

FOR LEASE

Call For Pricing

Retail Storefront & Industrial Spaces

3700-3758 SE Dixie Highway, Stuart FL 34997



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Chris Belland | 772-418-4506 | Cbelland@commercialrealestatellc.com

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

Property Details

Retail Storefront & Industrial Spaces

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PRICE	Call For Pricing
SPACES AVAILABLE	
SPACE 1	1,000 sf
SPACE 2	1,500 sf
SPACE 3	8,000 sf
BUILDING TYPE	Retail Storefront/Office
ACREAGE	0.83 AC
FRONTAGE	300'
TRAFFIC COUNT	14,500 ADT
YEAR BUILT	1972 (2018 Renovations)
CONSTRUCTION TYPE	Masonry
PARKING SPACE	34+
ZONING	M-1 (Industrial)
LAND USE	Industrial
UTILITIES	Martin County Water/Sewer

- Multiple spaces available in the Shoppes at Dixie plaza located just off SE Dixie Highway/A1A.
- **The 1,000 sf space** features retail storefront and a bay door.
- **The 1,500 sf space** is build out for retail use; does not feature a bay door.
- **The 8,000 sf space** is a corner space with its own bay door.
- Spaces are ideal for an array of uses ranging from light manufacturing, wholesale and distribution, repair shops, workshops, and more.



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Property Demographics

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2020 Population Estimate

2020 Average Household Income

Average Age

1 Mile	6,619	1 Mile	\$73,301	1 Mile	40.90
3 Mile	50,292	3 Mile	\$73,032	3 Mile	45.80
5 Mile	92,166	5 Mile	\$86,216	5 Mile	48.80

2025 Population Projection

2020 Median Household Income

Median Age

1 Mile	6,812	1 Mile	\$46,569	1 Mile	39.80
3 Mile	52,278	3 Mile	\$50,669	3 Mile	48.30
5 Mile	96,355	5 Mile	\$58,425	5 Mile	53.50

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Sec. 3.420. - M-1 Industrial District.

3.420.A. Uses permitted. In this district, a building or structure or land shall be used for only the following purposes, subject to any additional limitations pursuant to section 3.402:

1. Any use permitted in the B-2 Business-Wholesale Business District that meets the standards prescribed in subsections (2)(a) through (j) of this subsection.
2. Light manufacturing plants that meet the following standards:
 - a. All operations shall be conducted and all materials and products shall be stored within the buildings of the plant. All waste materials shall be stored while on the premises in a screened enclosure, which shall be counted as a part of the area allowed for occupation by buildings and structures.
 - b. All machine tools and other machinery shall be electric powered. No forging, drop pressing, riveting or other processes involving impacts from other than nonpowered hand tools, or processes producing high frequency vibrations shall be permitted.
 - c. No processes which result in the creation of smoke from the burning of fuels shall be permitted.
 - d. No processes which emit an odor nuisance beyond the real property boundary shall be permitted. Where odors are produced and provisions for eradication within a building are provided, the burden of successful elimination of the odors shall rest on the manufacturer.
 - e. Dust and dirt shall be confined within the buildings of the plant. Ventilating and filtering devices shall be provided, such being determined necessary by the building inspector.
 - f. No processes which result in the escape of noxious gases or fumes in concentrations dangerous to plant or animal life or damaging to property shall be permitted.
 - g. Operations creating glare shall be so shielded that the glare cannot be seen from outside the real property boundary.
 - h. Buildings and fences shall be painted, unless the materials are naturally or artificially colored.

3. Manufacture of the following:

- Brooms and brushes
- Candy
- Cigars, cigarettes or snuff
- Cosmetics and toiletries, except soap
- Clothing and hats
- Ceramic products, electrically fired
- Candles
- Dairy products
- Electronic devices
- Ice cream
- Jewelry
- Leather goods and luggage
- Optical equipment
- Orthopedic and medical appliances
- Pottery, electrically fired
- Perfume
- Pharmaceutical products
- Precision instruments
- Plastic products, except pyroxylin
- Paper products and cardboard products
- Silverware
- Spices and spice packing
- Stationery
- Shoes
- Televisions, radios and phonographs

4. Residences for the use of watchmen or custodians only.

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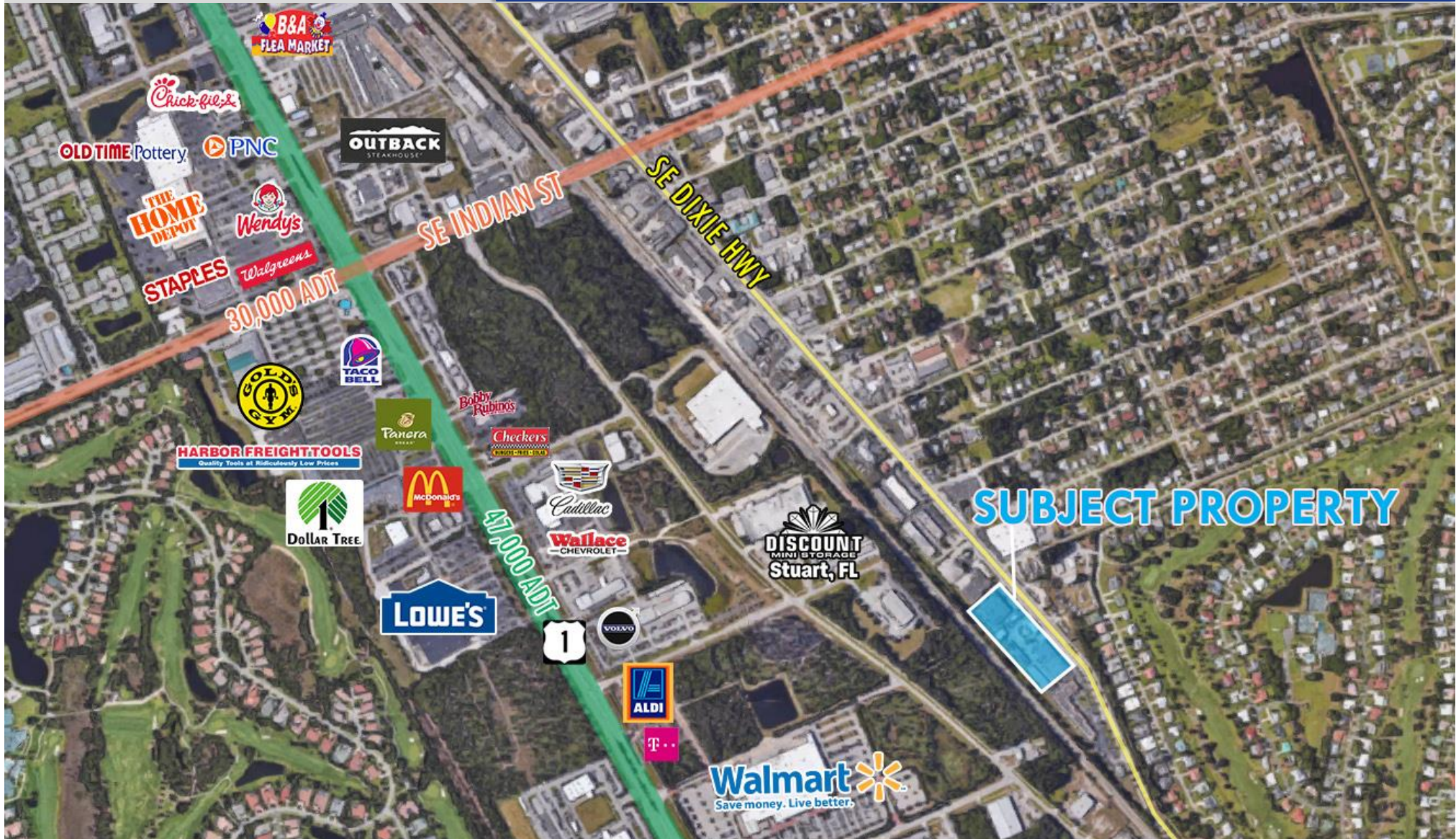
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Trade Area Map

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