

# 0.94 Acre Commercial Development

Green River Parkway, Stuart, FL 34994



*The Shoppes*  
AT AVONLEA  
0.94 Acres

**KHovnanian**  
Homes

**FARRELL**  
BUILDING COMPANY



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FOR SALE:  
**\$995,000**  
( $\$24.30/\text{SF}$  Land,  $\$146/\text{SF}$  Building)

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## Property Details

Address: Green River Parkway, Stuart, FL 34994  
Pricing: \$995,000  
(\$24.30/SF Land, \$146/SF Building)  
Land Size: 0.94 Acres  
Frontage: 340' on NW Cardinal Ave  
Zoning: C PUD, City of Stuart  
Land Use: Commercial /Office /Residential  
Parcel ID: 283741013000001500

## Property Summary

Prime opportunity within the Avonlea development: a 0.94-acre (40,996 SF) parcel approved for a 6,800 square foot building. Located in a sought-after area, this parcel is ideal for developers and investors looking to capitalize on a growing market. The approved building plan supports various uses, including commercial, retail, or mixed-use development, ensuring high potential for return on investment.

The Avonlea development is known for its excellent infrastructure, connectivity, and community-oriented amenities, making it attractive to businesses and consumers alike. With easy access to major transportation routes and a robust local economy, this location is primed for success. Whether you envision an office space, retail center, or a combination of both, this approved parcel provides the foundation for your vision.

Don't miss this chance to secure a valuable piece of the Avonlea development. Contact us today to learn more about this exceptional opportunity.



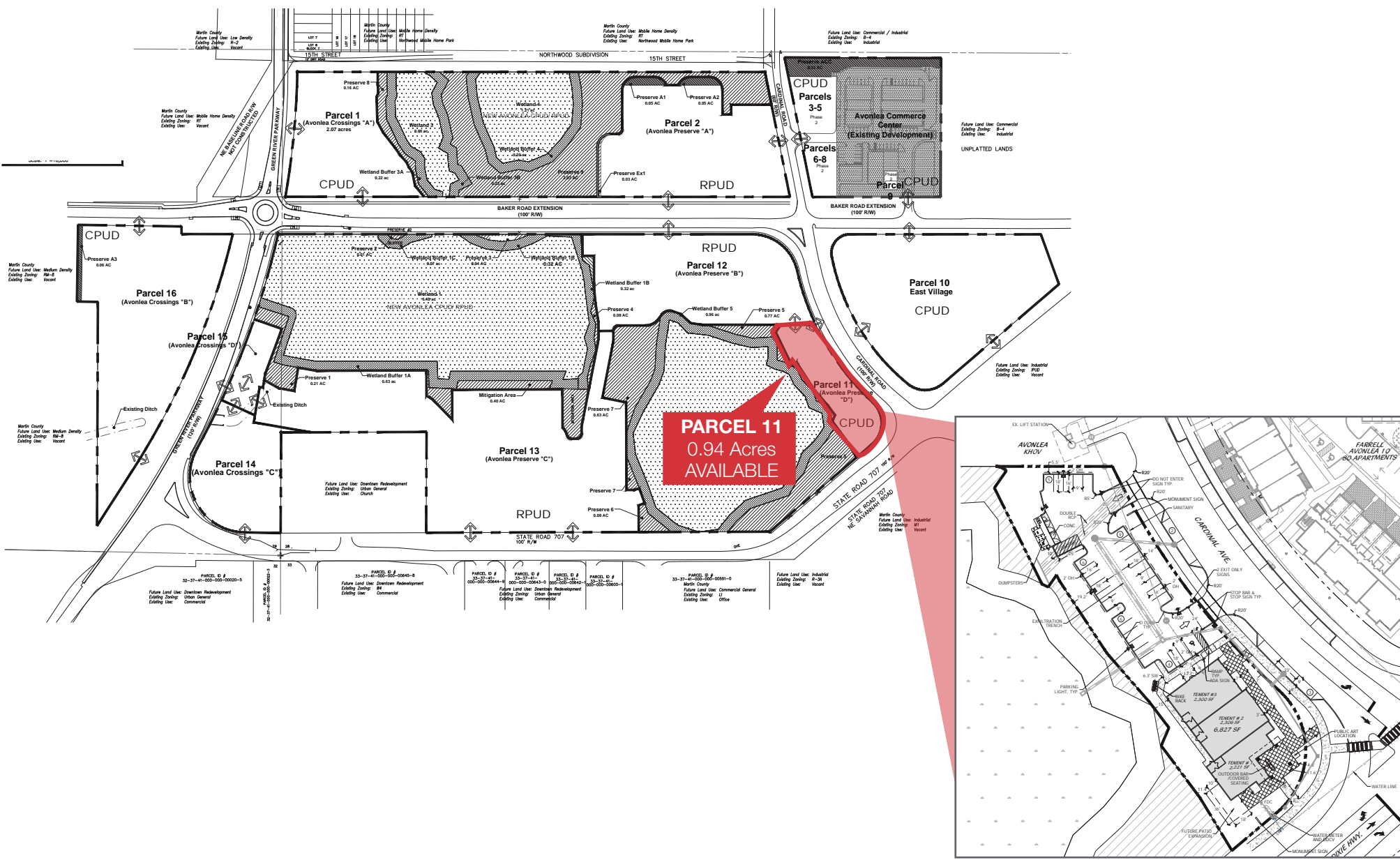
## Demographic Highlights

|         | Average Household Income | Median Age |
|---------|--------------------------|------------|
| 1 Mile  | \$111,405                | 51.2       |
| 3 Miles | \$99,799                 | 55.2       |
| 5 Miles | \$101,513                | 54.3       |

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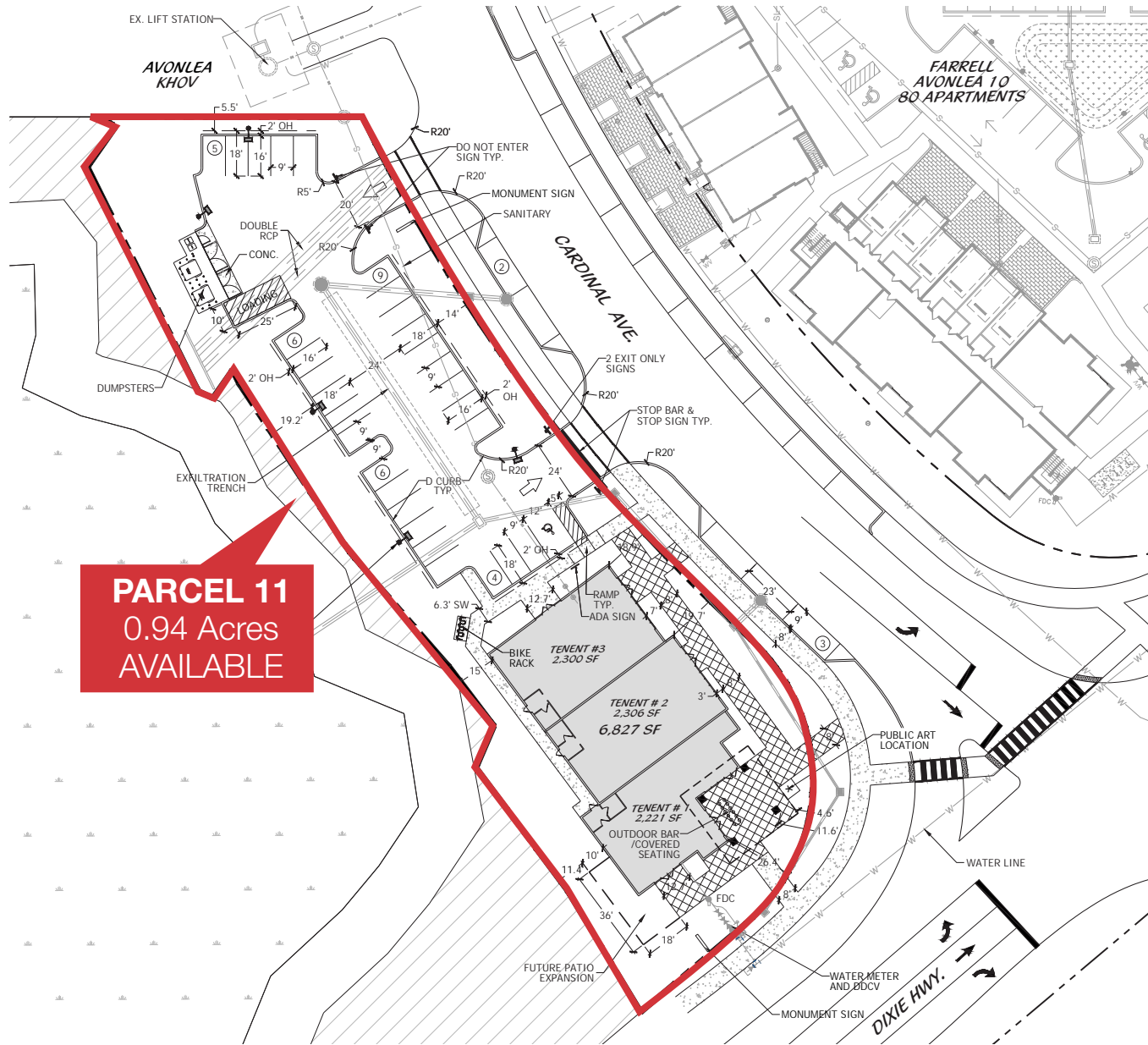
# Master Development Site Plan



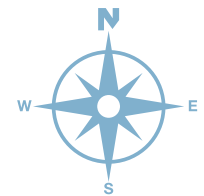
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# Approved Parcel Site Plan



**PARCEL 11**  
0.94 Acres  
AVAILABLE







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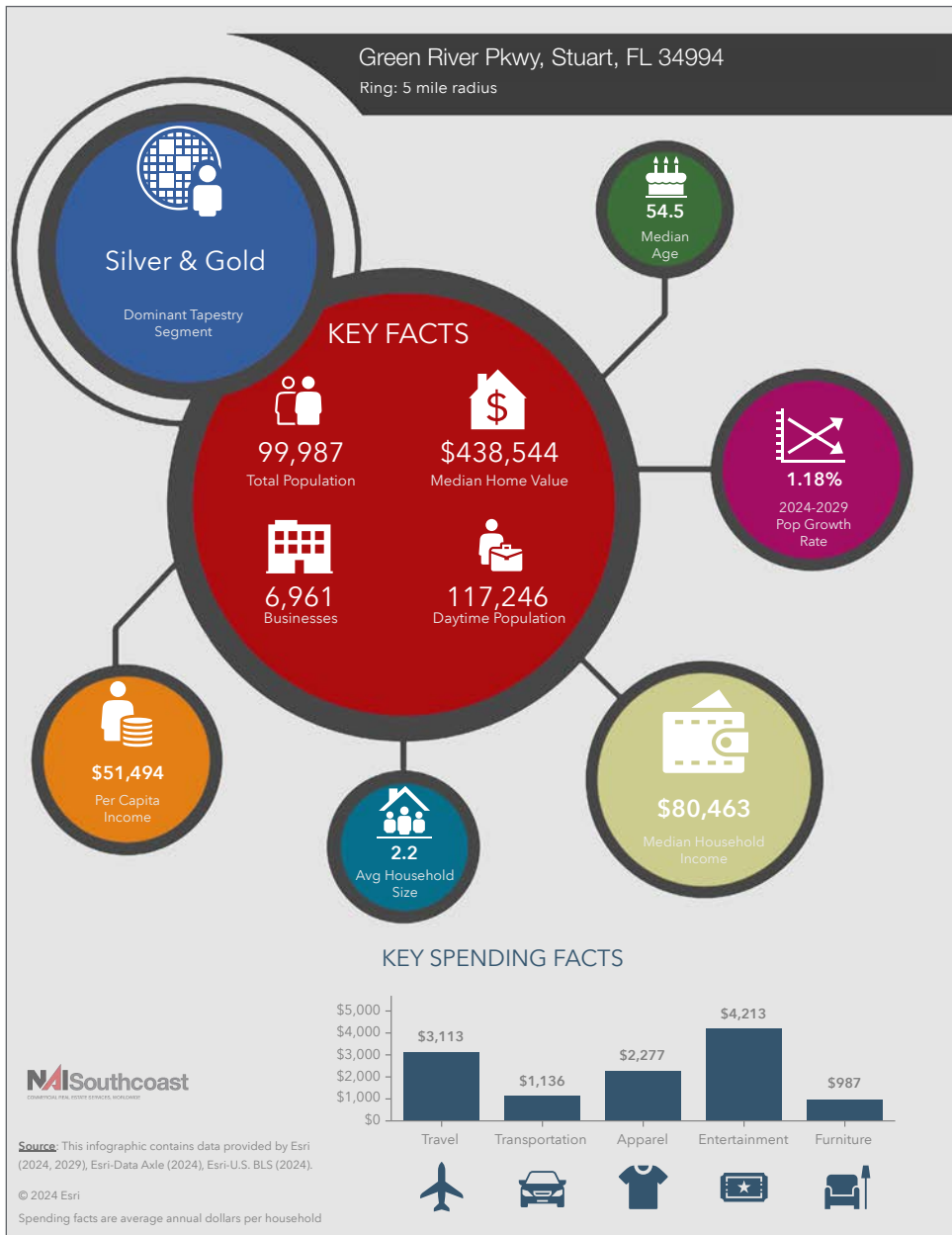
Rendering



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# 2024 Demographics



## Population

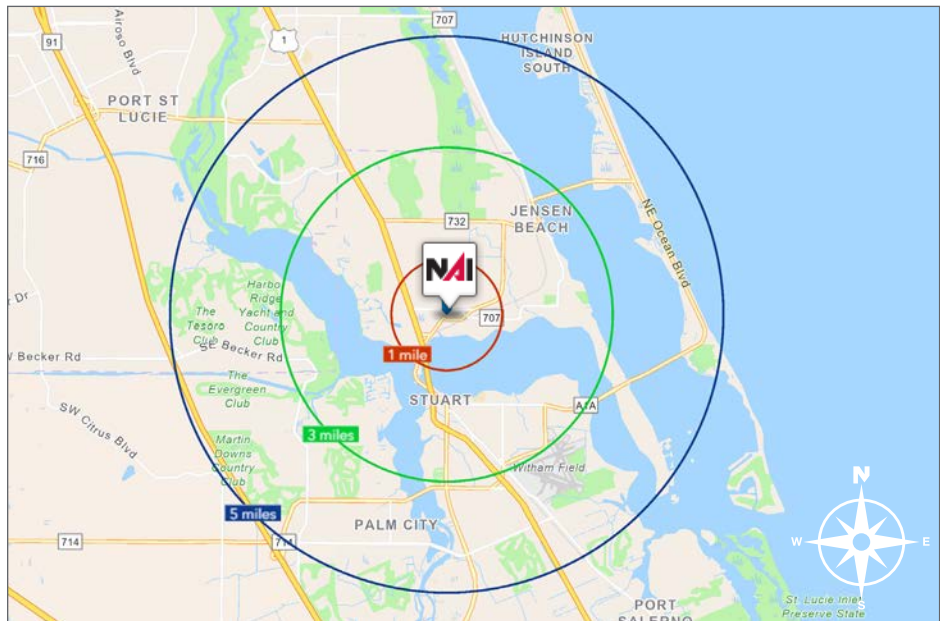
- 1 Mile: 7,084
- 3 Mile: 40,030
- 5 Mile: 99,987

## Average Household Income

- 1 Mile: \$127,687
- 3 Mile: \$117,038
- 5 Mile: \$114,632

## Median Age

- 1 Mile: 50.2
- 3 Mile: 55.5
- 5 Mile: 54.5

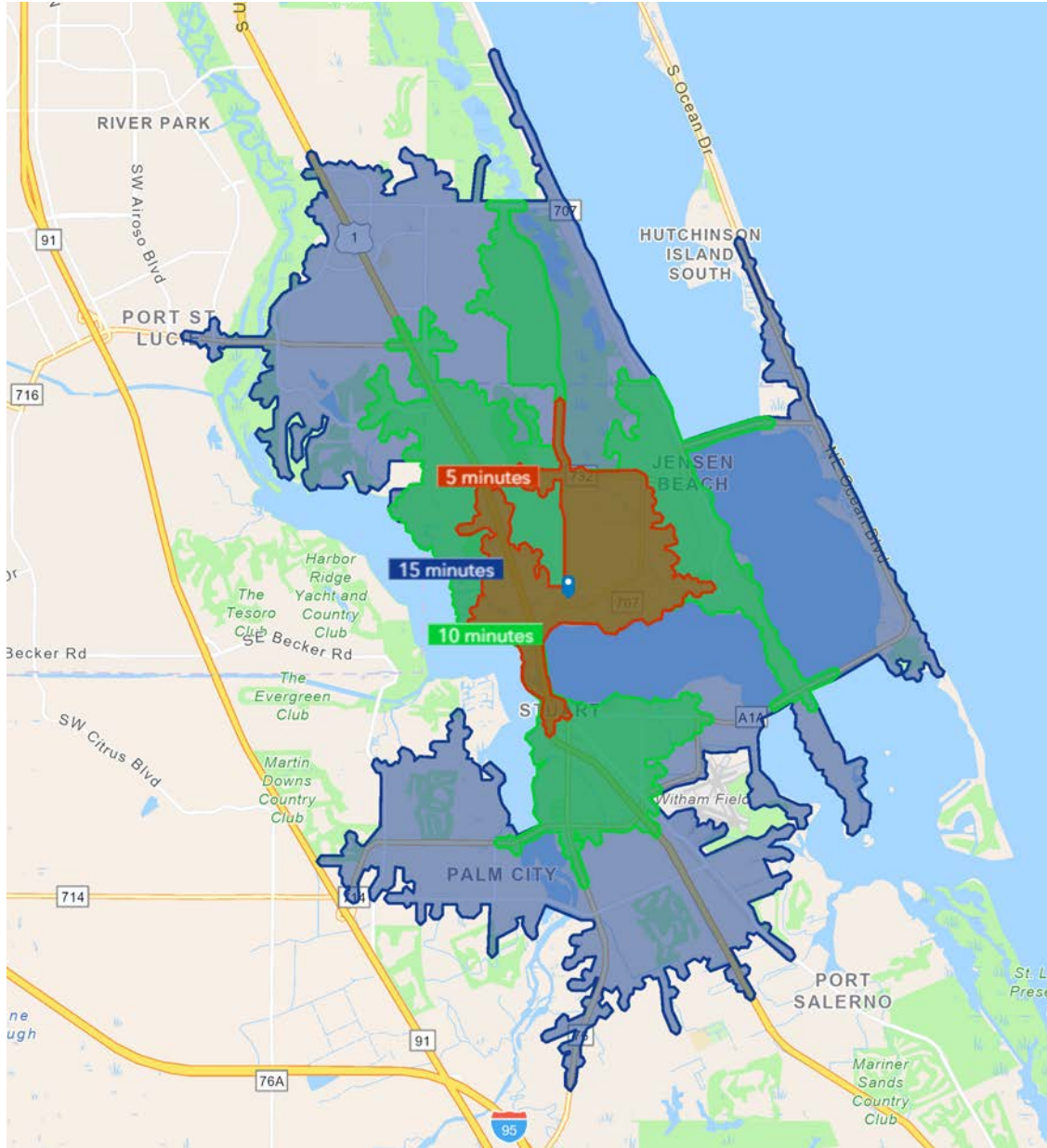




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## Drive Time

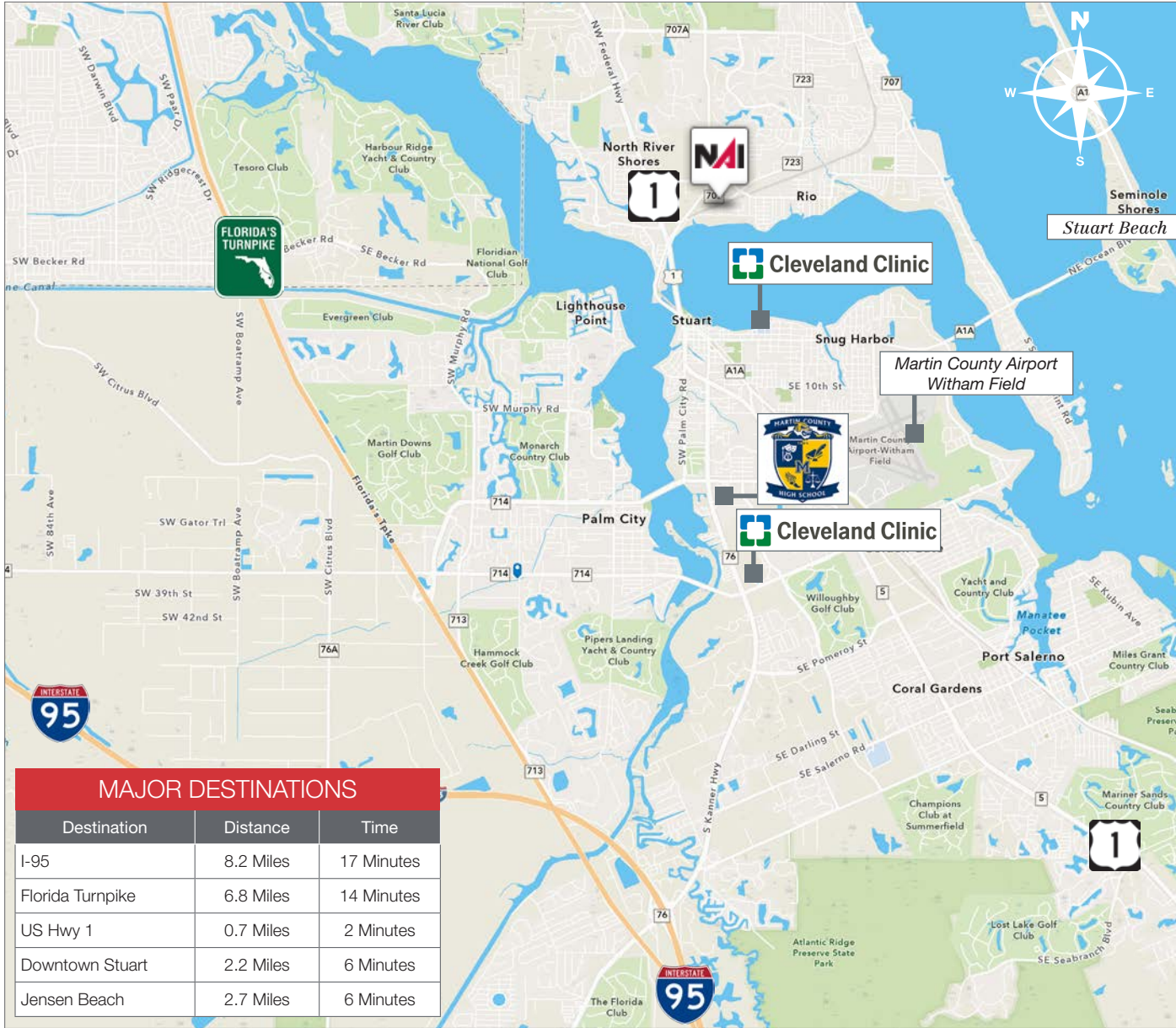


| 5 Minutes                                                         | 10 Minutes                                                        | 15 Minutes                                                        |
|-------------------------------------------------------------------|-------------------------------------------------------------------|-------------------------------------------------------------------|
| <b>9,521</b><br>2010 Population                                   | <b>29,519</b><br>2010 Population                                  | <b>83,518</b><br>2010 Population                                  |
| <b>10,567</b><br>2024 Population                                  | <b>34,408</b><br>2024 Population                                  | <b>94,653</b><br>2024 Population                                  |
| <b>10.41%</b><br>2010-2024<br>Population Growth                   | <b>15.29%</b><br>2010-2024<br>Population Growth                   | <b>12.49%</b><br>2010-2024<br>Population Growth                   |
| <b>2.76%</b><br>2023-2029 (Annual)<br>Est. Population Growth      | <b>1.29%</b><br>2023-2029 (Annual)<br>Est. Population Growth      | <b>0.69%</b><br>2023-2029 (Annual)<br>Est. Population Growth      |
| <b>54.5</b><br>2023 Median Age                                    | <b>54.0</b><br>2023 Median Age                                    | <b>53.4</b><br>2023 Median Age                                    |
| <b>\$108,439</b><br>Average Household<br>Income                   | <b>\$112,529</b><br>Average Household<br>Income                   | <b>\$102,821</b><br>Average Household<br>Income                   |
| <b>48.9%</b><br>Percentage with<br>Associates Degree<br>or Better | <b>49.4%</b><br>Percentage with<br>Associates Degree<br>or Better | <b>46.0%</b><br>Percentage with<br>Associates Degree<br>or Better |
| <b>66.5%</b><br>Percentage in White<br>Collar Profession          | <b>4.5%</b><br>Percentage in White<br>Collar Profession           | <b>59.2%</b><br>Percentage in White<br>Collar Profession          |

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## Drive Time



| MAJOR DESTINATIONS |           |            |
|--------------------|-----------|------------|
| Destination        | Distance  | Time       |
| I-95               | 8.2 Miles | 17 Minutes |
| Florida Turnpike   | 6.8 Miles | 14 Minutes |
| US Hwy 1           | 0.7 Miles | 2 Minutes  |
| Downtown Stuart    | 2.2 Miles | 6 Minutes  |
| Jensen Beach       | 2.7 Miles | 6 Minutes  |

### AREA HIGHLIGHTS

#### SHOPPING

| Destination           | Distance  | Time       |
|-----------------------|-----------|------------|
| Treasure Coast Square | 2.7 Miles | 6 Minutes  |
| Harbour Bay Plaza     | 4.6 Miles | 11 Minutes |
| Target                | 2.2 Miles | 6 Minutes  |

#### DINING

| Destination      | Distance  | Time       |
|------------------|-----------|------------|
| The Gafford      | 2.0 Miles | 6 Minutes  |
| Stringers Tavern | 4.6 Miles | 11 Minutes |
| Kyle G's         | 6.2 Miles | 13 Minutes |

#### ENTERTAINMENT

| Destination               | Distance  | Time       |
|---------------------------|-----------|------------|
| Lyric Theater             | 2.0 Miles | 6 Minutes  |
| Terra Fermata             | 2.3 Miles | 7 Minutes  |
| Regency 8 Cinema          | 4.3 Miles | 11 Minutes |
| Regal Treasure Coast Mall | 2.9 Miles | 8 Minutes  |
| Sailfish Splash Waterpark | 5.3 Miles | 15 Minutes |

#### RECREATION

| Destination                        | Distance   | Time       |
|------------------------------------|------------|------------|
| Stuart Beach                       | 6.2 Miles  | 13 Minutes |
| Memorial Park                      | 2.4 Miles  | 7 Minutes  |
| Halpatiokee Regional Park          | 8.9 Miles  | 19 Minutes |
| Jensen Beach Park                  | 5.5 Miles  | 12 Minutes |
| Kiplinger Nature Preserve          | 5.0 Miles  | 12 Minutes |
| Elliot Museum                      | 6.3 Miles  | 14 Minutes |
| Treasure Coast Wildlife Center     | 12.0 Miles | 23 Minutes |
| St Lucie Inlet Preserve State Park | 9.2 Miles  | 21 Minutes |
| Flagler Park                       | 2.1 Miles  | 7 Minutes  |

# City Overview

City of Stuart, Florida

Stuart, Florida is located on Florida's East Coast, which borders the St. Lucie River and West of the Indian River. The climate is pleasant with mild winters and warm summers. The annual average temperature is 72 degrees. Annual rainfall averages 60 inches.

Stuart is famed for its exceptional sailfishing and all other types of sport fishing. You can enjoy ocean fishing, river and bay fishing, and fresh water fishing. The North and South forks of the St. Lucie River are tropical wonderlands for cruises. Stuart has quaint older neighborhoods in the downtown area, including a mixture of townhomes and condominiums. Stuart's successful revitalization program has given the Downtown area a pleasant ambiance, with shops and restaurants lining the streets.

The top major employers are, Cleveland Clinic Hospital, Vought Aircraft, Municipal Government, and thousands of successful small businesses. The economy is driven by retail service, hospitality, construction and government sectors located throughout the city.

At the present time, Stuart is a growing community, annexing new properties north and south of the city, currently 6.25 square miles. Revitalization continues in the Potsdam section of the downtown area as well as North of the Roosevelt Bridge. Completed in 1996, the Roosevelt Bridge, is a prominent feature in the area, allowing for easy connectivity and accessibility to Stuart's Public Beaches.

# Regional Overview

Martin County, FL

The cities that make up Martin County include Jensen Beach/Rio, Stuart/Sewall's Point, Hutchinson Island, Hobe Sound, Jupiter/ Tequesta, Palm City, Port Salerno and Indiantown. Martin County is a wonderful place to visit and live, with beaches, golf, fishing and boating. The County boasts arts, quaint downtowns with shops, gourmet dining, galleries, museums, historic places, festivals and more.

## *Martin County is for...*

The golf enthusiast... Martin County is home to over 35 world-class golf courses all within a 15-mile radius. The sun worshiper...The County offers its visitors and residents alike some of the finest beaches on the east coast. The discriminating arts shopper...More than 20 galleries participate in a monthly First Thursday gallery night. Many of these galleries are in the historic downtowns of Stuart, Jensen Beach, Port Salerno and Hobe Sound. The music lover...The historic Lyric Theatre offers a wide-array of fist class talent nearly 300 days a year...This acoustically amazing theatre features concerts for all music lovers, from classical to rock and roll, and theatrical performances by local and national talent.

Mark your calendars for a plethora of events to look forward to in Martin County, Florida. The Stuart Air Show, Stuart Boat Show, ArtsFest, and the Martin County Fair are just some of the many events taking place throughout the year. The Treasure Coast Children's Museum, located at Indian Riverside Park, is a great place for kids and families, offering a water play area, fishing, and a riverfront view. Often, there are events in the park including concerts, orchid shows, and more. Indian Riverside Park also features the Maritime and Yachting Museum. Hutchinson Island is home to the Elliott Museum which celebrates the genius of innovation, creativity and the historical events of Martin County. Named after the prolific inventor Sterling Elliott, the museum hosts permanent exhibits showcasing Model A Trucks, early transportation, the history of Stuart and its surrounding regions, and baseball memorabilia. For the scientifically minded and curious kids, the Florida Oceanographic Coastal Center offers fun opportunities to learn about our local ecosystem.





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