

PROFESSIONAL OFFICE BUILDING

101 SE MLK Jr Blvd. Stuart, FL 34994

FOR SALE | \$1,100,000



CMB CRADY
MACKIN
BELLAND
COMMERCIAL REAL ESTATE

Office

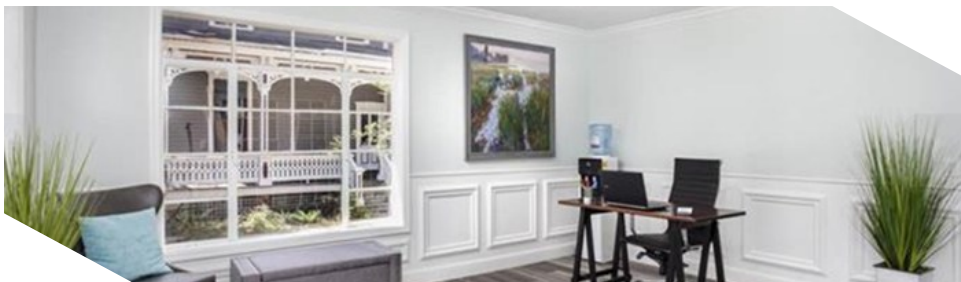
49 SW Flagler Ave. Suite 301
Stuart, FL 34994
www.cmbcommercial.com

Matt Crady

772.286.5744 Office
772.260.1655 Mobile
mcrady@commercialrealestatellc.com

PROPERTY OVERVIEW

- This freestanding office building at 101 SE Martin Luther King Jr Blvd sits on a highly visible corner lot at the intersection of SE Delaware Avenue and SE MLK Jr Boulevard, just outside the heart of Downtown Stuart.
- Formerly operated as an attorney's office, the 2,184 SF building offers a turnkey layout with multiple private suites, a dedicated reception area, a conference room, and restrooms – a configuration well suited to a law practice, medical or professional office, or similar service-based business.
- The interior has been finished to a clean, modern standard throughout, featuring hardwood flooring, recessed lighting, wainscoting accents, and neutral wall tones that create a polished, professional environment.
- The property's location is a defining advantage. It sits within a short walk of the Martin County Courthouse and the U.S. Post Office, and is walking distance to several restaurants in the Downtown Stuart dining scene – an ideal address for legal, governmental-adjacent, or professional service uses that benefit from proximity to the courthouse and civic core.



PRICE	\$1,100,000
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 TYPE	Block with Stucco
PARKING SPACE	6
ZONING	CN–Creek North
PARCEL ID	04-38-41-024-004-00100-9

The information contained in this brochure has been obtained from sources believed reliable and has not been independently verified. This document is provided for general informational purposes only and does not constitute an offer to sell or a solicitation of an offer to buy any security or interest in real property. Prospective buyers should conduct their own independent investigation of the property, including but not limited to zoning, square footage, condition, and all other matters, and should consult with appropriate professionals prior to entering into any transaction.

INTERIOR PHOTOS



DEMOGRAPHICS

Radius	1 mi	3 mi	5 mi
Population	6,129	52,420	107,679
Average HH Income	\$99,380	\$119,992	\$136,349
Median HH Income	\$74,622	\$88,175	\$99,595
Population Median Age	49.9	51.4	51.2
5 Yr Pop Growth (Total%)	6%	1.70%	4%
Households	2,914	24,727	48,594

1,730

Businesses within 1 mile

12,075

Employees within 1 mile

1.97x

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, and a separate market-scale multifamily project (302 units) has recently broken ground within the broader Stuart/Kanner corridor, while Downtown and East Stuart historic district nominations have advanced toward National Register consideration—these public and private actions together imply near-term streetscape, utility and multifamily activity that will influence foot traffic patterns and frontage conditions around SE MLK Jr. Blvd.

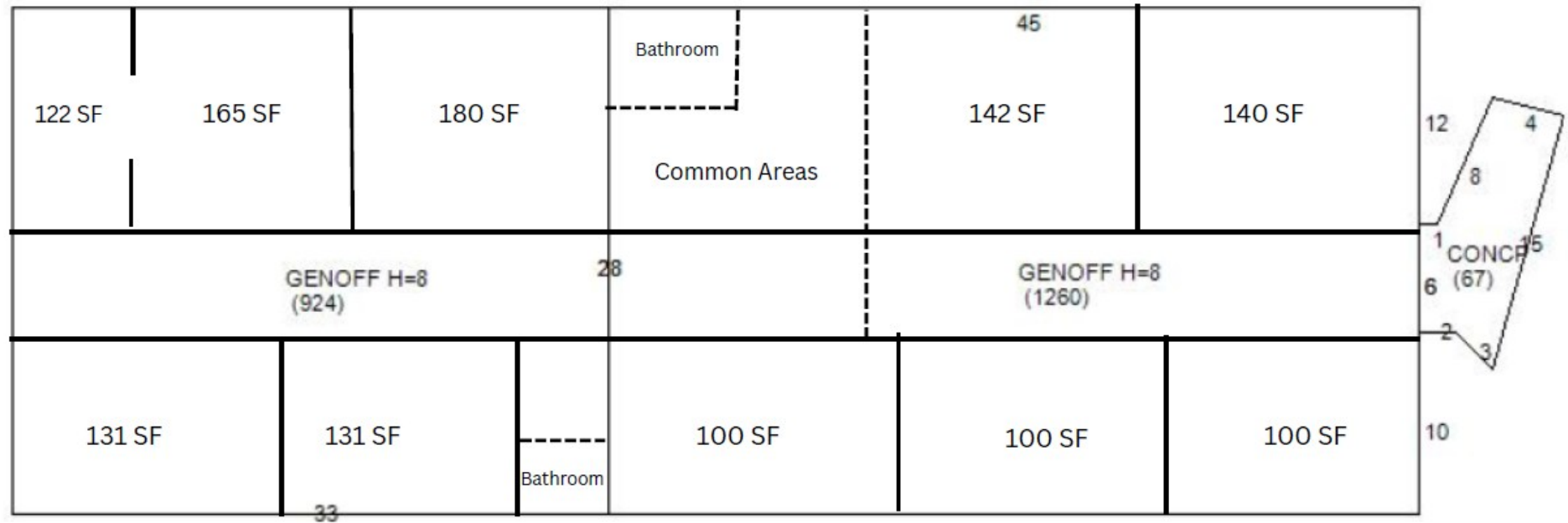
ZONING INFORMATION

CN—Creek District Permitted Uses

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



FLOOR PLAN



TRADE AREA MAP



DRIVE TIME FROM LOCATION (5 MIN - 10 MIN - 15 MIN)

