

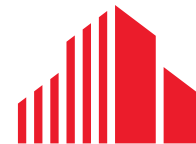


FOR LEASE \$15.00/SF NNN

# ±3,500 SF - 7,000 SF WAREHOUSE/MANUFACTURING

3151 SE WAALER ST  
STUART, FL 34997

SE WAALER ST



CUSHMAN &  
WAKEFIELD

# WAREHOUSE/MANUFACTURING

3151 SE WAALER ST, STUART, FL 34997

## Property Overview

Located within Stuart's established industrial corridor, 3151 SE Waaler Street offers approximately  $\pm 3,500$  SF - 7,000 SF of light industrial flex space available for lease. The property is well-suited for automotive, marine, contractor, service-oriented, warehouse, and light industrial users seeking a functional and centrally located facility in Martin County.

The building provides flexible operational space with convenient access for vehicle storage, repair, service, distribution, or trade-related uses. Ideally positioned near US Highway 1, SE Federal Highway, and Interstate 95, the property offers excellent regional connectivity throughout the Treasure Coast and South Florida markets.

Situated within an active industrial and commercial area, 3151 SE Waaler Street presents an efficient leasing opportunity for businesses seeking practical flex space in one of Stuart's established business submarkets.

## Property Features

Address: 3151 SE Waaler St, Stuart, FL 34997

Available Size:  $\pm 3,500$  SF - 7,000 SF

Lease Rate: \$15.00/SF NNN

Access: Waaler St & Jay St

Year Built 1973

Construction: Block with Stucco

Ceiling Height: 16'



AERIAL VIEW



DUAL STREET ACCESS

# PROPERTY AERIAL

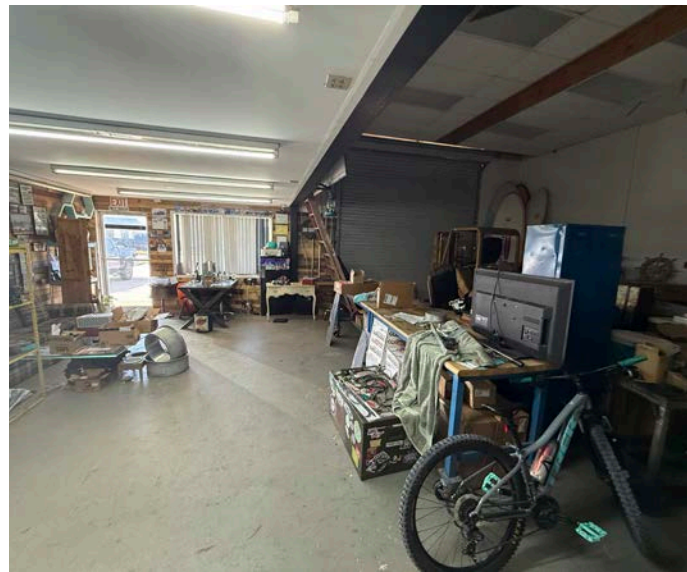
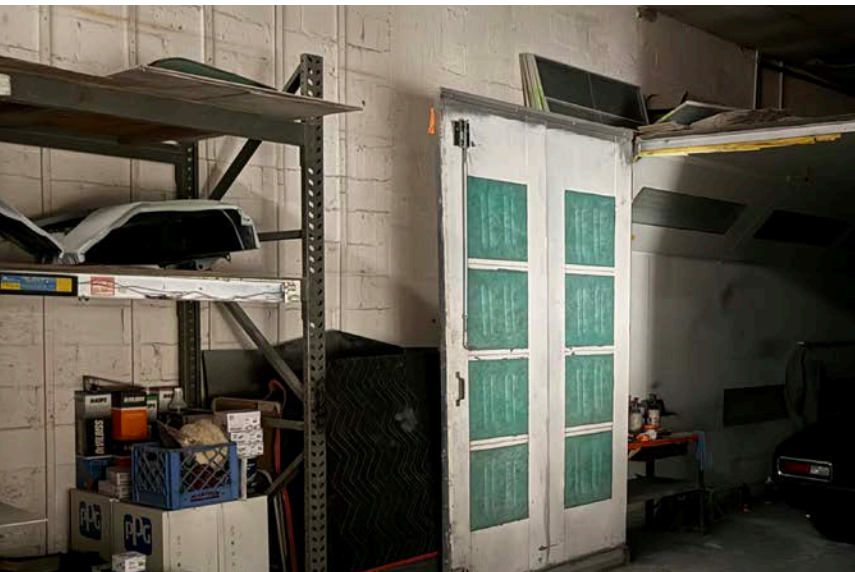
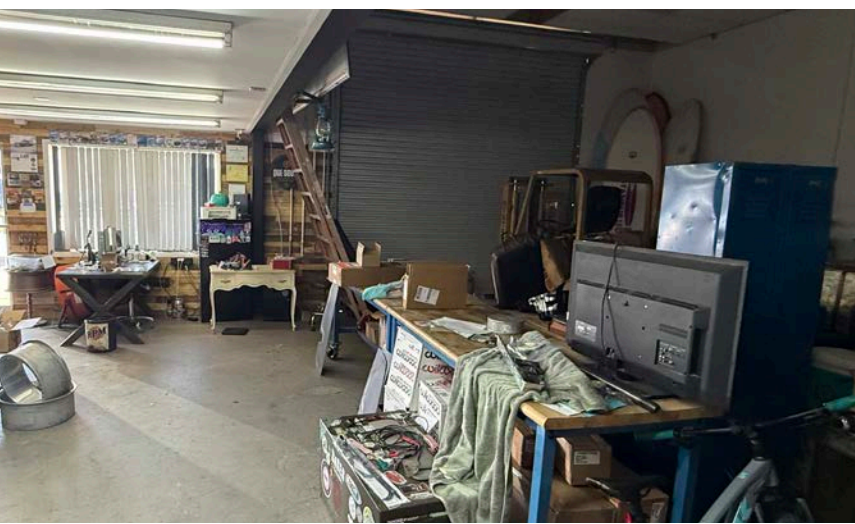
SUBJECT

SE WAALER ST





PROPERTY PHOTOS



LOOKING  
SOUTH



SUBJECT

SE WAALER ST

SE JAY ST

SE COMMERCE AVE

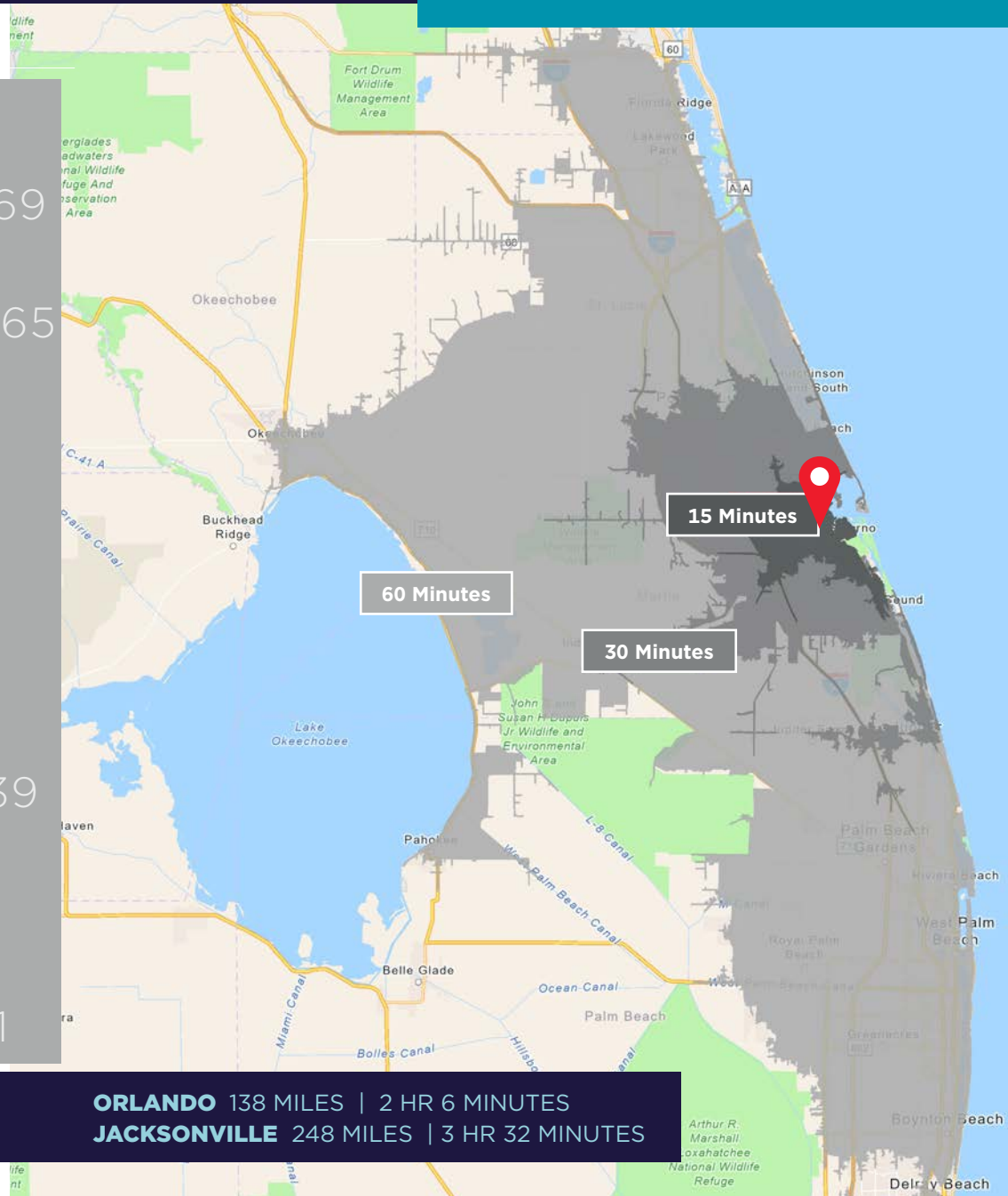


# 2025 DRIVE TIME

**FLEX WAREHOUSE/INDUSTRIAL SPACE**  
**3151 SE WAALER ST**  
**STUART, FL 34997**

## DRIVE TIME

	15 Minutes	30 Minutes	60 Minutes
2010 Population	77,897	263,376	1,477,169
2025 Population	86,352	324,166	1,777,265
2010-2025 Population Growth	10.29%	20.69%	17.70%
2024-2029 (Annual) Est. Population growth	0.21%	1.45%	0.99%
2025 Median Age	53.7	49.2	45.5
Average Household Income	\$109,039	\$117,742	\$122,139
Percentage with Associates Degree or Better	47.2%	47.4%	47.4%
Total Employees	51,001	130,664	746,121



**MIAMI** 108 MILES | 1 HR 52 MINUTES  
**TAMPA** 174 MILES | 3 HR 1 MINUTES

**ORLANDO** 138 MILES | 2 HR 6 MINUTES  
**JACKSONVILLE** 248 MILES | 3 HR 32 MINUTES

# 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





**FOR MORE INFORMATION, CONTACT:**



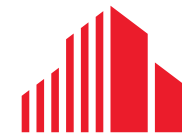
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SEWALLER ST

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