

FOR SALE
\$1,700,000

±1.6 Commercial Acres in the Heart of Stuart | 640 SE Central Pkwy, Stuart, FL 34994

COMMERCIAL PUD ZONING



Presented By:

NAI Southcoast

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PROPERTY SUMMARY

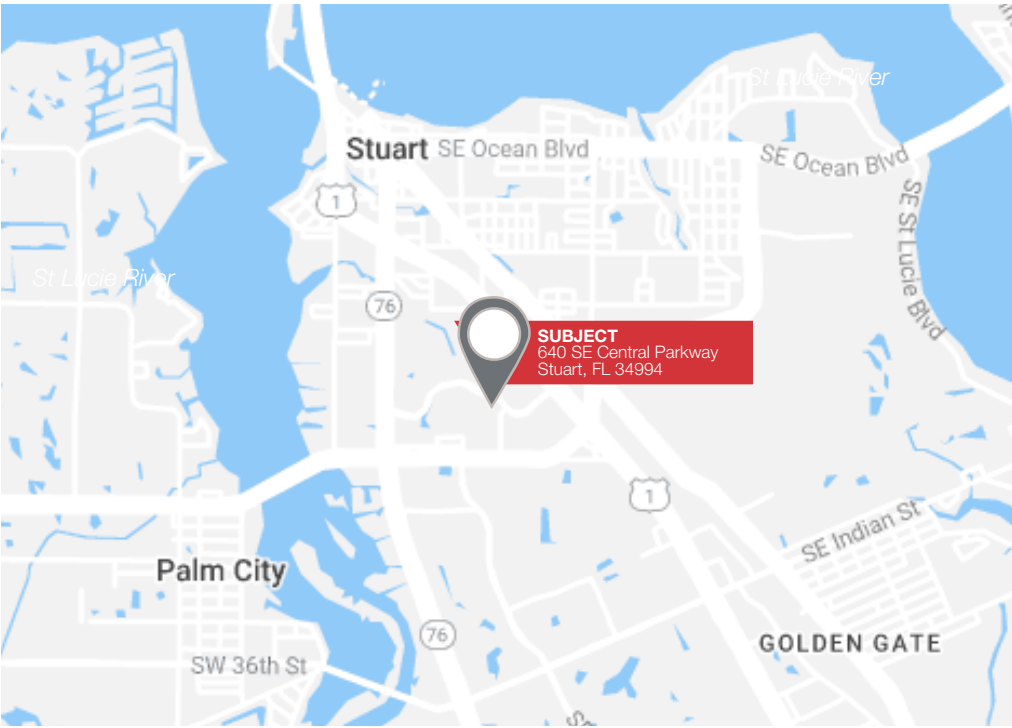
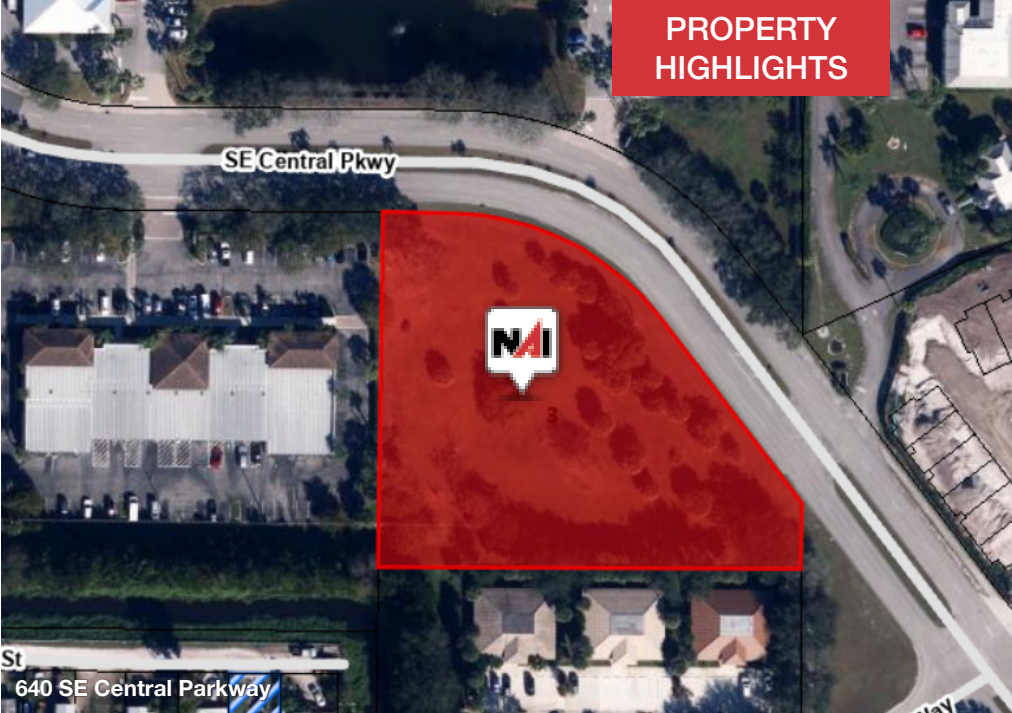
Address	640 SE Central Parkway, Stuart, FL 34994
Parcel ID	09-38-41-028-000-00030-0
Lot Size	±1.6043 Acres
Neighborhood	City of Stuart
Year Built	N/A
Zoning	Commercial Planned Unit Development
Land Use	Commercial

PROPERTY OVERVIEW

This ±1.6-acre commercial parcel in the heart of Stuart, FL, offers prime development potential with 421 feet of frontage on SE Central Parkway. Zoned Commercial PUD and designated for commercial use, it accommodates a range of projects, from retail to office or mixed-use, with excellent visibility for attracting local and regional traffic. Just minutes from major transportation routes, retail hubs, and essential amenities, the site enjoys strong connectivity and high exposure. Located within the growing City of Stuart, it offers an ideal opportunity for investors or developers seeking a well-positioned property in a thriving Treasure Coast market.

DEMOGRAPHIC OVERVIEW

	Average Household Income	Median Age
1 Mile	\$72,653	49.9
3 Miles	\$107,110	52.2
5 Miles	\$118,991	52.8



PROPERTY HIGHLIGHTS

TOTAL PROPOSED SIZE

Office Area = 7,500 SF

Warehouse Area = 9,932 SF

PROPOSED BUILDING A

Total Building Area = 3,480 SF

PROPOSED BUILDING B

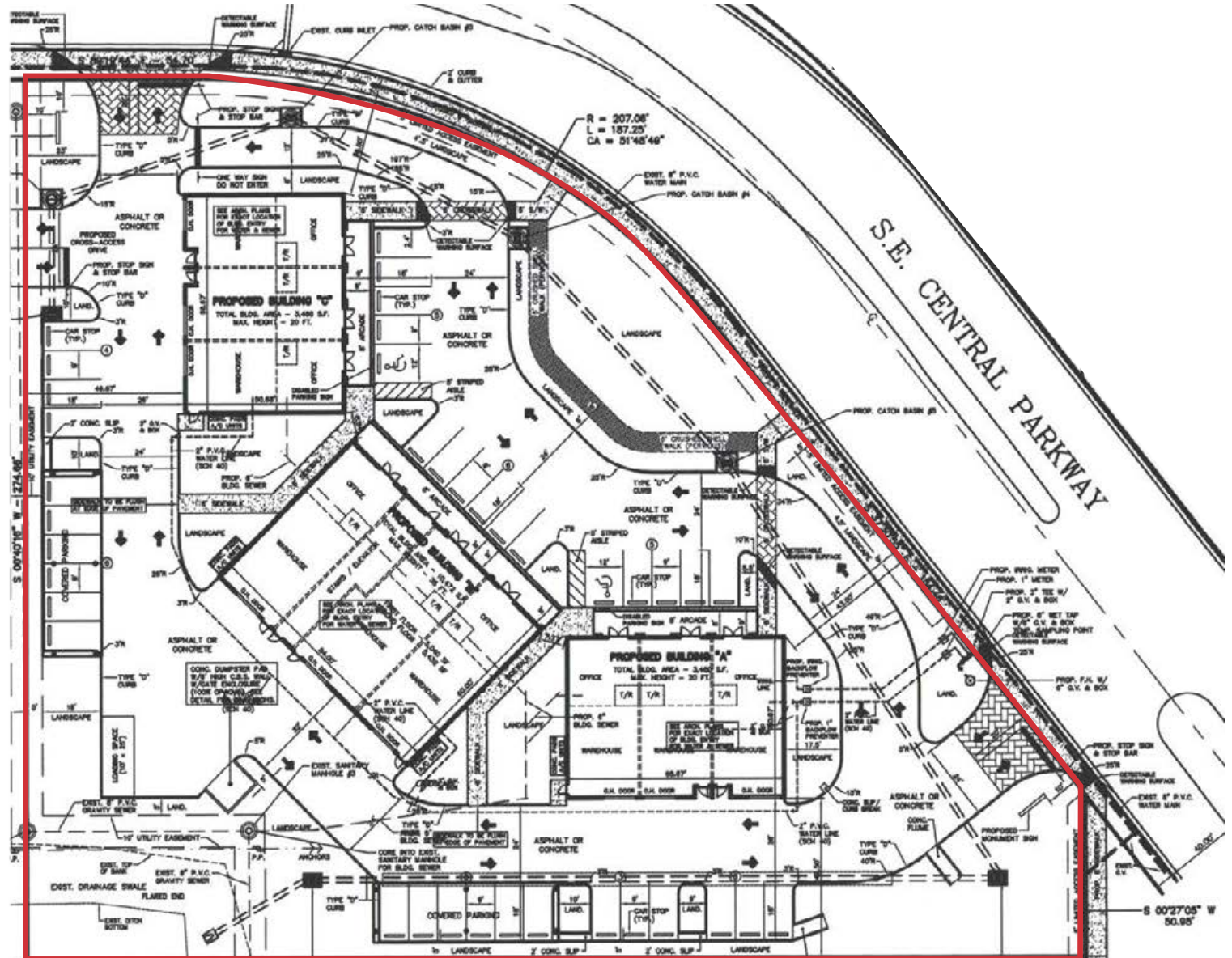
Total Building Area = 10,472 SF

Total First Floor = 5,040 SF

Total Second Floor = 5,432 SF

PROPOSED BUILDING C

Total Building Area = 3,480 SF



RENDERING



±1.6 COMMERCIAL ACRES IN THE HEART OF STUART | 640 SE Central Pkwy, Stuart, FL 34994

NAISouthcoast

CENTRAL PARKWAY PLAZA: LOOKING WEST ALONG COVERED ARCADE

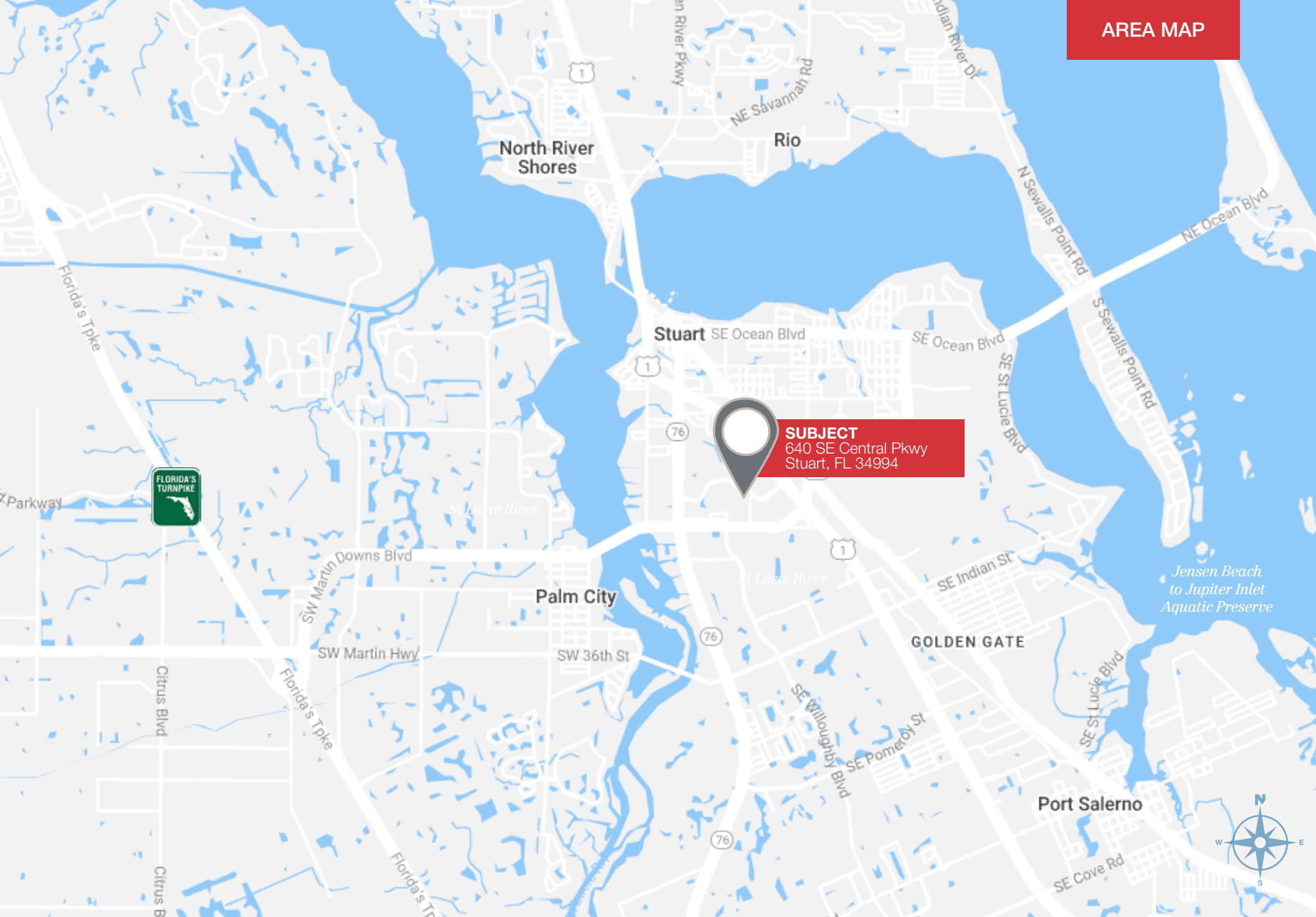


Witham Field

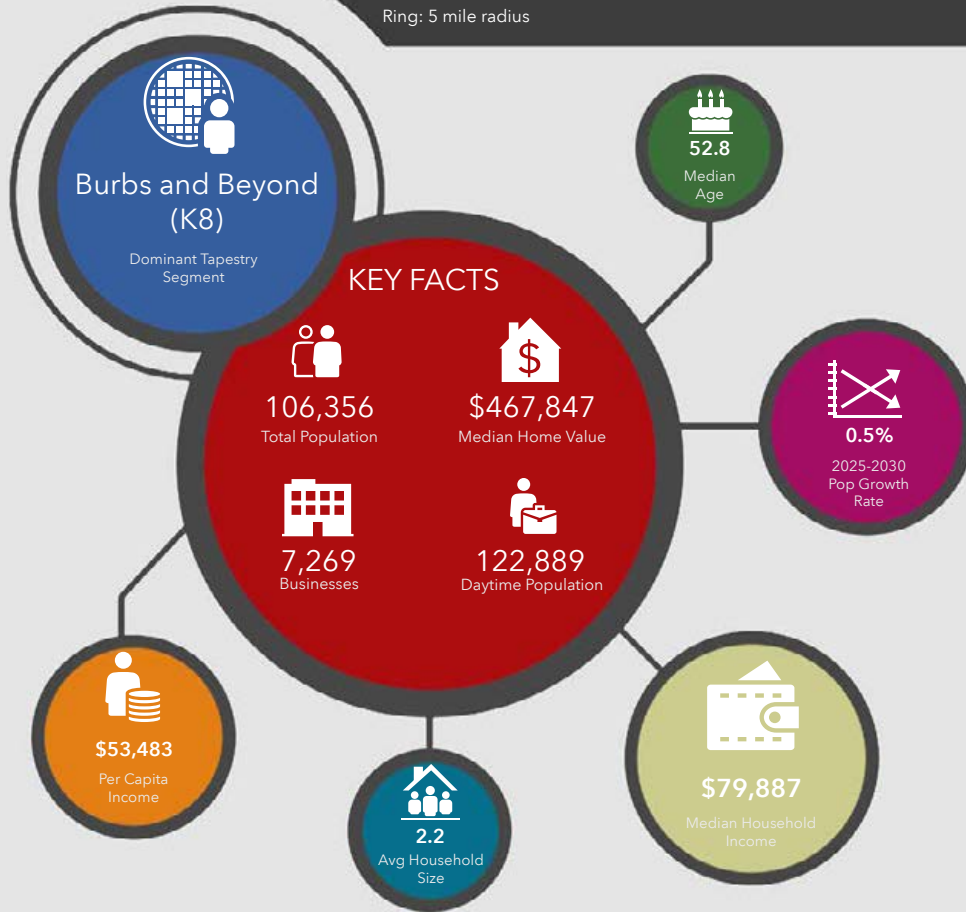


Poppleton Creek Dog Park

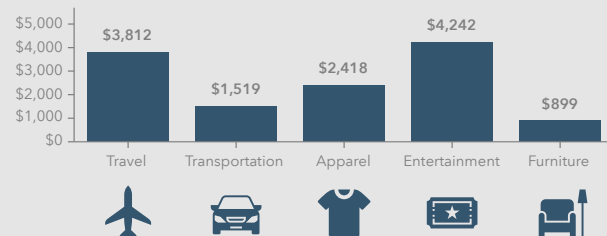
SE CENTRAL PKWY



640 SE Central Pkwy, Stuart, Florida, 34994
Ring: 5 mile radius



KEY SPENDING FACTS



NAI Southcoast
COMMERCIAL REAL ESTATE SERVICES, INCORPORATED

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025).

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Spending facts are average annual dollars per household

Population

1 Mile:	10,236
3 Mile:	51,445
5 Mile:	106,356

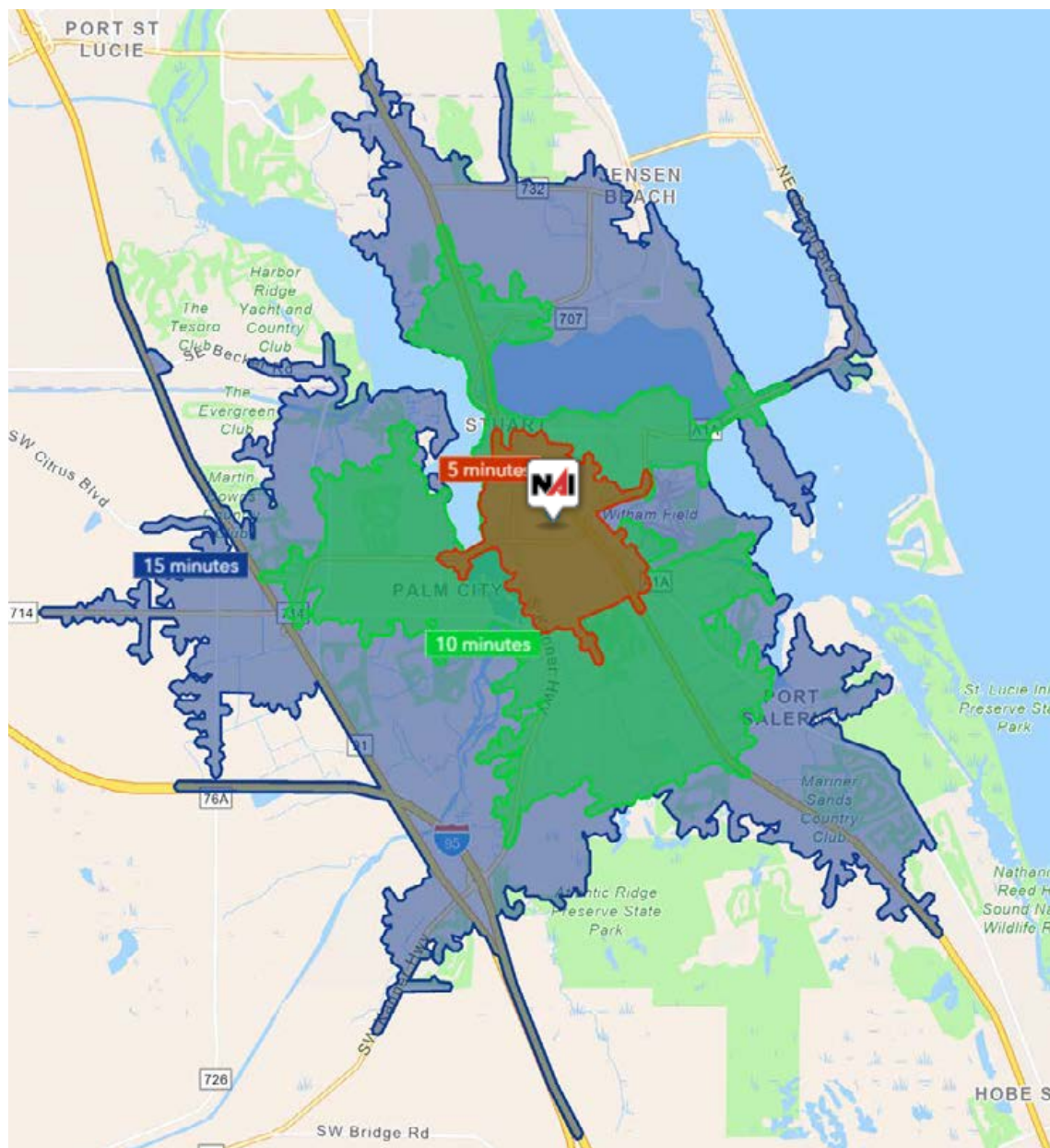
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Median Age

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5 Minutes	10 Minutes	15 Minutes
9,971 2010 Population	47,603 2010 Population	91,276 2010 Population
11,638 2025 Population	54,592 2025 Population	103,988 2025 Population
16.7% 2010-2025 Population Growth	14.6% 2010-2025 Population Growth	13.9% 2010-2025 Population Growth
0.33% 2025-2030 (Annual) Est. Population Growth	0.43% 2025-2030 (Annual) Est. Population Growth	0.43% 2025-2030 (Annual) Est. Population Growth
50.1 2025 Median Age	49.8 2025 Median Age	52.8 2025 Median Age
\$73,452 Average Household Income	\$100,638 Average Household Income	\$115,460 Average Household Income
42.8% Percentage with Associates Degree or Better	45.5% Percentage with Associates Degree or Better	50.0% Percentage with Associates Degree or Better
55.4% Percentage in White Collar Profession	56.9% Percentage in White Collar Profession	62.2% Percentage in White Collar Profession

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.



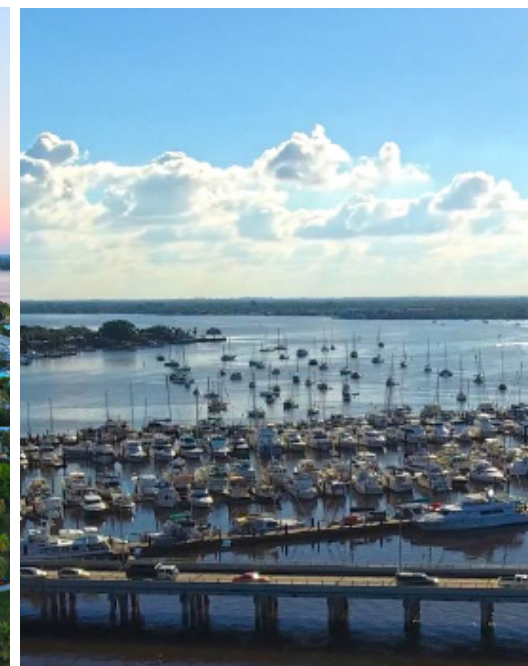
Martin County, Florida

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.



OFFERING SUMMARY



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