PROFESSIONAL OFFICE BUILDING

2,184 SF Corner Office Near Downtown Stuart

101 SE MLK Jr Blvd., Stuart, FL 34994

FOR SALE

$2,199,000



CRADY MACKIN BELLAND
COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

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- **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



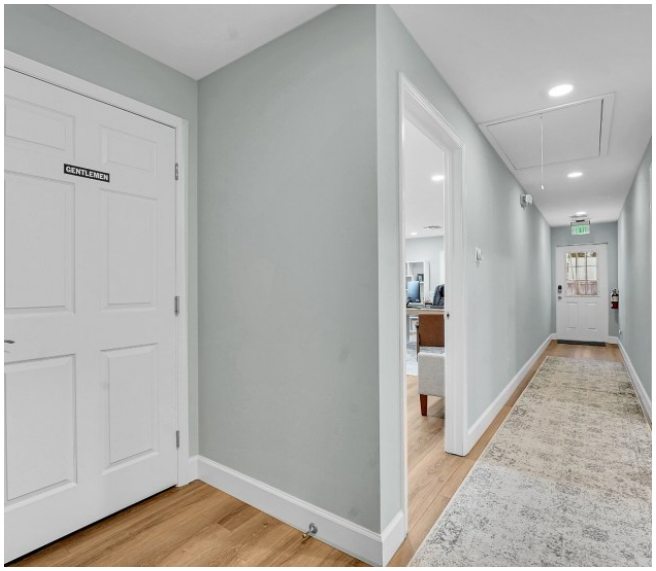
Information obtained from sources believed reliable but not independently verified. Provided for general informational purposes only; prospective buyers should conduct their own independent investigation, including zoning, square footage and condition.

Price	**$2,199,000**
Price / SF	**$1,006.87**
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

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EXTERIOR PHOTOS

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DEMOGRAPHICS

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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

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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

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TRADE AREA MAP

CMB
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DRIVE TIME (5–10–15 MIN)

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