



Each office independently owned and operated

RE/MAX OF STUART

729 SW Federal Hwy Ste 100

Stuart, FL 34994-2913

800.741.1252

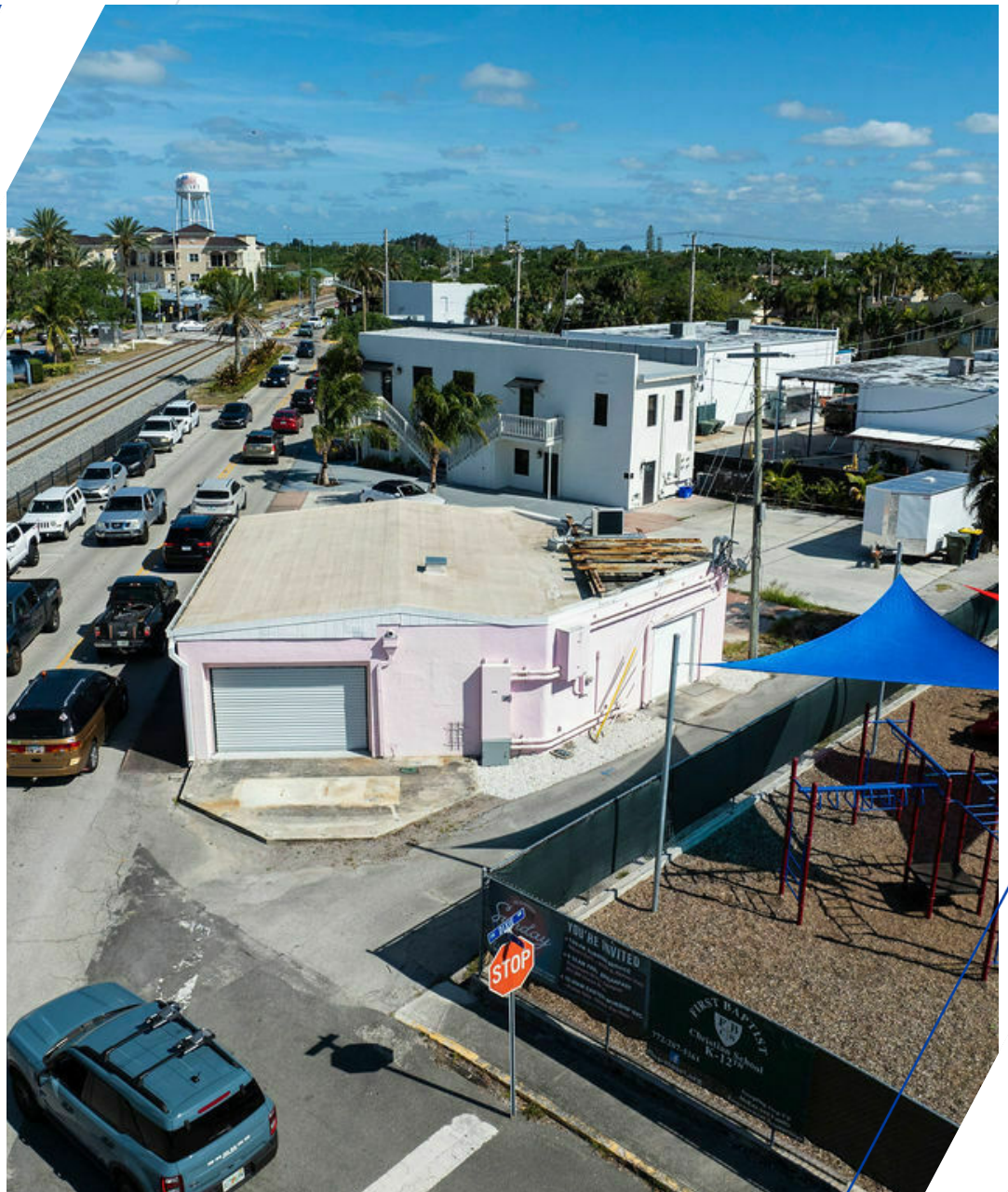
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FOR LEASE

OFFICE/WAREHOUSE

DOWNTOWN STUART OPPORTUNITY

290 SW DIXIE HWY, STUART, FL 34994



PRESENTED BY:

ROSI SHEPARD

Commercial Advisor

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FL #3320083

DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from RE/MAX of Stuart and it should not be made available to any other person or entity without the written consent of RE/MAX of Stuart.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence.

The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to RE/MAX of Stuart.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

RE/MAX of Stuart has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, RE/MAX of Stuart has not verified, and will not verify, any of the information contained herein, nor has RE/MAX of Stuart conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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PROPERTY INFORMATION

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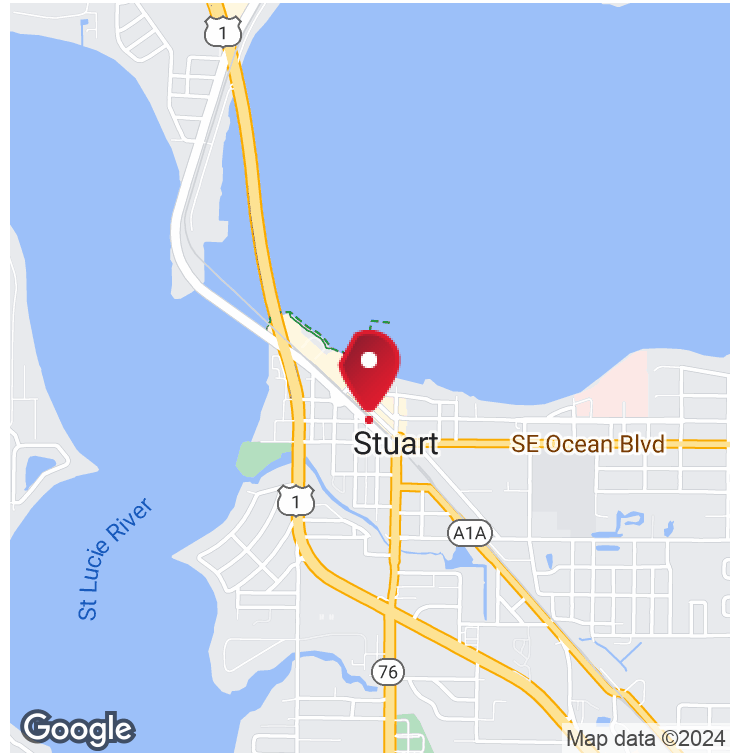
EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$24.50 SF/yr (MG)
Building Size:	1,250 SF
Available SF:	1,250 SF
Lot Size:	0.06 Acres
Number of Units:	1
Year Built:	1949
Zoning:	UC-URBAN CENTER
Market:	Saint Lucie
Submarket:	Business Mixed Use

PROPERTY OVERVIEW

For the cost of a billboard! Discover a prime leasing opportunity at 290 SW Dixie HWY, Stuart, FL, 34994. With its strategic location and high visibility, the property provides an ideal setting for businesses seeking to establish a prominent presence and attract clientele. HIGH visibility, and customizable floor plans ensure a seamless fit for diverse enterprises. Elevate your business with this distinctive space tailored for success. Experience the perfect blend of functionality and style at this sought-after Stuart address. This location has 2 parking spaces and is presently zoned for warehouse or office.

PROPERTY HIGHLIGHTS

- -High visibility location
- - Versatile
- - Customizable floor plans to suit various business needs
- - Strategic location for establishing a prominent business presence
- - Proximity to Downtown Stuart

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PROPERTY DESCRIPTION



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LOCATION DESCRIPTION

Nestled within the vibrant Downtown Stuart market, the area surrounding the property offers a bustling commercial landscape and an array of attractions. Situated in close proximity to popular shopping destinations like t Downtown Stuart, your business will benefit from high traffic as well as and a steady flow of eager shoppers. The dynamic mix of local eateries, entertainment venues, and recreational hotspots creates a magnet for visitors and locals alike. With the serene waterfront just a stone's throw away, the area provides an ideal setting. Seize this opportunity to become part of the thriving community in the heart of Stuart, FL.

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COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- -High visibility location
- - Versatile
- - Customizable floor plans to suit various business needs
- - Strategic location for establishing a prominent business presence
- - Proximity to Downtown Stuart
- -Great storage opportunity for downtown businesses.
- -2 on site parking spaces
- -Less than 1 mile from proposed Brightline Station
- -Unlimited advertising potential



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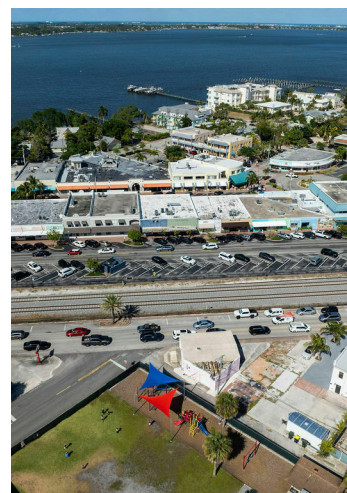
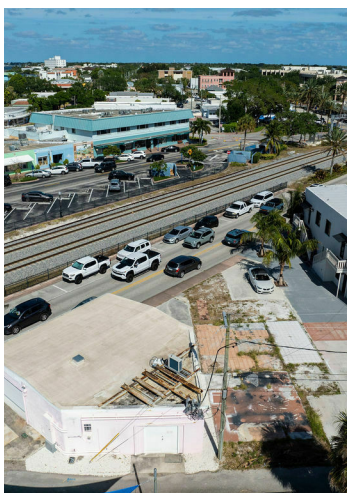
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ADDITIONAL PHOTOS



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LOCATION INFORMATION

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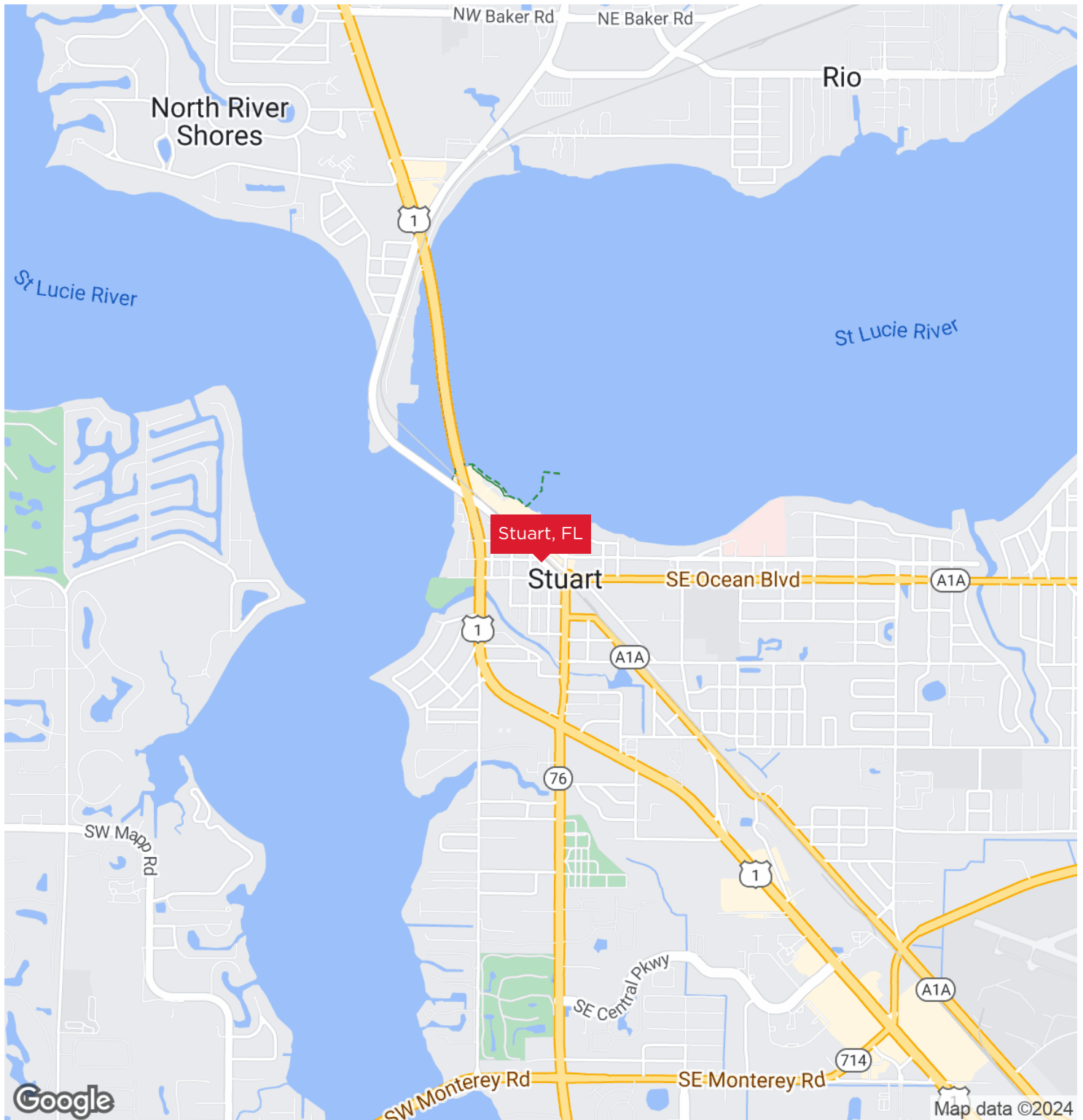
REGIONAL MAP

LOCATION MAP

AERIAL MAP

ADVISOR BIO 1

REGIONAL MAP



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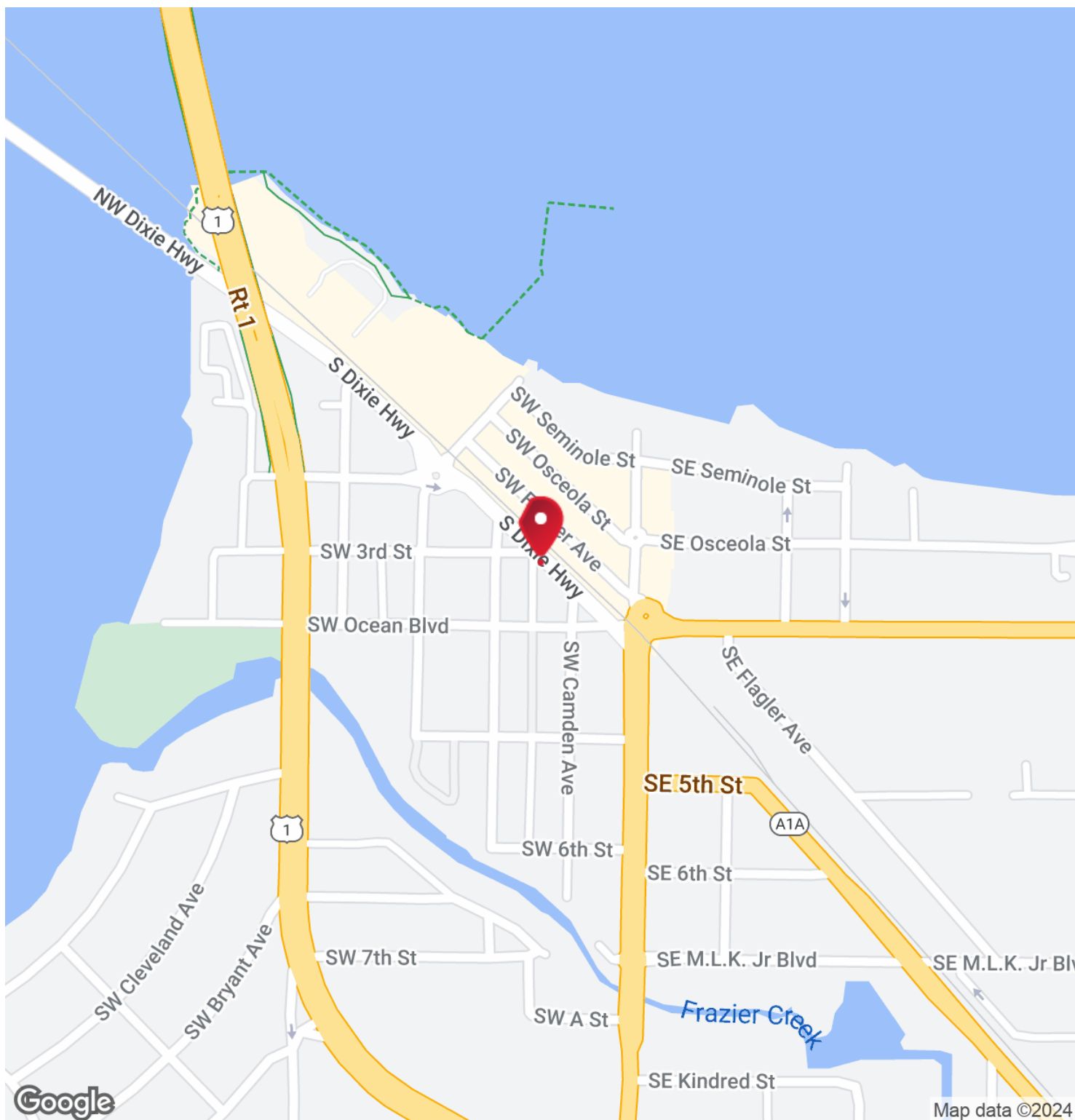
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LOCATION MAP



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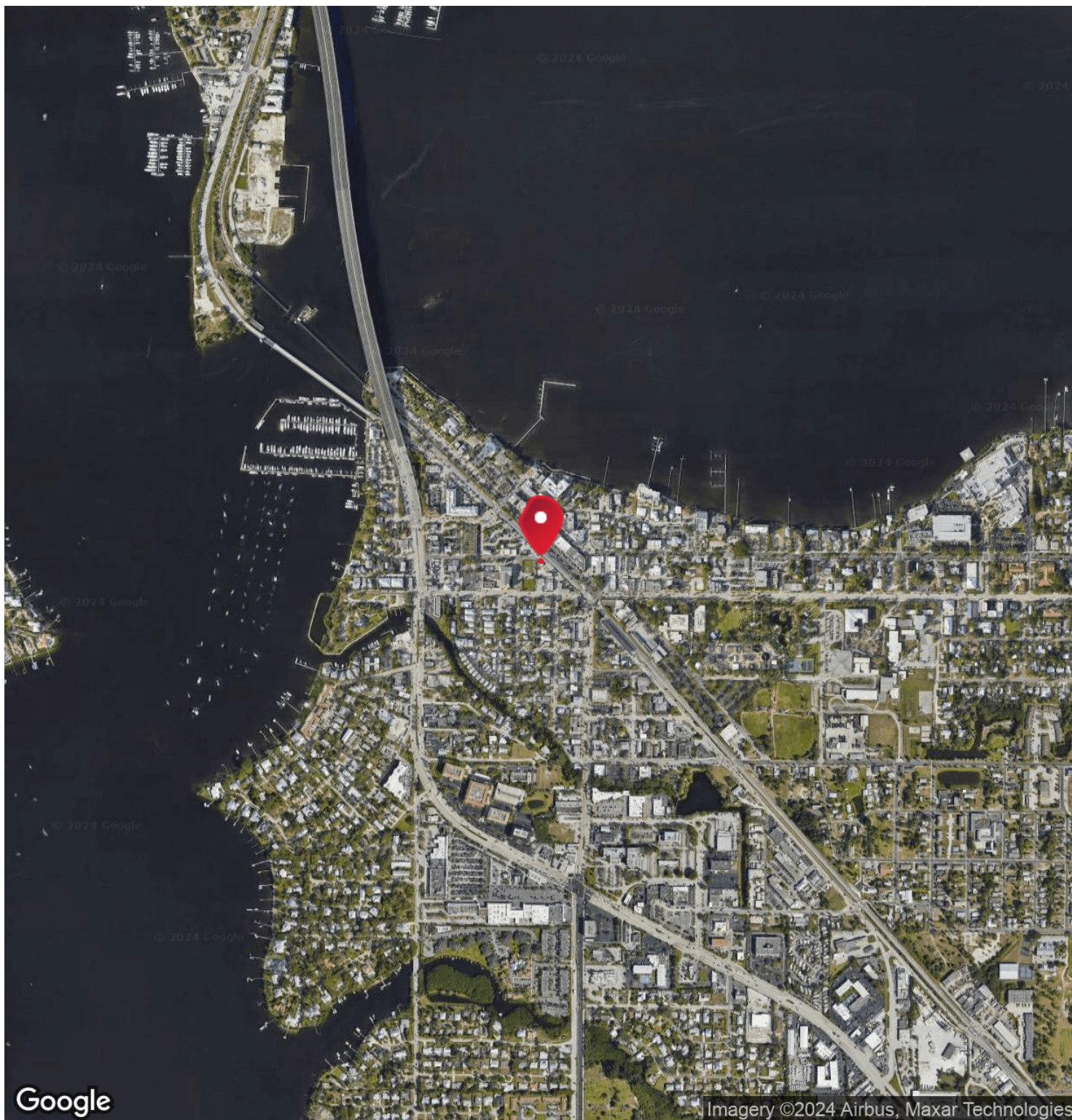
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AERIAL MAP



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