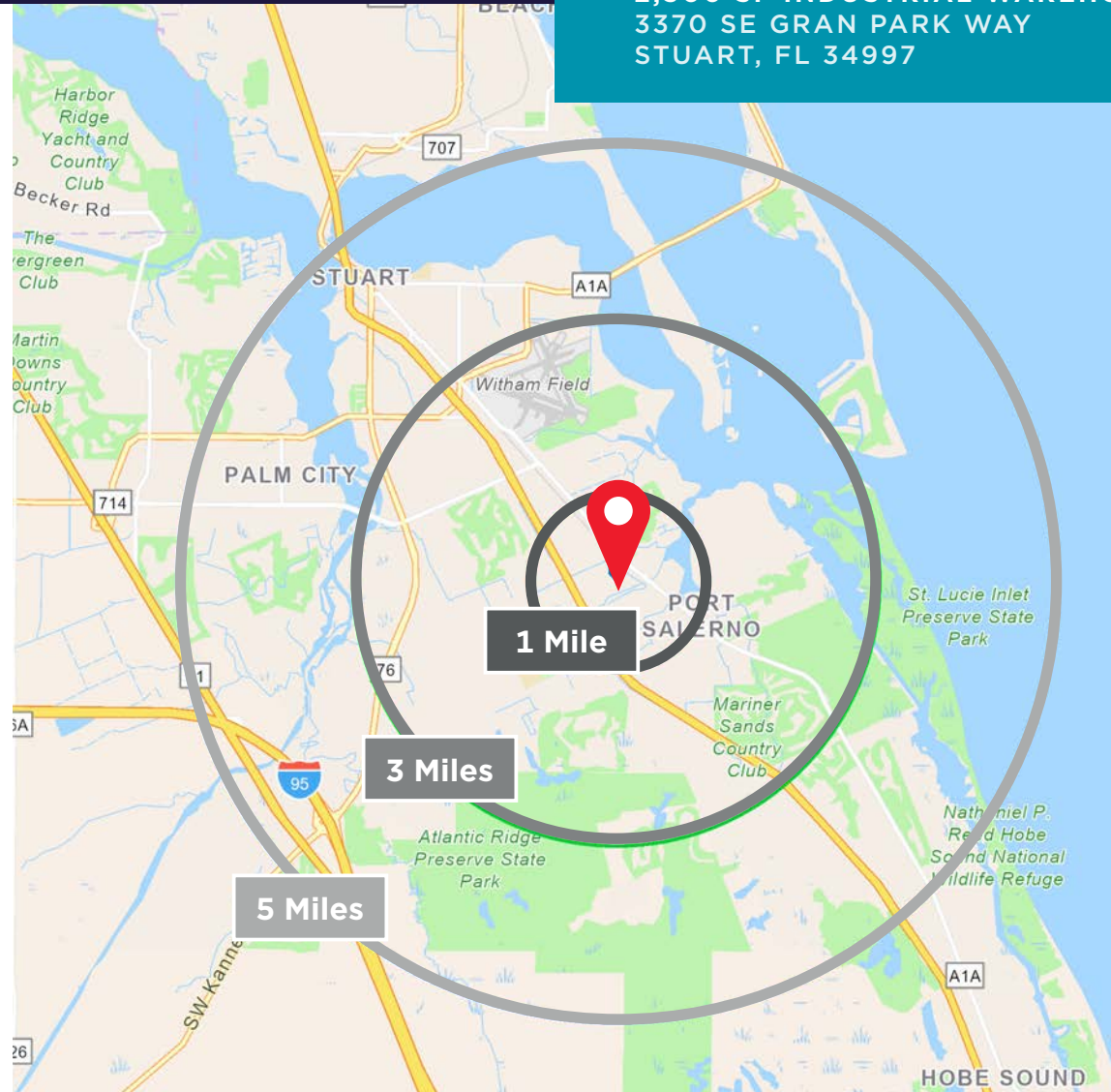
**2.12**

2025 Average Household Size



**\$564,152**

2025 Average Home Value



### Population

- 1 Mile: 7,138
- 3 Mile: 44,933
- 5 Mile: 82,733

### Average Household Income

- 1 Mile: \$101,872
- 3 Mile: \$103,207
- 5 Mile: \$113,287

### Median Age

- 1 Mile: 47.6
- 3 Mile: 52.5
- 5 Mile: 55.4

# CITY OVERVIEW

## Stuart, Florida

Stuart, Florida is located on Florida's East Coast, near the St. Lucie River Inlet and Hutchinson Island South. Local beaches, parks, waterways, and top-rated schools make Stuart one of the best areas in Florida to live for families and retirees.

Stuart is famous as the Sailfish Capital of the World. You can enjoy both freshwater and saltwater fishing at any of Stuart's rivers, intracoastal waterways, or ocean boating areas. Boat owners enjoy cruising up and down the North and South forks of the St. Lucie River. Stuart has quaint older neighborhoods in the downtown area with a mixture of town homes and condominiums. Stuart's successful revitalization program has made the downtown area the place to be, lined with shops and restaurants.

The top employers in Stuart include Cleveland Clinic Hospital, Vought Aircraft, the Martin County School District, and thousands of successful small businesses. The economy is driven by retail service, hospitality, construction, and government sectors located throughout the city.

Stuart is a growing community, approximately 9.5 square miles in area. The city is planning and implementing a diverse revitalization project in several sectors of the community, including a Business Improvement Grant Program, Community Redevelopment Block Grant, Design Assistance Program, and other programs to support solar energy, residential improvements, and neighborhood revitalization.



# REGIONAL OVERVIEW

## 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.



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**Modified Gross**



## PRESENTED BY



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