

**FOR LEASE**

**Warehouse/Office Space**  
841 SW Enterprise Way, Stuart FL 34997



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

**Listing Contact:**

Janine Landolina | 772-285-2599 | [ileaseit@gmail.com](mailto:ileaseit@gmail.com)

**Office:** 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

# Property Details

## Warehouse/Office Space 841 SW Enterprise Way, Stuart FL 34997

<b>LEASE RATE</b>	\$2,800/mo.
<b>UNIT SIZE</b>	3,000 sf
<b>BUILDING TYPE</b>	Industrial
<b>ACREAGE</b>	1.36 AC
<b>TRAFFIC COUNT</b>	4,000 ADT
<b>YEAR BUILT</b>	2005
<b>CONSTRUCTION TYPE</b>	Masonry
<b>PARKING SPACE</b>	4
<b>ZONING</b>	LI
<b>LAND USE</b>	Industrial
<b>UTILITIES</b>	Martin County Water/Sewer

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- Space available below market rents! Sublet through June 2020
- Located in the Treasure Coast Commerce Park right off Jack James Drive.
- Warehouse space features grade roll-up door, two large offices, private bathroom and kitchenette.
- Four parking spaces are included and space is ready for immediate occupancy.
- Quick accessibility to SW Kanner Highway and the I-95 access ramp.



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# Interior Photos

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# Property Demographics

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2019 Population Estimate		2019 Average Household Income		Average Age	
1 Mile	2,353	1 Mile	\$86,602	1 Mile	53.40
3 Mile	16,305	3 Mile	\$93,779	3 Mile	51.80
5 Mile	57,198	5 Mile	\$78,671	5 Mile	50.00

2024 Population Projection		2019 Median Household Income		Median Age	
1 Mile	2,498	1 Mile	\$61,641	1 Mile	47.90
3 Mile	16,993	3 Mile	\$67,931	3 Mile	46.90
5 Mile	60,427	5 Mile	\$58,821	5 Mile	46.30

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# Zoning Information

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<b>LI—Commercial and Business Uses</b>	
Adult business	P
Business and professional offices	P
Commercial amusements, indoor	P
Commercial amusements, outdoor	P
Commercial day care	P
Construction industry trades	P
Construction sales and services	P
Financial institutions	P
Flea markets	P
General retail sales and services	P
Golf driving ranges	P
Hotels, motels, resorts and spas	P
Kennels, commercial	P
Limited retail sales and services	P
Medical services	P
Pain management clinics	P
Residential storage facilities	P
Restaurants, convenience, with drive-through facilities	P
Restaurants, general	P
Shooting ranges, indoor	P
Trades and skilled services	P

Vehicular sales and service	P
Vehicular service and maintenance	P
Veterinary medical services	P
Wholesale trades and services	P
Limited impact industries	P
Yard trash processing on lots where such use was lawfully established prior to March 29, 2002	P



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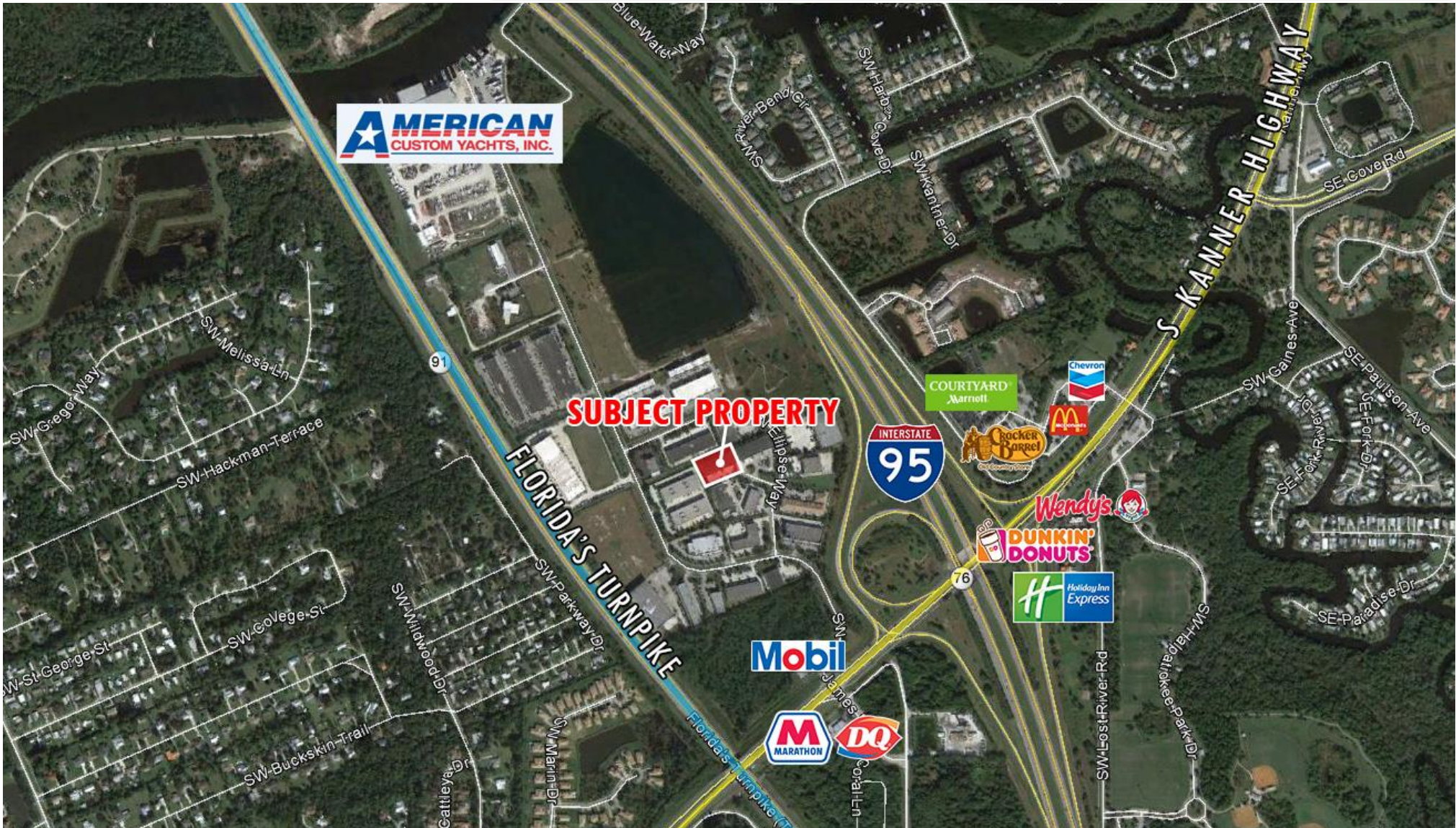
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# Trade Area Map

# Warehouse/Office Space

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