

# AVONLEA PLAZA EAST

DIXIE HIGHWAY & GREEN RIVER PARKWAY  
STUART, FL 34994

NOW LEASING  
**\$32.50/SF NNN**



# SITE MAP

AVONLEA PLAZA EAST - NOW LEASING  
DIXIE HIGHWAY & GREEN RIVER PARKWAY  
STUART, FL 34994

*The Shoppes*  
AT AVONLEA



## PLAZA EAST

### BUILDING KEY

- 1 - 2,221 SF
- 2 - 2,306 SF
- 3 - 2,300 SF

Gross SF: 6,827 SF

Flexible unit sizes available

# PROPERTY DETAILS

**LEASE RATE**  
\$32.50/SF NNN

**PARCEL ID**  
3405-411-0001-000-1

**UNIT SIZE**  
1,000 TO 7,000 SF

**ZONING**  
C PUD, CITY OF STUART

**UTILITIES**  
CITY OF STUART

**PROPERTY TYPE**  
COMMERCIAL LAND

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## OVERVIEW

Avonlea is Stuart's newest neighborhood nestled just north of the bridge between downtown Stuart, downtown Jensen Beach and Rio with over 20 acres of preserve. With 620 new residential units under construction the Avonlea area will be home to over 1,000 new residents and is prime for neighborhood commercial uses.

These buildings will feature a unique architecture focused on blending Old Stuart charm with new modern construction. Perfect for restaurants, offices and other users who want to be part of a dynamic new community.

Seeking restaurants, medical offices, professional offices and other retail uses to create a dynamic tenant mix to serve Stuart's newest neighborhood.



*Town Centre*  
AT AVONLEA



*The Shoppes*  
AT AVONLEA

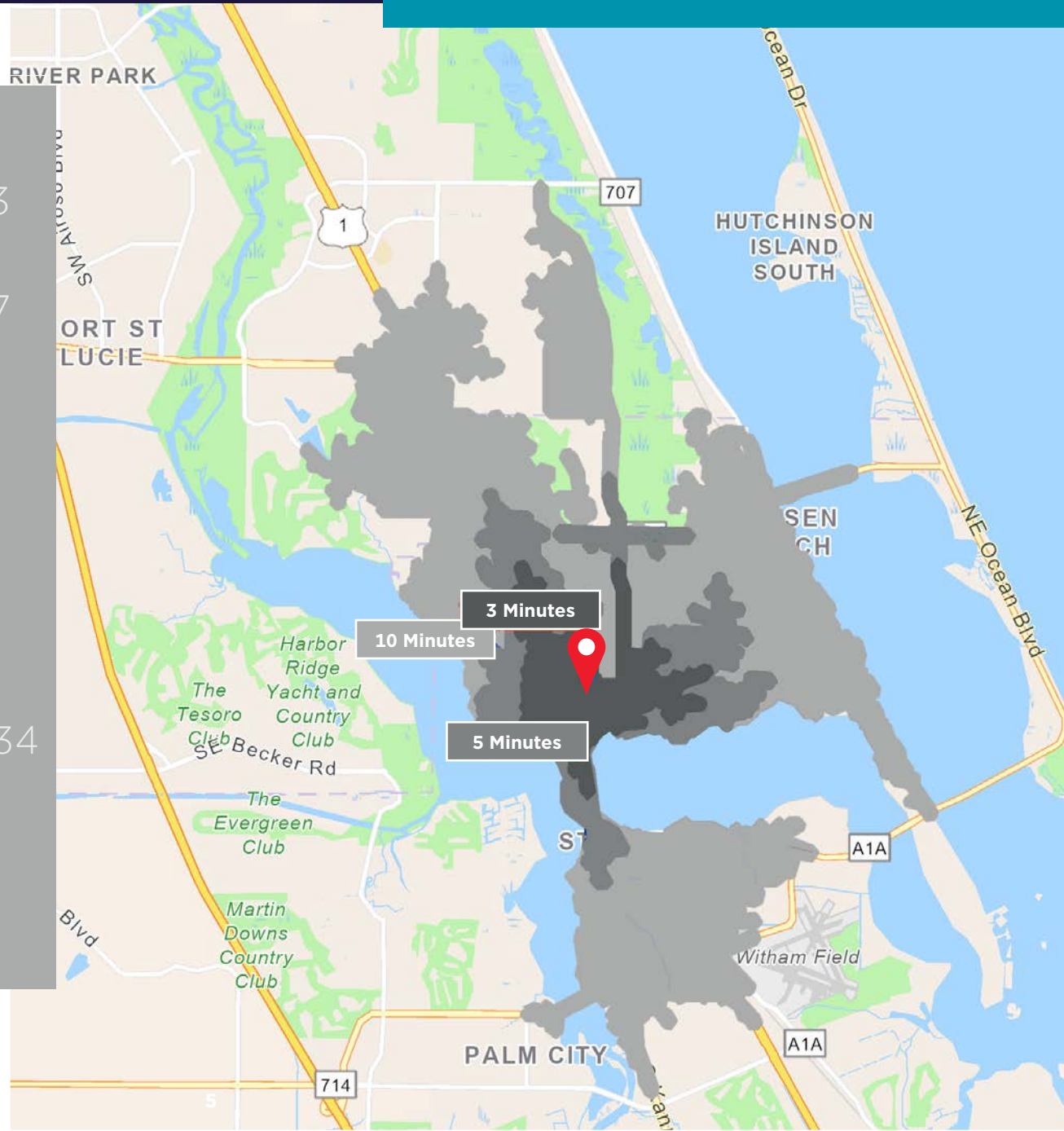


# POPULATION GROWTH

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## DRIVE TIME

3 Minutes	5 Minutes	10 Minutes
2010 Population 2,115	6,350	36,883
2025 Population 3,035	8,136	43,207
2010-2025 Population Growth 43.4%	28.1%	17.1%
2025-2030 (Annual) Est. Population growth 1.84%	1.54%	1.14%
2025 Median Age 53.2	53.2	53.0
Average Household Income \$116,049	\$116,601	\$102,334
Percentage with Some College Degree or Better 49.5%	50.1%	47.1%
Percentage in White Collar Profession 61.6%	63.8%	61.6%



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The goal of Avonlea Plazas is to create a unique space for nearby residents to enjoy neighborhood businesses. The architecture is a blend of old Stuart/Caribbean architecture and modern design that will stand out in the area but compliment the new construction underway. With the Rio neighborhood proposed to boom and over 600 units under construction in the immediate area of Avonlea Plaza, the market is in need of businesses to serve these new residents.

**WITH FLEXIBLE UNIT SIZES AND LARGE COMMON AREAS, THE PLAZAS ARE THE IDEAL LOCATION FOR YOUR BUSINESS.**

*The Shoppes*  
AT AVONLEA



*Town Centre*  
AT AVONLEA



# REGIONAL OVERVIEW

## Martin County, Florida



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 first-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.

# CITY OVERVIEW

## 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.





**Avonlea Plaza East**  
Dixie Highway & Green River Parkway  
Stuart, Florida 34994

For Lease  
**\$32.50/SF NNN**



## CONTACTS



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