

2.04 Acre Commercial Corner

NE Dixie Hwy & SE Green River Parkway, Stuart, FL 34994



2.04 ACRE
COMMERCIAL
CORNER
AVAILABLE

KHovnanian
Homes

FARRELL
BUILDING COMPANY

New Urban Communities



SITE PLAN APPROVED FOR 16,373 SF

Presented by

Nikolaus M. Schroth, CCIM
Principal | Broker Associate
+1 772 286 6292
nikschroth@naisouthcoast.com
www.naisouthcoast.com

J. Jeffery Allman, Jr.
Sales Associate
+1 772 286-6292 c +1 772 283 1555
jeff@naisouthcoast.com
www.naisouthcoast.com

James McKinney
Sales Associate
+1 772 349 3414
jamesmckinney@naisouthcoast.com
www.naisouthcoast.com

FOR SALE:
\$2,195,000

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Property Details

Address:	SE Green River Parkway, Stuart, FL 34994
Pricing:	\$2,195,000
Land Size:	2.04 Acres
Frontage:	504' on SE Green River Pkwy
Zoning:	C PUD, City of Stuart
Land Use:	Neighborhood Special District
Parcel IDs:	283741013000001400 283741013000001500
Density:	Conceptually planned for 16,373 SF with ample parking

Property Summary

This prime 2.04-acre commercial property is strategically located at the intersection of NE Dixie Hwy and SE Green River Parkway, within the new development of Avonlea. This expansive lot offers unparalleled visibility and access, making it ideal for a variety of commercial ventures. With versatile zoning and ample space, you can develop and customize it to suit your business needs perfectly.

Situated in a rapidly developing area, this property guarantees maximum exposure for your business and significant growth opportunities. Don't miss out on this exceptional commercial opportunity.

Contact us today for more information



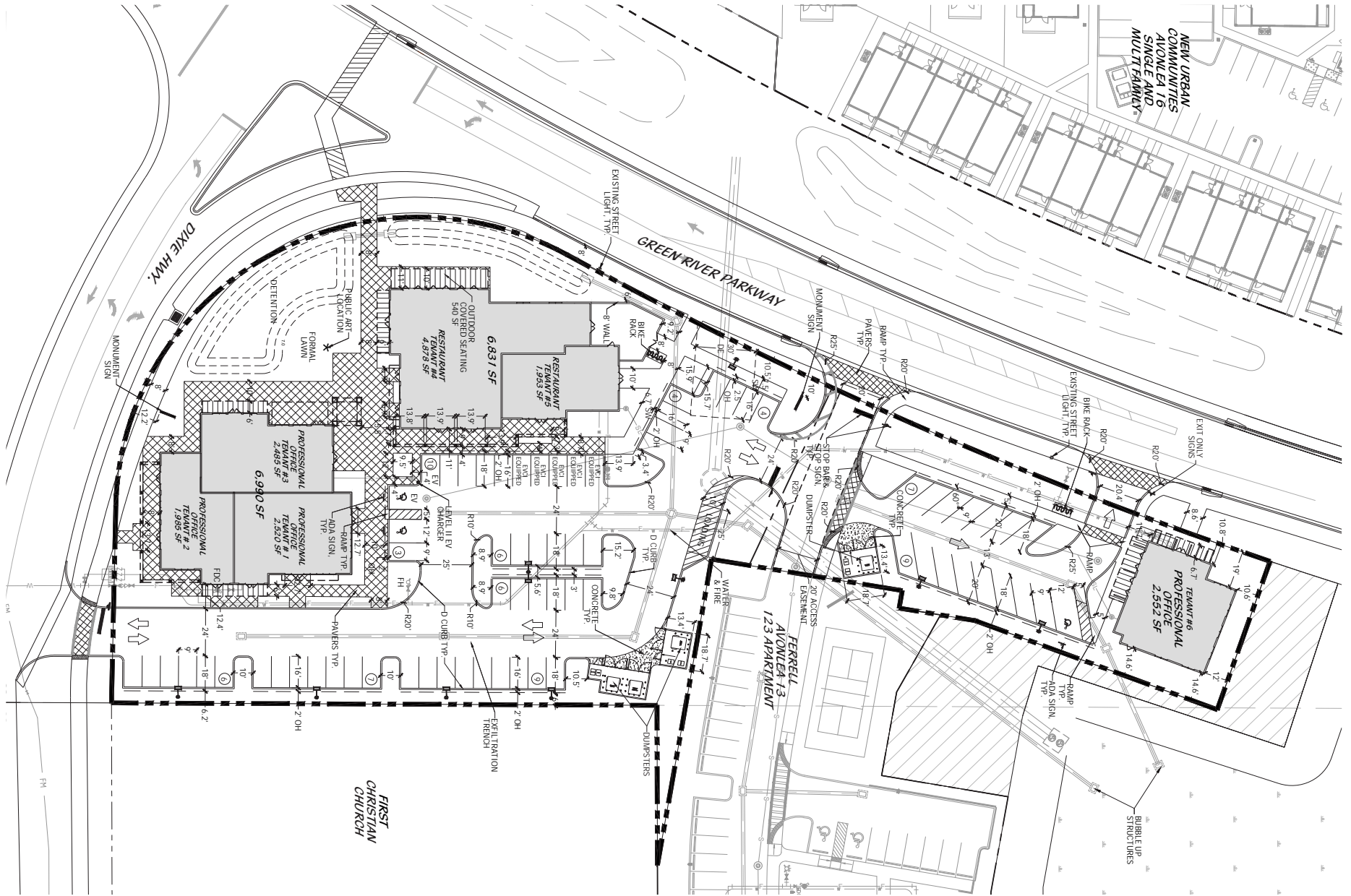
Demographic Highlights

	Average Household Income	Median Age
1 Mile	\$127,687	50.2
3 Miles	\$117,038	55.5
5 Miles	\$114,632	54.5

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Site Plan



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Looking Northwest

St. Lucie River

North River Shores



NE BAKER RD

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CORNER
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SE GREEN RIVER PARKWAY

KHovnanian
Homes

FARRELL
BUILDING COMPANY

NE DIXIE HWY

BRIGHTLINE/FECR

NE DIXIE HWY

St. Lucie River

NE ALICE ST



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Looking Northeast



2.04 ACRE
COMMERCIAL
CORNER
AVAILABLE

KHovnanian
Homes

FARRELL
BUILDING COMPANY

Rio

New Urban Communities

BRIGHTLINE/FECR

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Looking West

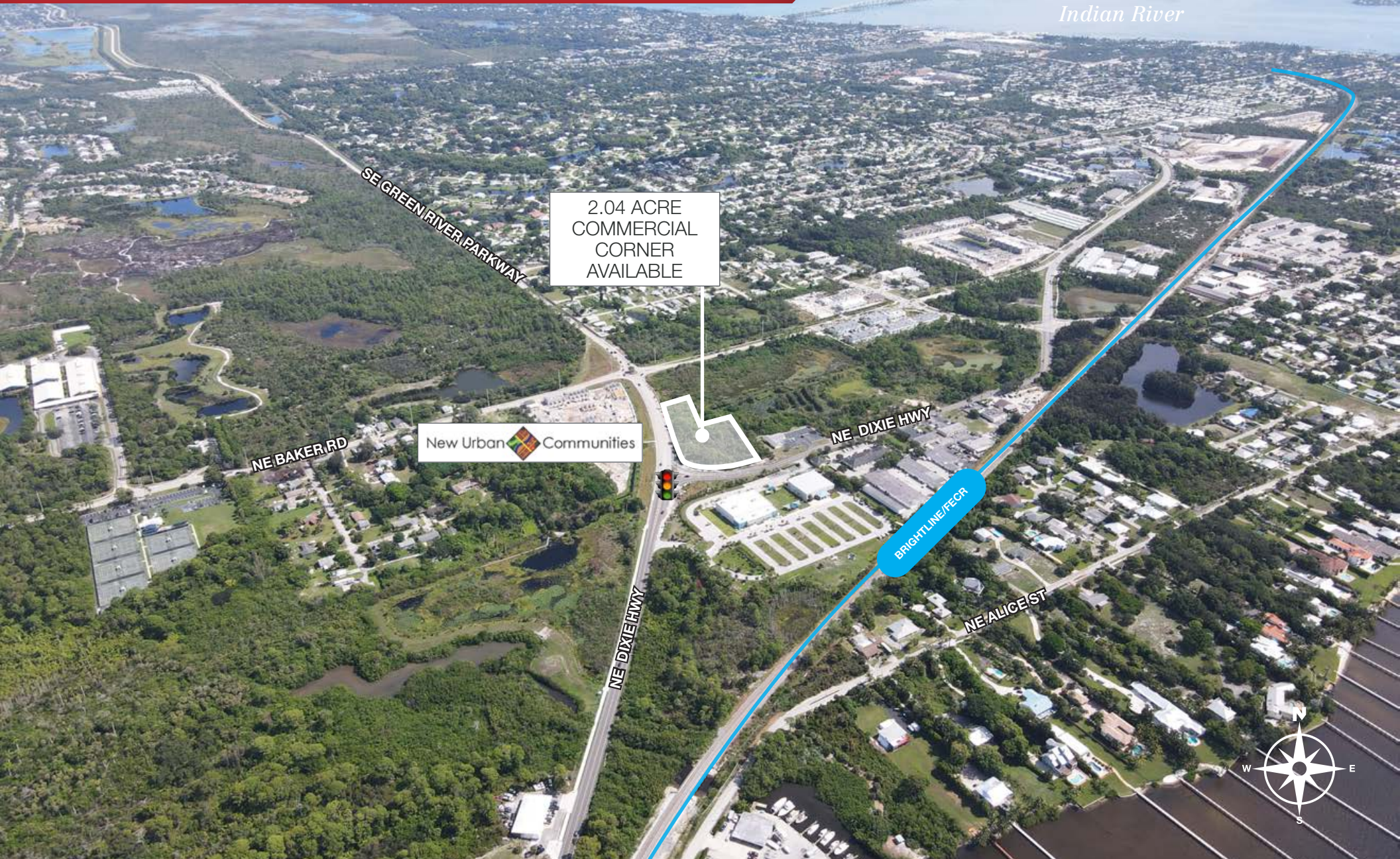


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Looking North

Indian River



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In The News

Stuart/Martin County Chamber of Commerce expects huge economic impacts with new Brightline station

MARTIN COUNTY, Fla. — Mar 5, 2024

Brightline officially announced on Monday that the city of Stuart will be the latest train station location in Martin County.

County leaders say the economic impacts will be the most notable.

“This is going to be an added addition to our merchants and businesses downtown,” said Joseph Catrambone, the CEO of Stuart/Martin County Chamber of Commerce.

An estimated 600,000 people are expected to be attracted to the area, according to the Stuart/Martin County Chamber of Commerce.

CEO Joseph Catrambone says he hopes to see some of that growth within the next year.....

abc 25 WPBF News
Jossie Carbonare, Reporter



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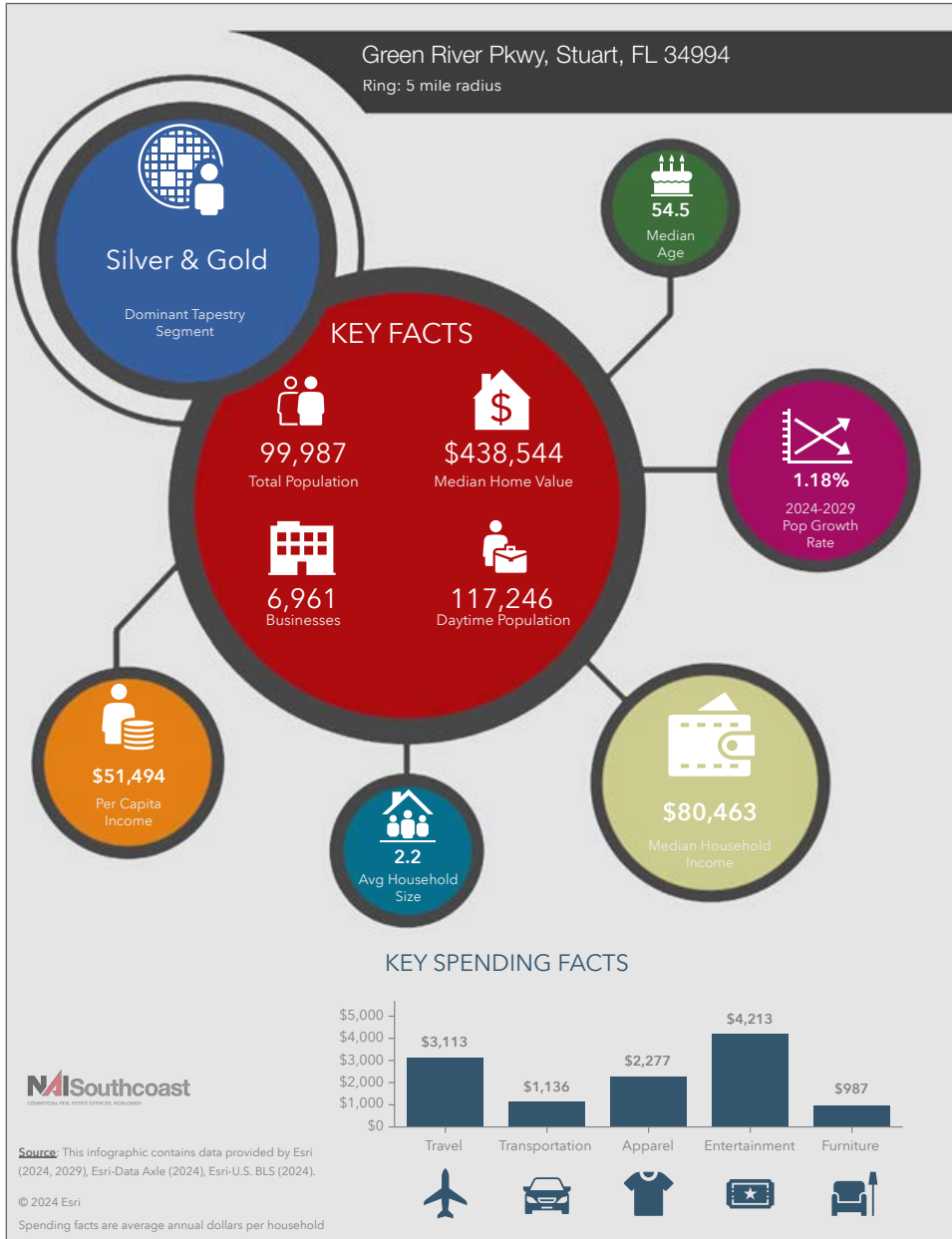
Area Overview



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2024 Demographics



Population

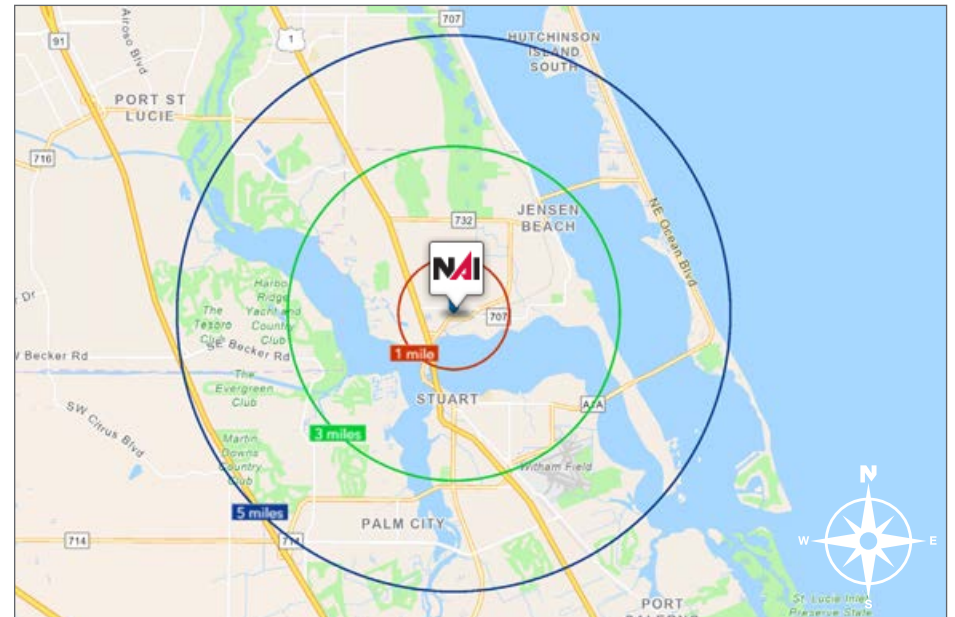
- 1 Mile: 7,084
- 3 Mile: 40,030
- 5 Mile: 99,987

Average Household Income

- 1 Mile: \$127,687
- 3 Mile: \$117,038
- 5 Mile: \$114,632

Median Age

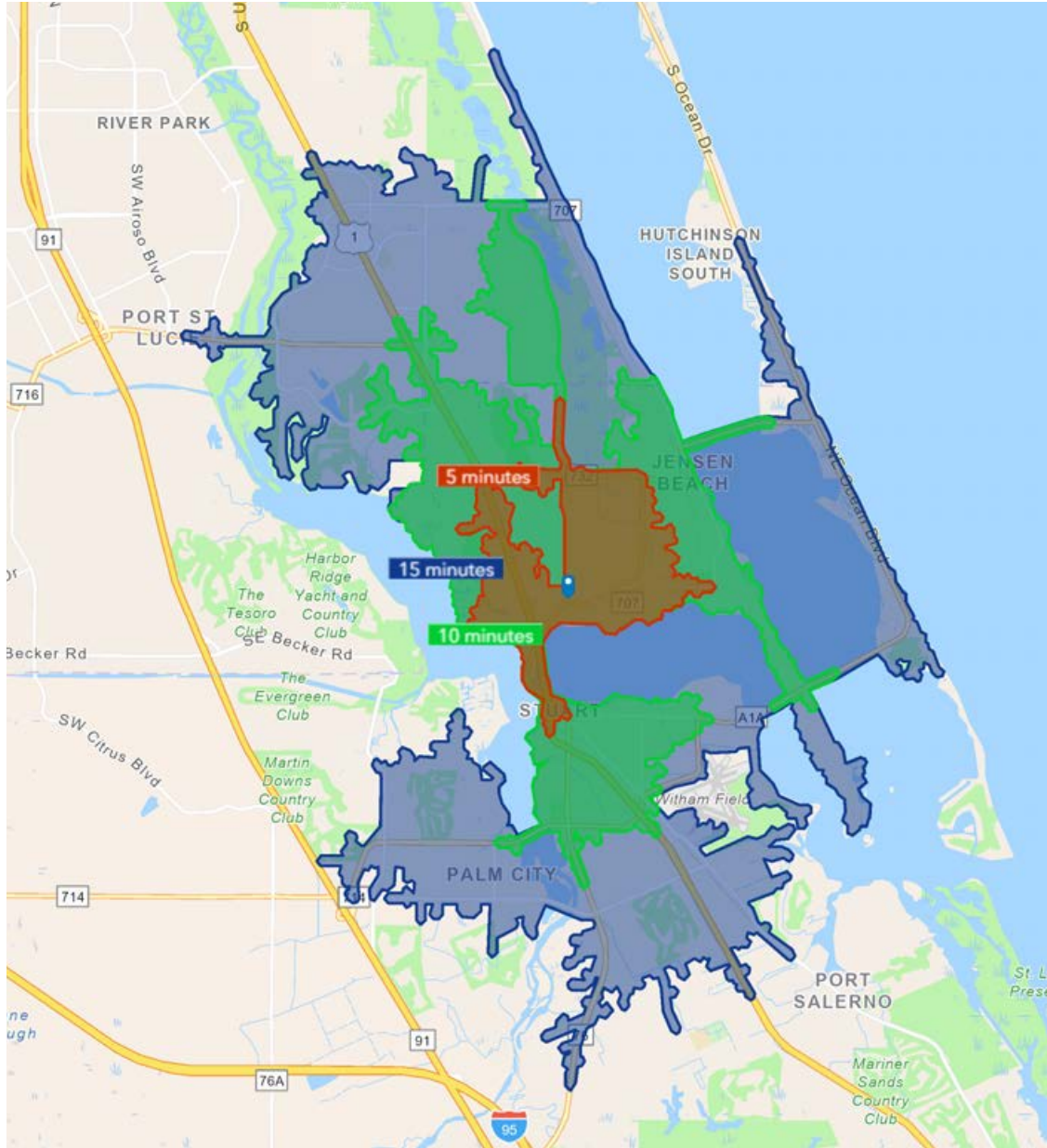
- 1 Mile: 50.2
- 3 Mile: 55.5
- 5 Mile: 54.5



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Drive Time

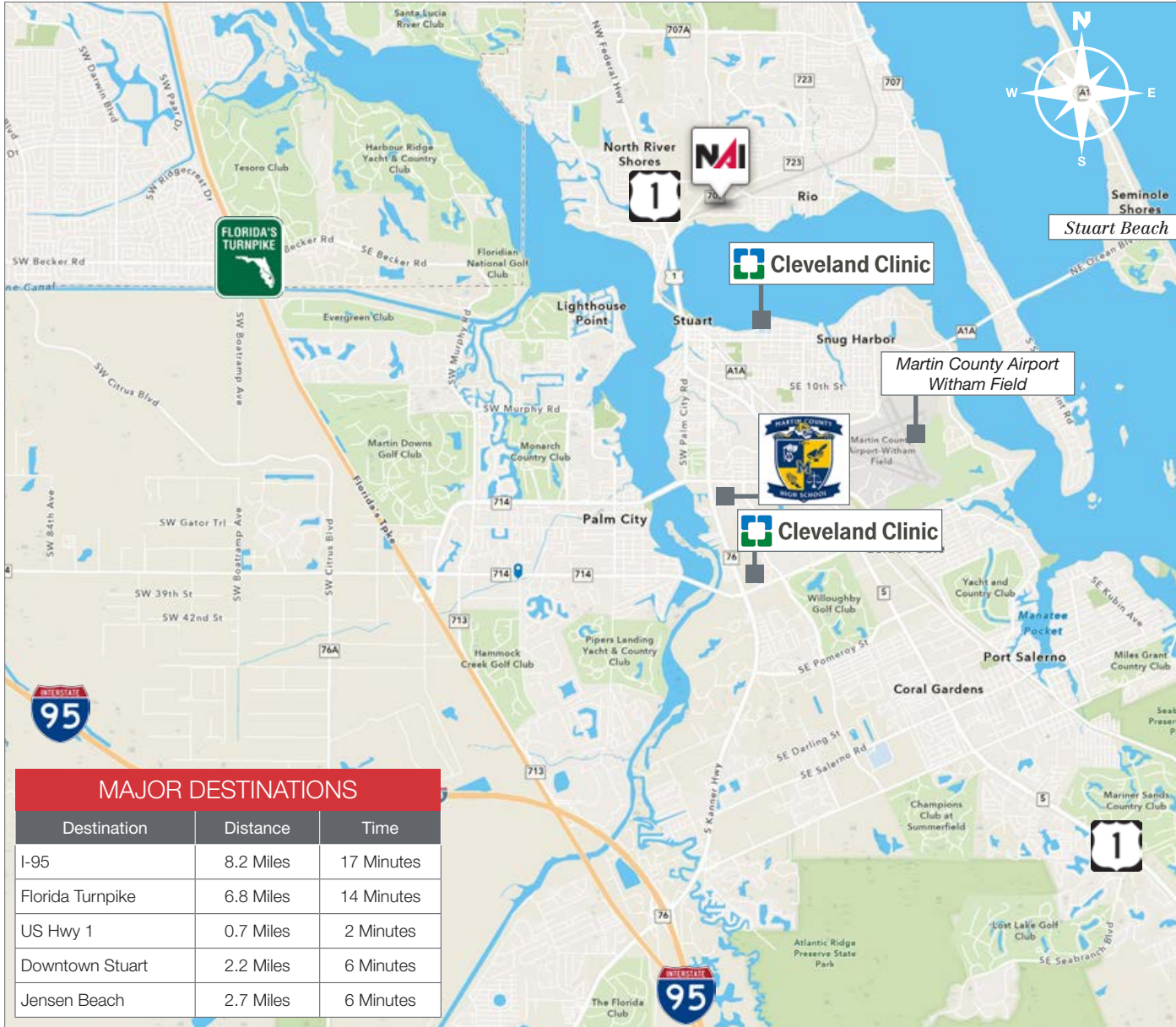


5 Minutes	10 Minutes	15 Minutes
9,521 2010 Population	29,519 2010 Population	83,518 2010 Population
10,567 2024 Population	34,408 2024 Population	94,653 2024 Population
10.41% 2010-2024 Population Growth	15.29% 2010-2024 Population Growth	12.49% 2010-2024 Population Growth
2.76% 2023-2029 (Annual) Est. Population Growth	1.29% 2023-2029 (Annual) Est. Population Growth	0.69% 2023-2029 (Annual) Est. Population Growth
54.5 2023 Median Age	54.0 2023 Median Age	53.4 2023 Median Age
\$108,439 Average Household Income	\$112,529 Average Household Income	\$102,821 Average Household Income
48.9% Percentage with Associates Degree or Better	49.4% Percentage with Associates Degree or Better	46.0% Percentage with Associates Degree or Better
66.5% Percentage in White Collar Profession	4.5% Percentage in White Collar Profession	59.2% Percentage in White Collar Profession

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Drive Time



AREA HIGHLIGHTS

SHOPPING

Destination	Distance	Time
Treasure Coast Square	2.7 Miles	6 Minutes
Harbour Bay Plaza	4.6 Miles	11 Minutes
Target	2.2 Miles	6 Minutes

DINING

Destination	Distance	Time
The Gafford	2.0 Miles	6 Minutes
Stringers Tavern	4.6 Miles	11 Minutes
Kyle G's	6.2 Miles	13 Minutes

ENTERTAINMENT

Destination	Distance	Time
Lyric Theater	2.0 Miles	6 Minutes
Terra Fermata	2.3 Miles	7 Minutes
Regency 8 Cinema	4.3 Miles	11 Minutes
Regal Treasure Coast Mall	2.9 Miles	8 Minutes
Sailfish Splash Waterpark	5.3 Miles	15 Minutes

RECREATION

Destination	Distance	Time
Stuart Beach	6.2 Miles	13 Minutes
Memorial Park	2.4 Miles	7 Minutes
Halpatiokee Regional Park	8.9 Miles	19 Minutes
Jensen Beach Park	5.5 Miles	12 Minutes
Kiplinger Nature Preserve	5.0 Miles	12 Minutes
Elliot Museum	6.3 Miles	14 Minutes
Treasure Coast Wildlife Center	12.0 Miles	23 Minutes
St Lucie Inlet Preserve State Park	9.2 Miles	21 Minutes
Flagler Park	2.1 Miles	7 Minutes

City Overview

City of Stuart, Florida

Stuart, Florida is located on Florida's East Coast, which borders the St. Lucie River and West of the Indian River. The climate is pleasant with mild winters and warm summers. The annual average temperature is 72 degrees. Annual rainfall averages 60 inches.

Stuart is famed for its exceptional sailfishing and all other types of sport fishing. You can enjoy ocean fishing, river and bay fishing, and fresh water fishing. The North and South forks of the St. Lucie River are tropical wonderlands for cruises. Stuart has quaint older neighborhoods in the downtown area, including a mixture of townhomes and condominiums. Stuart's successful revitalization program has given the Downtown area a pleasant ambiance, with shops and restaurants lining the streets.

The top major employers are, Cleveland Clinic Hospital, Vought Aircraft, Municipal Government, and thousands of successful small businesses. The economy is driven by retail service, hospitality, construction and government sectors located throughout the city.

At the present time, Stuart is a growing community, annexing new properties north and south of the city, currently 6.25 square miles. Revitalization continues in the Potsdam section of the downtown area as well as North of the Roosevelt Bridge. Completed in 1996, the Roosevelt Bridge, is a prominent feature in the area, allowing for easy connectivity and accessibility to Stuart's Public Beaches.

Regional Overview

Martin County, FL

The cities that make up Martin County include Jensen Beach/Rio, Stuart/Sewall's Point, Hutchinson Island, Hobe Sound, Jupiter/ Tequesta, Palm City, Port Salerno and Indiantown. Martin County is a wonderful place to visit and live, with beaches, golf, fishing and boating. The County boasts arts, quaint downtowns with shops, gourmet dining, galleries, museums, historic places, festivals and more.

Martin County is for...

The golf enthusiast... Martin County is home to over 35 world-class golf courses all within a 15-mile radius. The sun worshiper...The County offers its visitors and residents alike some of the finest beaches on the east coast. The discriminating arts shopper...More than 20 galleries participate in a monthly First Thursday gallery night. Many of these galleries are in the historic downtowns of Stuart, Jensen Beach, Port Salerno and Hobe Sound. The music lover...The historic Lyric Theatre offers a wide-array of fist class talent nearly 300 days a year...This acoustically amazing theatre features concerts for all music lovers, from classical to rock and roll, and theatrical performances by local and national talent.

Mark your calendars for a plethora of events to look forward to in Martin County, Florida. The Stuart Air Show, Stuart Boat Show, ArtsFest, and the Martin County Fair are just some of the many events taking place throughout the year. The Treasure Coast Children's Museum, located at Indian Riverside Park, is a great place for kids and families, offering a water play area, fishing, and a riverfront view. Often, there are events in the park including concerts, orchid shows, and more. Indian Riverside Park also features the Maritime and Yachting Museum. Hutchinson Island is home to the Elliott Museum which celebrates the genius of innovation, creativity and the historical events of Martin County. Named after the prolific inventor Sterling Elliott, the museum hosts permanent exhibits showcasing Model A Trucks, early transportation, the history of Stuart and its surrounding regions, and baseball memorabilia. For the scientifically minded and curious kids, the Florida Oceanographic Coastal Center offers fun opportunities to learn about our local ecosystem.





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