

4575 SE Dixie Hwy, Stuart, FL 34997

RARE WATERFRONT COMMERCIAL
OFFICE IN PORT LORNA
REDEVELOPMENT DISTRICT



FOR **SALE**



JAIME' OLDENBERG
Sales Associate
O: 772.223.3646 C: 772.370.6467
E: jaime@florida-commercial.net

1,500 SF
.46 AC

DEEPWATER
LOT

EXECUTIVE SUMMARY

4575 SE DIXIE HWY, STUART, FL 34997

RARE WATERFRONT COMMERCIAL OFFICE IN PORT LORNA REDEVELOPMENT DISTRICT

PROPERTY OVERVIEW

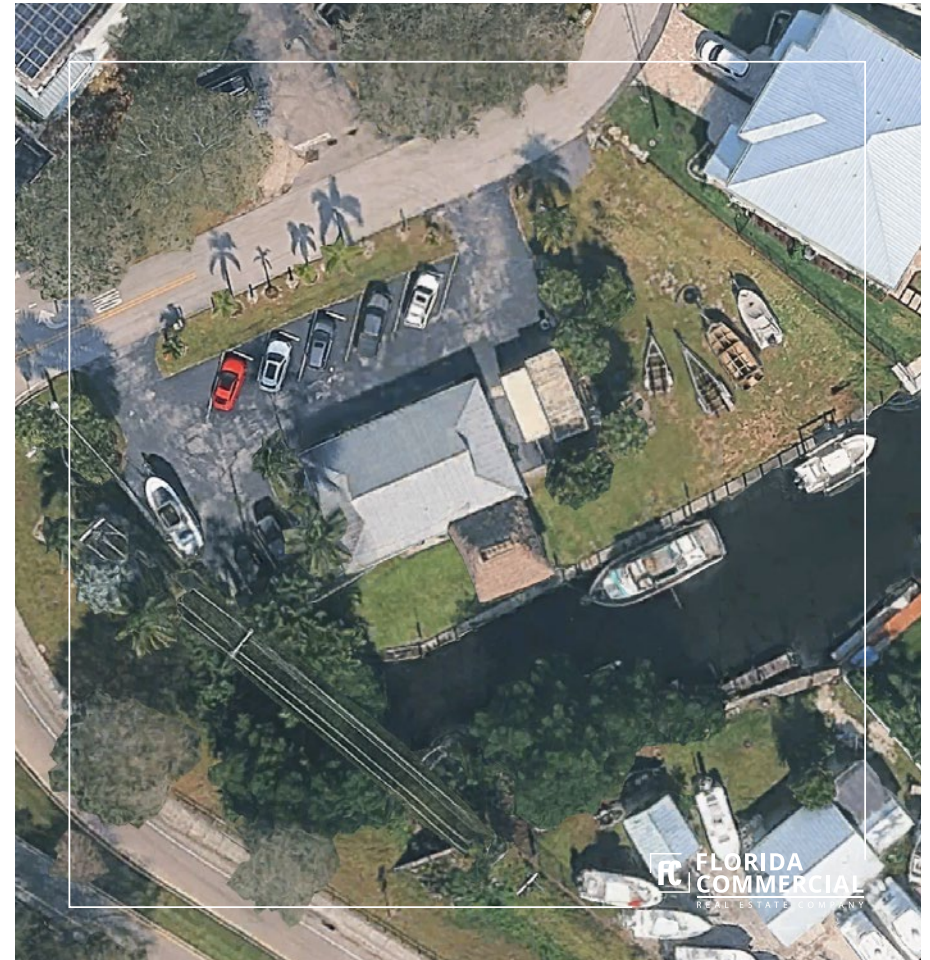
Sale Price: \$1,590,000
Building Size: 1,500 SF
Lot Size: .46 AC
Year Built: 1974
Zoning: PSRZ - Port Salerno Redevelopment Zoning District

Rare opportunity to acquire a distinctive Key West-style waterfront office property in the heart of Port Salerno. Situated on approximately 0.46 acres with nearly 190 feet of water frontage, this unique offering combines professional office space with exceptional boating access and a highly desirable coastal location.

The approximately 1,500 SF building features a welcoming reception area, conference room, four private offices, a large open work area, kitchen, storage closet, and abundant windows providing natural light throughout. The property is complemented by ample on-site parking and a private dock, making it ideal for professional, marine-related, or owner-user businesses seeking a premier waterfront setting.

Approximately 105 feet of the shoreline has been dredged to an estimated 8-foot draft, accommodating larger vessels, including a 42-foot trawler. The permitted boat lift was installed in 2019 and is believed to have a 10,000-pound capacity. Boaters will appreciate the property's direct access to the St. Lucie River and Atlantic Ocean, located less than three miles from the inlet with no fixed bridges.

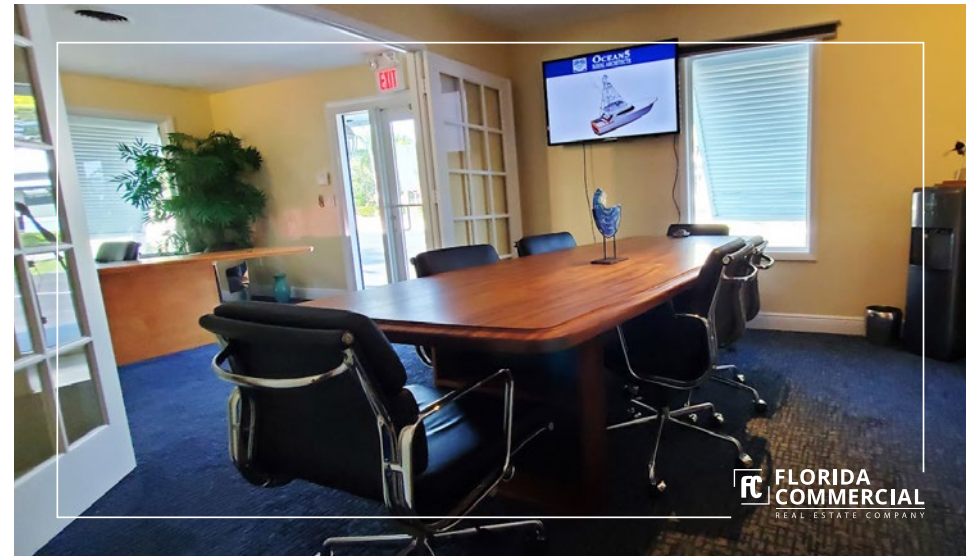
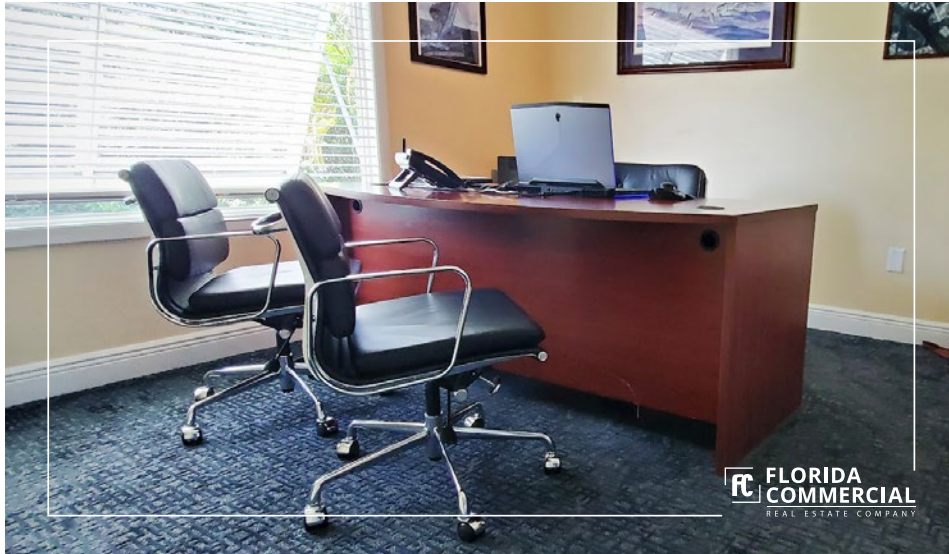
Additional improvements include a seawall constructed in 1999 that remains in good condition. Conveniently positioned near Port Salerno's popular waterfront restaurants, marinas, and local amenities, this property offers a rare combination of office functionality, waterfront access, and investment appeal.



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FC **FLORIDA COMMERCIAL**
REAL ESTATE COMPANY



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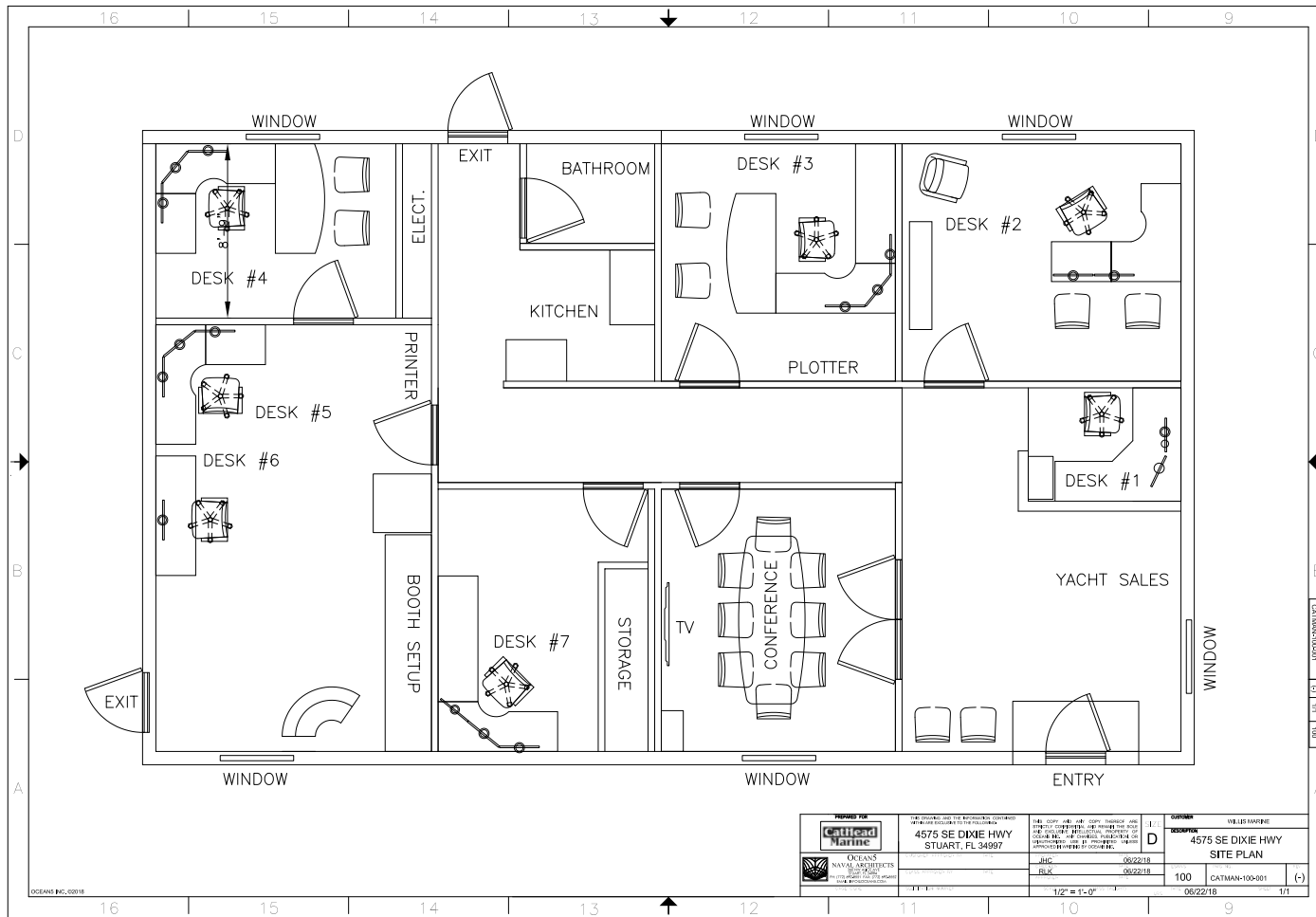
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FLOOR PLAN

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DEMOGRAPHICS & AERIAL

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POPULATION

	1 MILE	3 MILES	5 MILES
Population	21.3 K	63.2K	105.5K
Median Age	52	54	55



HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
# of Households	3.2K	15.1K	39.7K
Average HH Income	\$82.4K	\$72.2K	\$78.9K



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RETAIL MAP

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