

# PROFESSIONAL OFFICE CONDOS

943 & 939 SE Central Parkway, Stuart FL 34994



FOR SALE | \$735,000

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100  
Stuart FL, 34996  
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# PROPERTY OVERVIEW

- Unique opportunity to purchase two adjacent office condos in the prestigious Central Parkway Professional Plaza.
- Each unit measures 1,250 sf, offering a total of 2,500 sf ideal for a wide variety of specialized services.
- Interior features a reception area, private offices, and a restroom.
- The professional plaza offers a range of amenities to enhance your work environment, including ample parking, professional landscaping, and proximity to dining and retail establishments.
- Quick accessibility to SE Federal Highway and S Kanner Highway.



<b>PRICE</b>	\$735,000
<b>TOTAL SIZE</b>	2,500 SF (1,250 SF each)
<b>BUILDING TYPE</b>	Commercial Condo
<b>FRONTAGE</b>	323' on SE Central Parkway
<b>TRAFFIC COUNT</b>	34,000 ADT (Federal Highway)
<b>YEAR BUILT</b>	1986
<b>CONSTRUCTION TYPE</b>	Block with Stucco
<b>PARKING SPACE</b>	80
<b>ZONING</b>	B-2 Business General (Stuart)
<b>LAND USE</b>	Commercial
<b>PARCEL ID</b>	09-38-41-013-000-00200-8 09-38-41-013-000-00210-6

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# DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	8,231	1 Mile	\$63,567	1 Mile	44.1
3 Mile	103,267	3 Mile	\$96,057	3 Mile	52.2
5 Mile	246,685	5 Mile	\$90,758	5 Mile	50.7

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	8,206	1 Mile	\$54,044	1 Mile	43.6
3 Mile	103,159	3 Mile	\$74,197	3 Mile	47.9
5 Mile	253,896	5 Mile	\$70,673	5 Mile	47.1

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# ZONING INFORMATION

<b>Business and PUD Districts Uses</b>	<b>B-2</b>				
Adult businesses (refer to supplemental standards in section 2.06.11)	CU	Dry boat storage	P	Place of public assembly	P
Adult day care centers	P	Dry-cleaning establishment	P	Pool hall/billiard parlor	P
Automatic amusement center and game room	P	Family day care home in a residence	P	Public facilities and services	P
Automobile repair services, major and minor (refer to supplemental standards in section 2.06.06)	P	Funeral homes	P	Public parks	P
Automobile sales provided all repair and service shall be done within an enclosed building (refer to supplemental standards in section 2.06.06)	P	Funeral homes with crematorium	CU	Public utilities <sup>1</sup>	P
Bakery, retail and/or wholesale warehouses	P	Gasoline or other motor fuel stations (refer to supplemental standards in section 2.06.06)	P	Radio and/or television broadcast stations	P
Banks/financial institutions	P	Golf driving range (not accessory to golf course)	P	Religious institutions	P
Barbershop, beauty salons, specialty salons	P	Golf course, miniature	P	Repair services	P
Bars	P	Health club	P	Residential units combined with non-residential uses	P
Boat sales and service (refer to supplemental standards in section 2.06.06)	P	Health spas	P	Restaurants, convenience and general	P
Boat storage, dry	P	Hotels, motels	P	Restaurants, limited	
Bowling alleys	P	Kennels	P	Retail, bulk merchandise	P
Bus and train (passenger) station/terminals	P	Laundry establishments (self service)	P	Retail, department store	P
Car wash	P	Libraries		Retail, furniture stores	P
Catering shops	P	Massage therapy establishments	P	Retail, intensive sales and service	P
Cemeteries	P	Microbrewery	P	Retail, non-intensive sales and service	P
Child care center (refer to supplemental standards in section 2.06.05)	P	Multi-family dwelling units			
Clubs, lodges, and fraternal organizations	P	Museums	P		
Community garden (refer to supplemental standards in section 2.06.08)	P	Newspaper or publishing plant			
Craft distillery	P	Office, business or professional	P		
Crematoriums	CU	Office, low intensity medical	P		
		Office, medical	P		
		Office, veterinary	P		



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# TRADE AREA MAP



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