

PRIME STUART INFILL OPPORTUNITY FOR SALE

2205 SW 96th St, Stuart, FL 34997



FOR SALE | \$1,350,000



211 Commerce Way, Suite A
Jupiter, FL 33458
www.indexrealestate.com

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PROPERTY OVERVIEW

- **Prime Access:** Situated directly off the SR-76 (Kanner Hwy) corridor, offering rapid, high visibility access to both I-95 and Florida's Turnpike.
- **Ideal for Adaptive Reuse:** Property features two primary structures totaling approximately 7,287 +/- SF offering a rare turn-key opportunity for religious, community-focused organization, educational, daycare, medical clinic, or office and institutional users.
- **Permissive RE-2A Zoning:** Zoned for Rural Estate (1 unit per 2 acres), the site is optimized for Places of Worship, community centers, and educational facilities, while offering a clear pathway for a residential subdivision.
- **Substantial Acreage:** Features a massive lot footprint 6.4 AC +/- within the Tropical Farms area providing significant room for structural expansion or enhanced parking.
- **Strategic Location:** Strategically located within 1.5 miles of the new Costco-anchored Market Place and the \$100M Baron Landings mixed-use project



PRICE	\$1,350,000
BUILDING SIZE	7,287 Total
BUILDING TYPE	Religious Facility /Institutional
LAND AREA	6.4 AC; 278,784 SF
FRONTAGE	435'
TRAFFIC COUNT	SW 96 th St - 4,000 ADT SR-76 (Kanner HWY) - 20,000 ADT
YEAR BUILT	1993
PARKING SPACES	60+
ZONING	RE-2A (Rural Estate - Martin County)
CURRENT LAND USE	Religious/Institutional Assembly
PARCEL ID	07-39-41-012-000-00020-9

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DEMOGRAPHICS

2025 Population Estimate		2025 Average Household Income		Median Age	
1 Mile	3,469	1 Mile	\$117,269	1 Mile	49.2
3 Mile	9,512	3 Mile	\$118,621	3 Mile	52.2
5 Mile	21,966	5 Mile	\$125,731	5 Mile	52.3

2030 Population Projection		2025 Median Household Income		Median Age	
1 Mile	3,525	1 Mile	\$88,888	1 Mile	50.2
3 Mile	9,738	3 Mile	\$93,892	3 Mile	53.2
5 Mile	22,470	5 Mile	\$92,463	5 Mile	53.3



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TRADE AREA MAP



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REAL ESTATE SERVICES

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