



**FLORIDA
COMMERCIAL**
COMMERCIAL REALTORS

ALBERT BROWN

AGENT

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ALBERT@ALBERTBROWNRE.COM



FOR LEASE

524 SE Dixie Hwy

STUART, FL 34994



OFFERING SUMMARY

Available SF: 1,026 SF

Lease Rate: \$15.00 SF/yr (Gross)

Lot Size: 0 Acres

Building Size: 1,026

PROPERTY OVERVIEW

This open space unit was a former Yoga studio. Includes a reception area and kitchen.

LOCATION OVERVIEW

Located directly off Dixie Hwy in the heart of downtown Stuart. Walking distance to shopping, dining and the courthouse.

EXECUTIVE SUMMARY

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ADDITIONAL PHOTOS

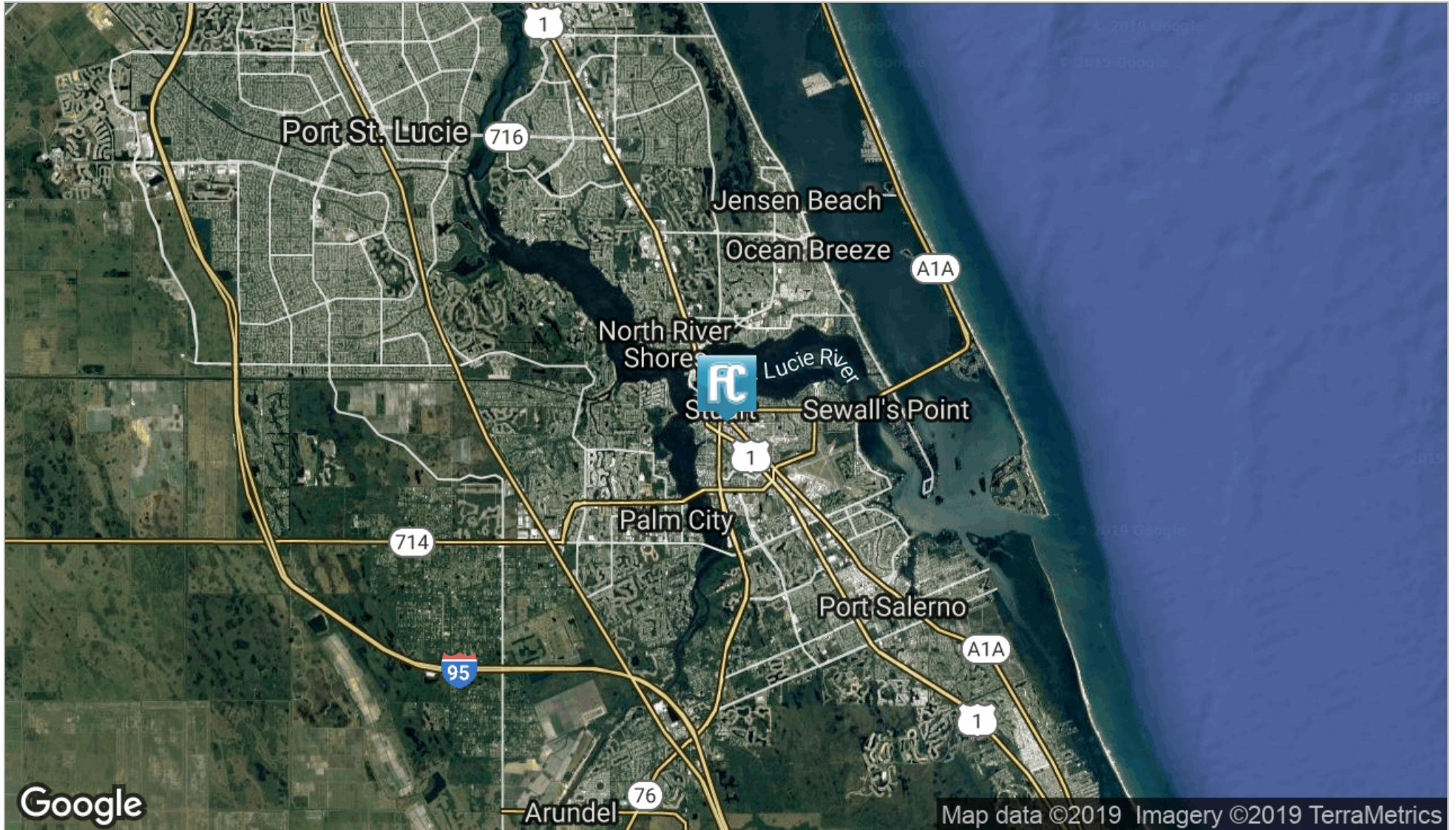
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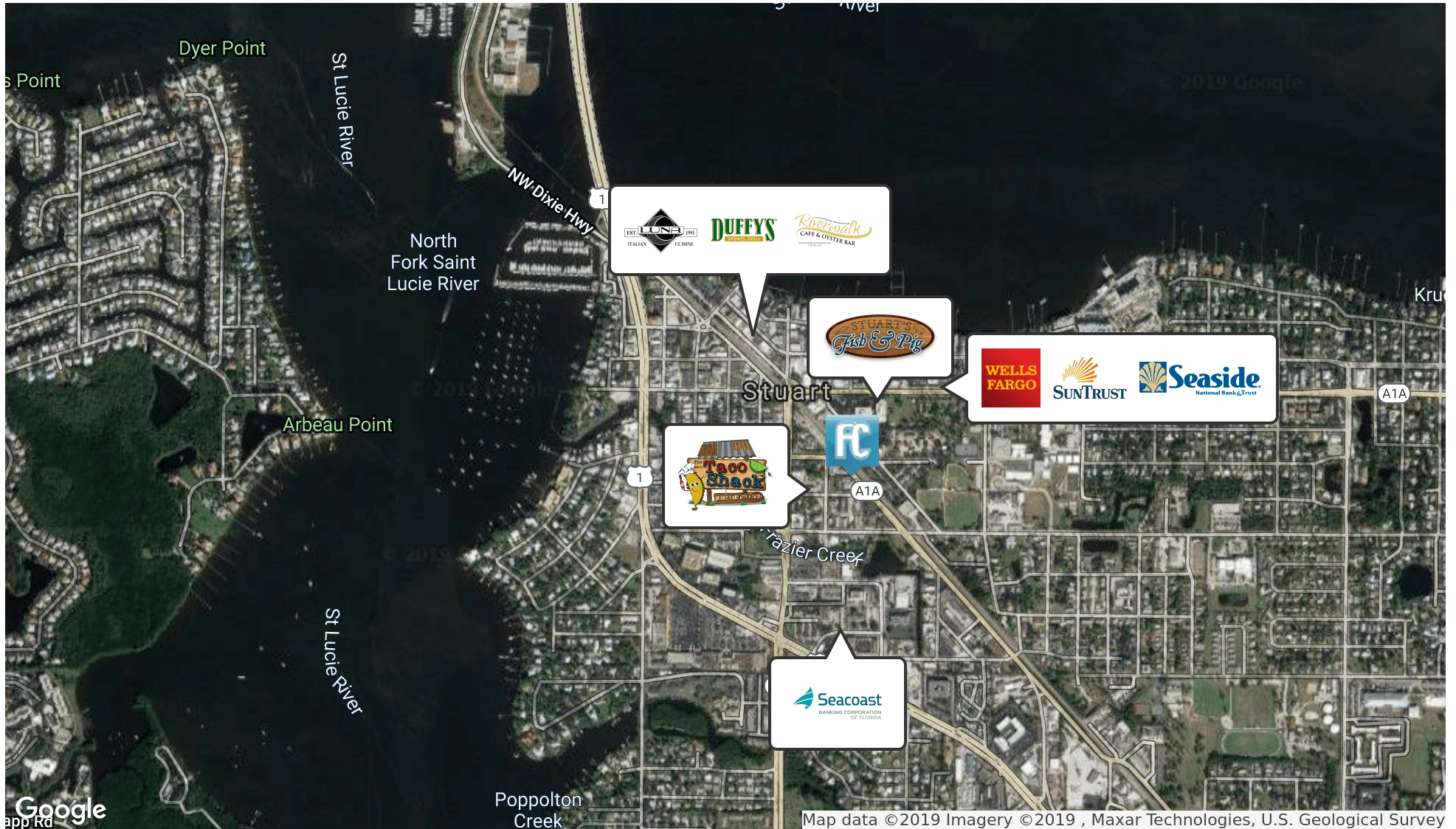
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RETAILER MAP

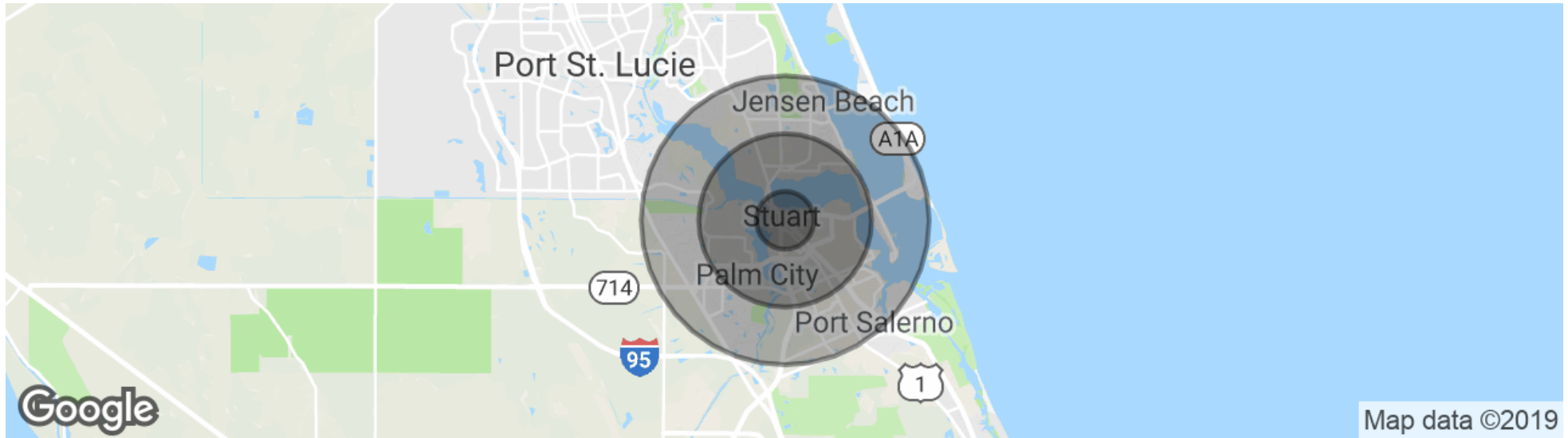
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,088	45,324	96,937
Median age	47.3	48.7	47.7
Median age (Male)	42.3	45.4	45.3
Median age (Female)	48.3	50.0	49.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,195	20,060	40,924
# of persons per HH	2.3	2.3	2.4
Average HH income	\$58,556	\$69,343	\$78,675
Average house value	\$303,103	\$304,907	\$297,203

* Demographic data derived from 2010 US Census