

# Downtown Mixed-Use Building

320 SE Denver Ave, Stuart, FL 34994

**NAI**Southcoast



*Presented by*

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FOR SALE:

**\$950,000**

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## Property Details

- Address: 320 SE Denver Ave, Stuart FL 34994
- Pricing: \$950,000
- Acres: .049
- Square Feet: ±2,728
- Floors: 2
- 1st floor: 1,364 sf commercial space
- 2nd floor: 2 residential units (2bd/1ba, 1bd/1ba)
- Year Built: 1920
- Use: Retail/Office/Restaurant/Residential
- Parcel ID: 04-38-41-006-000-00182-0

## Property Overview

This retail/apartment building in the heart of vibrant Downtown Stuart features a blank canvas on the bottom floor ready to be crafted into a cozy cafe, or family office.

These units are a value-add opportunity and are ready to be renovated and leased or occupied!

This location is also a few hundred feet away from the newly proposed Brightline Station that will be bringing many new customers to the Downtown area and provide ease of transport to South Florida for your residents who work south.

Its prime location with walking capability to many nearby restaurants, shopping, entertainment, and other downtown amenities provides a solid foundation for various business ventures and residents, making it a prime asset within Stuart's vibrant commercial landscape.



## Demographic Highlights

	Average Household Income	Median Age
1 Mile	\$83,029	49.4
3 Miles	\$95,586	53.8
5 Miles	\$106,615	53.5

\* 1st floor of building is shell and a clean canvas ready for customized renovation.

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In the News

## Stuart/Martin County Chamber of Commerce expects huge economic impacts with new Brightline station

MARTIN COUNTY, Fla. — Mar 5, 2024

Brightline officially announced on Monday that the city of Stuart will be the latest train station location in Martin County.

County leaders say the economic impacts will be the most notable.

“This is going to be an added addition to our merchants and businesses downtown,” said Joseph Catrambone, the CEO of Stuart/Martin County Chamber of Commerce.

An estimated 600,000 people are expected to be attracted to the area, according to the Stuart/Martin County Chamber of Commerce.

CEO Joseph Catrambone says he hopes to see some of that growth within the next year.....

*abc 25 WPBF News*  
*Jossie Carbonare, Reporter*



## 4-story Hilton hotel approved for downtown Stuart

STUART, Fla. — Jan 8, 2024

Commissioners on Monday approved a four-story Hilton hotel in downtown Stuart.

The project, called the Creekside Hotel & Retail, includes 102 rooms as well as an accompanying retail and restaurant building.

It will sit on 1.62 acres of land along South Colorado Avenue just South of the Southeast Martin Luther King Jr. Boulevard roundabout.....

*WPTC News*  
*Joel Lopez, Reporter*

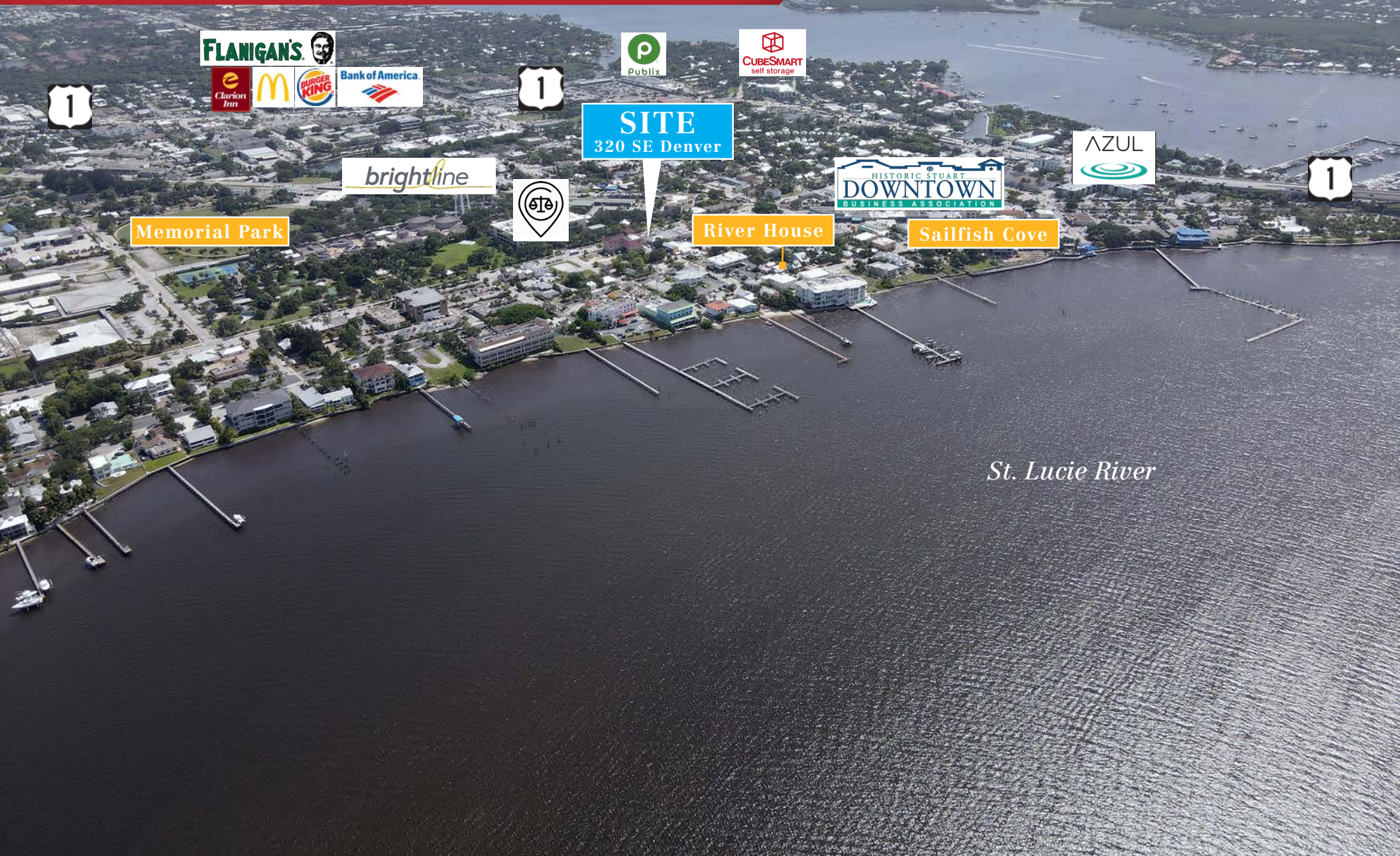


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Looking South



FLANIGAN'S

Clarion Inn

McDonald's

BURGER KING

Bank of America

1

Publix

CUBESMART self storage

SITE  
320 SE Denver

brightline

ete

HISTORIC STUART  
DOWNTOWN  
BUSINESS ASSOCIATION

AZUL

1

Memorial Park

River House

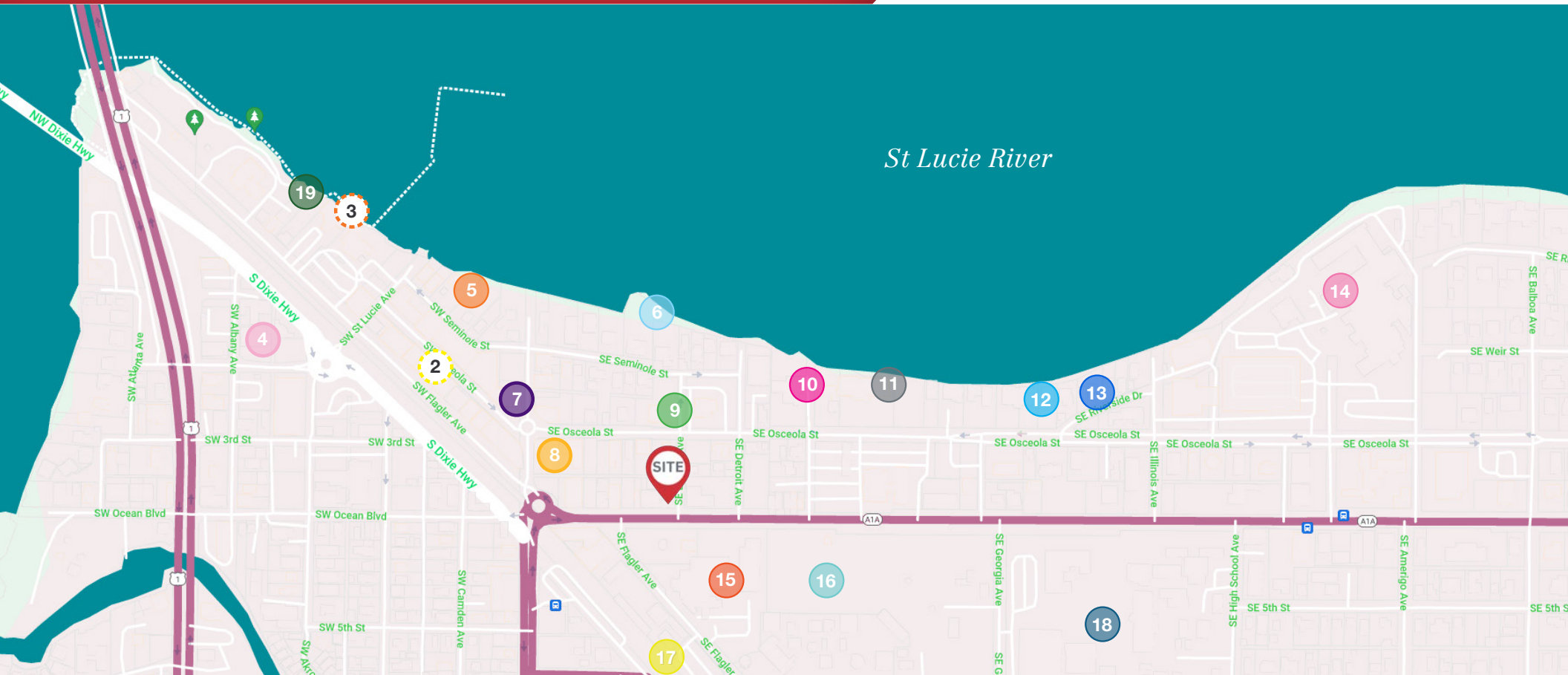
Sailfish Cove

*St. Lucie River*

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## Key Locations



### KEY



**DOWNTOWN RESTAURANT/  
RETAIL SPACE AVAILABLE**  
320 SE Denver Ave



**Lyric Theater**  
59 SW Flagler Ave



**Waterfront**  
Downtown Stuart



**Azul Luxury Residences**  
201 SW Joan Jefferson Way



**Sailfish Cove**  
41 SW Seminole St



**Riverhouse**  
51 SE Seminole St



**Duffy's**  
1 SW Osceola St



**Oak & Ember**  
301 S Colorado Ave



**Sholtes Law PLLC/  
Stuart Law Group PA**  
44 SE Osceola St



**Gary, Williams, Parenti, Watson,  
Gary & Gillespie, PLLC**  
221 SE Osceola St



**DUNN Capital Management**  
309 SE Osceola St



**Kramer, Sopko, Copeland PA**  
309 SE Osceola St



**Fogel Capital Management**  
453 SE Riverside Dr



**Cleveland Clinic, Martin North**  
200 SE Hospital Ave



**Martin County Courthouse**  
100 SE Ocean Blvd



**Memorial Park**  
300 SE Ocean Blvd



**Future Brightline**  
Downtown Stuart



**Stuart Middle School**  
575 SE Georgia Ave



**Stuart City Hall (Annex)**  
121 Flagler Ave

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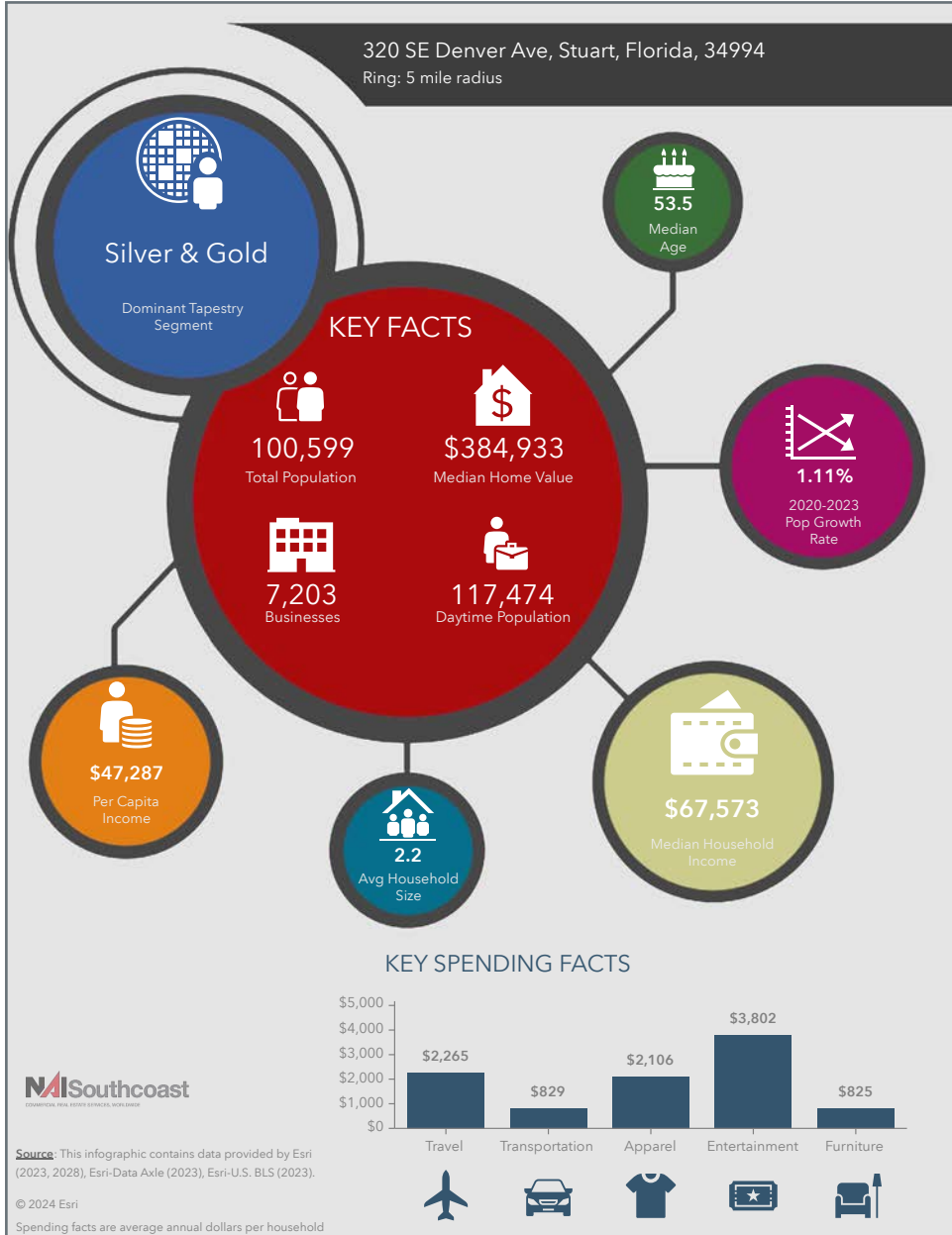
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# 2023 Demographics



## Population

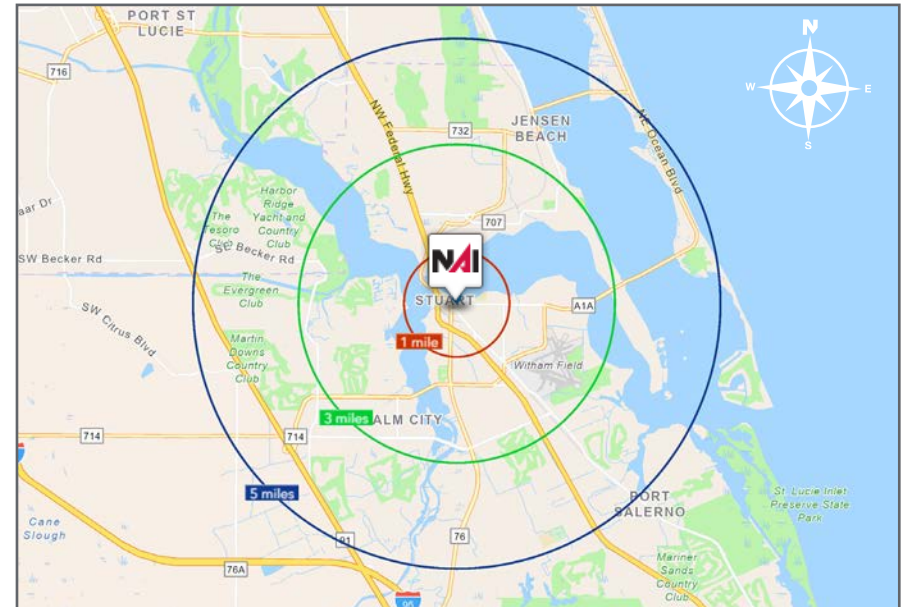
- 1 Mile: 4,144
- 3 Mile: 49,761
- 5 Mile: 100,599

## Average Household Income

- 1 Mile: \$83,029
- 3 Mile: \$95,586
- 5 Mile: \$106,615

## Median Age

- 1 Mile: 49.4
- 3 Mile: 53.8
- 5 Mile: 53.5



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