

PROFESSIONAL OFFICE BUILDING

2,184 SF Corner Office Near Downtown Stuart

101 SE MLK Jr Blvd., Stuart, FL 34994

FOR SALE

\$1,075,000



49 SW Flagler Ave. Suite 301
Stuart, FL 34994
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PROPERTY OVERVIEW

- **Corner visibility:** Freestanding office on SE MLK Jr Blvd and SE Delaware Ave, just outside Downtown Stuart
- **Turnkey layout:** Former attorney's office with private suites, reception, conference room and restrooms
- **Modern finishes:** Hardwood floors, recessed lighting and wainscoting throughout
- **Minutes from the courthouse:** A short drive to the Martin County Courthouse, U.S. Post Office and downtown restaurants
- **Parking and exposure:** 6 on-site spaces and 18,800 vehicles per day passing the site



Information obtained from sources believed reliable but not independently verified. Provided for general informational purposes only; prospective buyers should conduct their own independent investigation, including zoning, square footage and condition.

Price	\$1,075,000
Price / SF	\$492.22
Building Size	2,184 SF
Building Type	General Office
Acreage	0.15 AC
Frontage	48' MLK Jr Blvd 140' Delaware Ave
Traffic Count	18,800 ADT
Year Built	1988
Year Renovated	2020s
Construction	Block with Stucco
Parking Spaces	6
Zoning	CN – Creek North
Parcel ID	04-38-41-024-004-00100-9

INTERIOR PHOTOS



EXTERIOR PHOTOS



DEMOGRAPHICS

1-Mile Radius

Population	6,129
Households	2,914
Avg HH Income	\$99,380
Median HH Income	\$74,622
Median Age	49.9
5-Yr Pop. Growth	6.0%

3-Mile Radius

Population	52,420
Households	24,727
Avg HH Income	\$119,992
Median HH Income	\$88,175
Median Age	51.4
5-Yr Pop. Growth	1.7%

5-Mile Radius

Population	107,679
Households	48,594
Avg HH Income	\$136,349
Median HH Income	\$99,595
Median Age	51.2
5-Yr Pop. Growth	4.0%

1,730

Businesses within 1 mile

12,075

Employees within 1 mile

1.97×

Employees per resident, 1-mile ring (12,075 vs. 6,129)

Live Insights

Local planning and construction activity is concentrated on public realm and residential projects within the immediate Stuart trade area: a funded Martin Luther King Jr. Boulevard streetscape/complete-street program (design complete; \$5-\$6M construction planned in the mid-2020s) and a downtown undergrounding and Seminole streetscape project under CMAR pre-construction that will affect downtown circulation and storefront facades. The CRA also lists an active redevelopment parcel on SE MLK with construction activity through 2026, a separate market-scale multifamily project (302 units) has recently broken ground within the broader Stuart/Kanner corridor, and Downtown and East Stuart historic district nominations have advanced toward National Register consideration. Together these imply near-term streetscape, utility and multifamily activity that will influence foot traffic and frontage conditions around SE MLK Jr. Blvd.

ZONING INFORMATION

CN – Creek District Permitted Commercial Uses (P). Uses most relevant to a professional office buyer are highlighted in blue.

Office, business, professional, medical, or veterinary	P	Banks or financial institutions	P
Retail sales and service	P	Studios, art, dance, music, or exercise	P
Art shops or galleries	P	Bakery, retail	P
Barbershops, beauty salons, specialty salons	P	Bars	P
Catering shop	P	Clubs, lodges, and fraternal organizations	P
Dry cleaning establishment (cleaning conducted off-premises)	P	Health clubs and health spas	P
Massage therapy establishment	P	Microbreweries and craft distilleries	P
Pharmacies, 2,000 SF or less	P	Restaurants, convenience and general, excluding drive-in/through	P
Retail manufacturing, incidental to sales (<75% of gross floor area)	P	Theater, excluding drive-in theaters	P

Buyer to verify intended use with the City of Stuart.



FLOOR PLAN



Floor Plan Created By V1photos.com, Measurements Deamed Highly Reliable, But Not Guaranteed.



TRADE AREA MAP



DRIVE TIME (5-10-15 MIN)

