

±1.14 Acre Corner Parcel Approved for 6,089 Square Foot Medical Office

2430 SW Martin Hwy, Palm City, FL 34990

NAI Southcoast

FOR SALE



SW BERRY AVE

SW MARTIN HWY

PALM CITY
NURSING & REHAB CENTER

SW BERRY AVE



Presented by
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FOR SALE OR BUILD TO SUIT:
\$1,250,000 (\$25.17/SF)
Lease and Build to Suit Terms Negotiable

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Property Details

Address:	2430 SW Martin Hwy, Palm City, FL 34990
Pricing:	\$1,250,000 (\$25.17/SF)
Land Size:	1.14 Acres
Frontage:	156.18'
Zoning:	Cor-1
Land Use:	Commercial /Office /Residential
Parcel ID:	243840000001000004

Property Summary

Engineered and approved for 6,089 sf medical office site in Palm City Florida! This 1.14 acre parcel is one of the last remaining sites on Martin Hwy with a signalized intersection. With an ADT of 25,000 cars, Martin Hwy is a main connector road from the Florida Turnpike and I-95 to Palm City over the Veterans Memorial Bridge and into Stuart.

This site is ideally located across the street from Palm City Nursing and Rehab Center as well as Hidden Oaks Middle School and down the street from a Publix shopping center. Palm City boasts the highest average household income in Martin County and within a 1 mile radius the average household income is \$135,810.



Demographic Highlights

	Average Household Income	Median Age
1 Mile	\$135,810	46.5
3 Miles	\$135,394	52.7
5 Miles	\$124,686	51.8

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Site



Frontage:

SW Martin Hwy - 158.18'
SW Berry Ave - 146.2'

Other:

Martin Berry Corner - 38.02'
SW Corner - 95.04'



**SITE
DIMENSIONS**

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Permitted Uses

Residential Uses

- Accessory dwelling units
- Modular homes
- Multifamily dwellings
- Single-family detached dwellings
- Townhouse dwellings
- Duplex dwellings
- Zero lot line single-family dwellings

Public & Institutional Uses

- Administrative services, not-for-profit
- Community centers
- Cultural or civic uses
- Educational institutions
- Neighborhood assisted residences with six (6) or fewer residents
- Places of worship
- Post offices
- Protective and emergency services
- Public libraries
- Public parks and recreation areas, active
- Public parks and recreation areas, passive
- Recycling drop-off centers
- Residential care facilities
- Utilities

Commercial and Business Uses

- Ancillary retail use
- Bed and breakfast inns
- Business and professional offices

- Family day care
- Financial institutions
- Medical services
- Recreational vehicle parks, limited to the number and configuration of units lawfully established prior to the effective date of this ordinance
- Residential storage facilities

Life Science, Technology and Research (LSTAR) Uses

- Biomedical research
- Bioscience research
- Computer and electronic components research and assembly
- Computer and electronic products research and assembly
- Computer programming/software research
- Computer system design
- Electromedical apparatus research and assembly
- Electronic equipment research and assembly
- Laser research and assembly
- Lens research
- Management, scientific and technical services
- Marine Research
- Medical and dental labs
- Medical equipment assembly
- Optical equipment assembly
- Optical instruments assembly
- Optoelectronics assembly
- Pharmaceutical products research
- Precision instrument assembly
- Professional, scientific and technical services
- Reproducing magnetic and optical media

- Research and development laboratories and facilities, including alternative energy
- Scientific and technical consulting services
- Simulation training
- Technology centers
- Telecommunications research
- Testing laboratories

Targeted Industries Business (TIB) Uses

- Business-to-business sales and marketing
- Credit bureaus
- Credit intermediation and related activities
- Customer care centers
- Customer support
- Data processing services
- Film, video, audio and electronic media production and postproduction
- Funds, trusts and other financial vehicles
- Information services and data processing
- Insurance carriers
- Internet service providers, web search portals
- Management services
- National, international and regional headquarters
- Nondepository credit institutions
- Offices of bank holding companies
- On-line information services
- Securities, commodity contracts
- Semiconductor manufacturing
- Simulation training
- Technical support
- Telephonic and on-line business services

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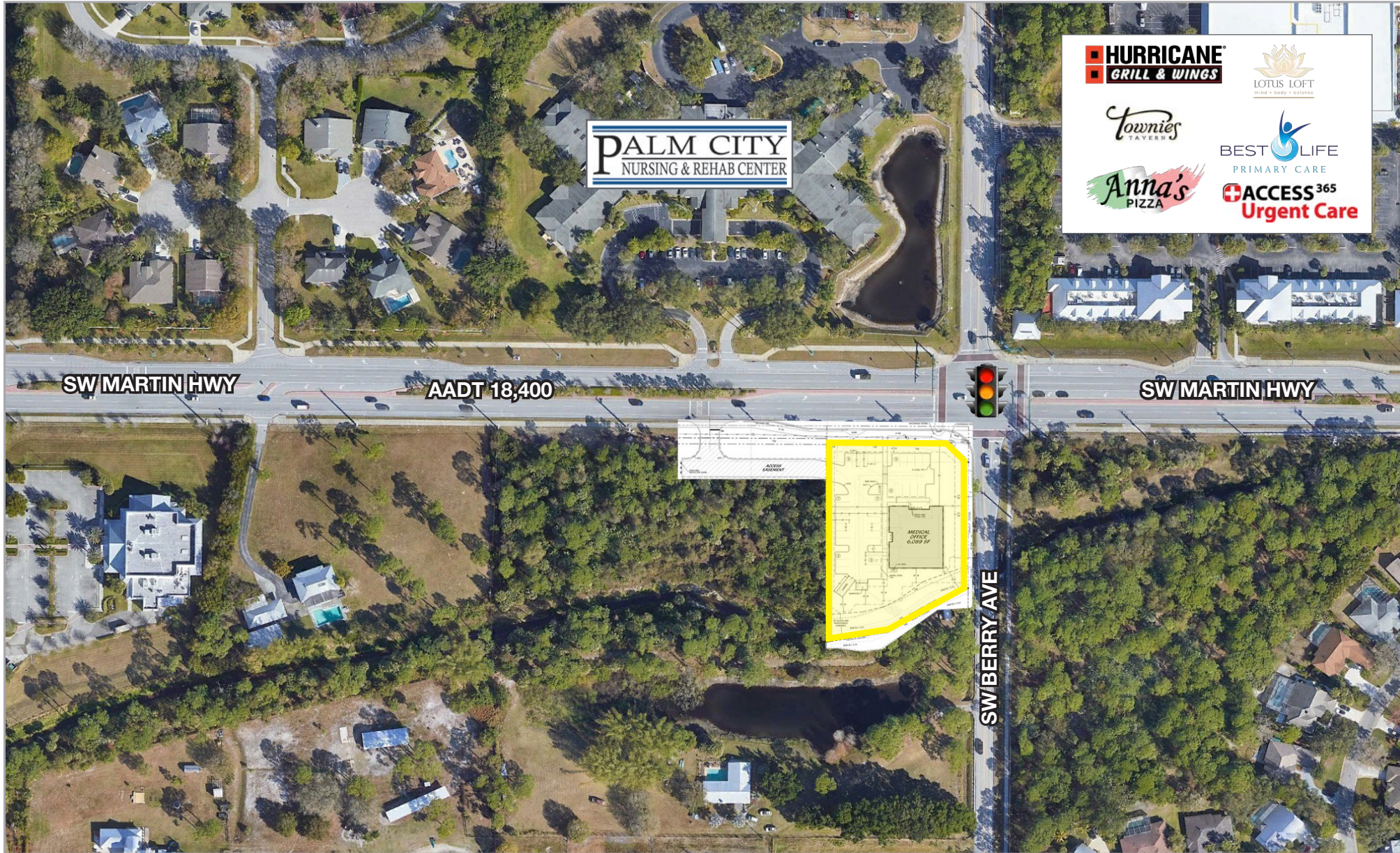
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Conceptual Site Plan



Regional Overview

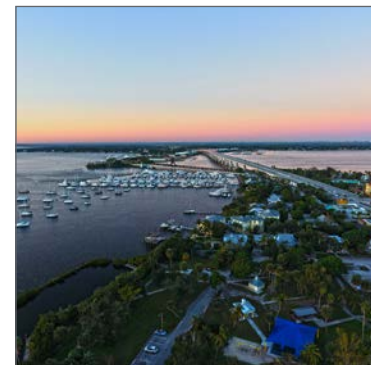
Martin County, Florida

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 first 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.



City Overview

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.

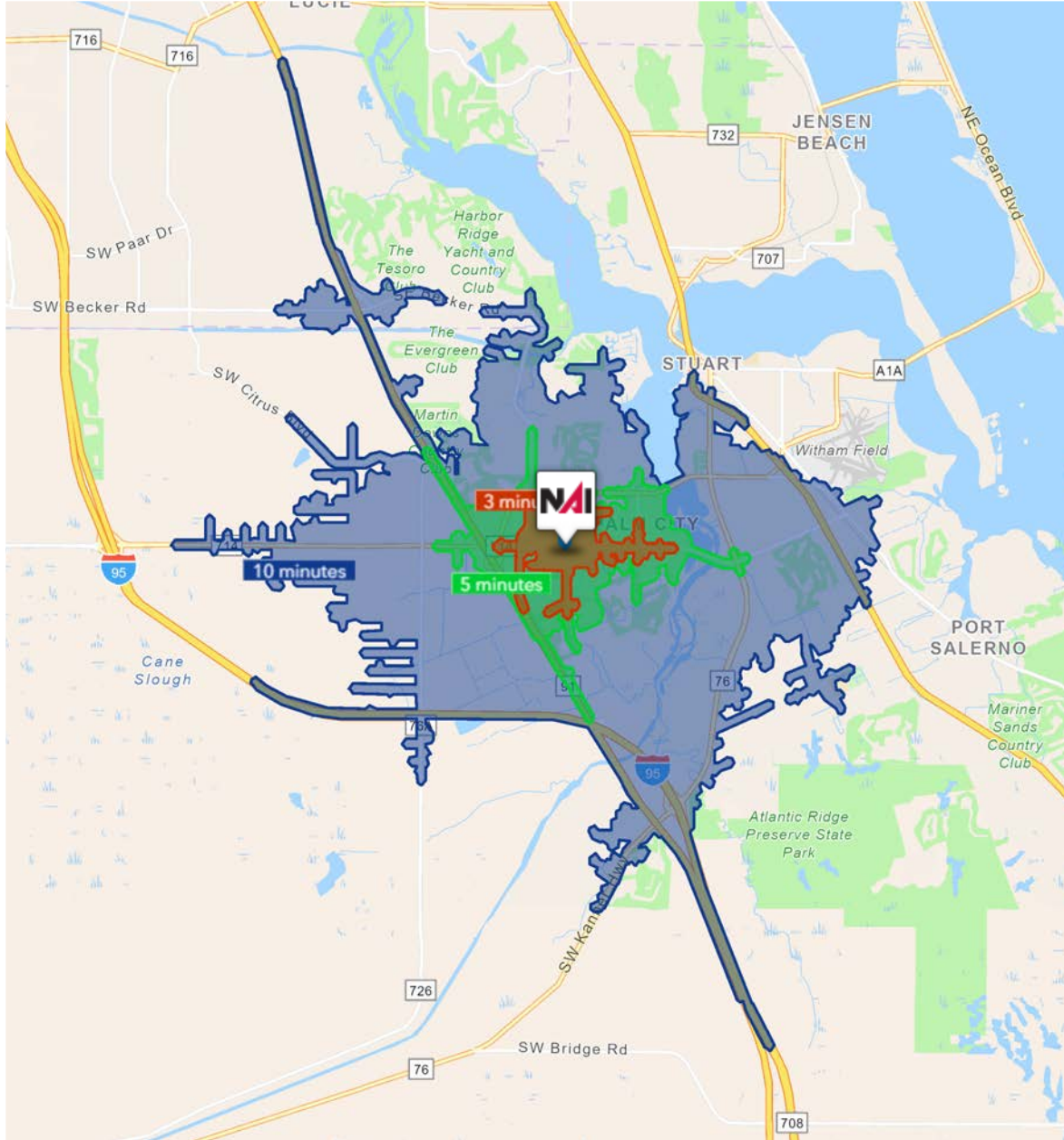
The top major employers are, Cleveland Clinic Hospital, Vought Aircraft, Municipal Government, and thousands of successful small businesses. The economy is driven by retail service, hospitality, construction and government sectors located throughout the city.

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.

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Drive Time

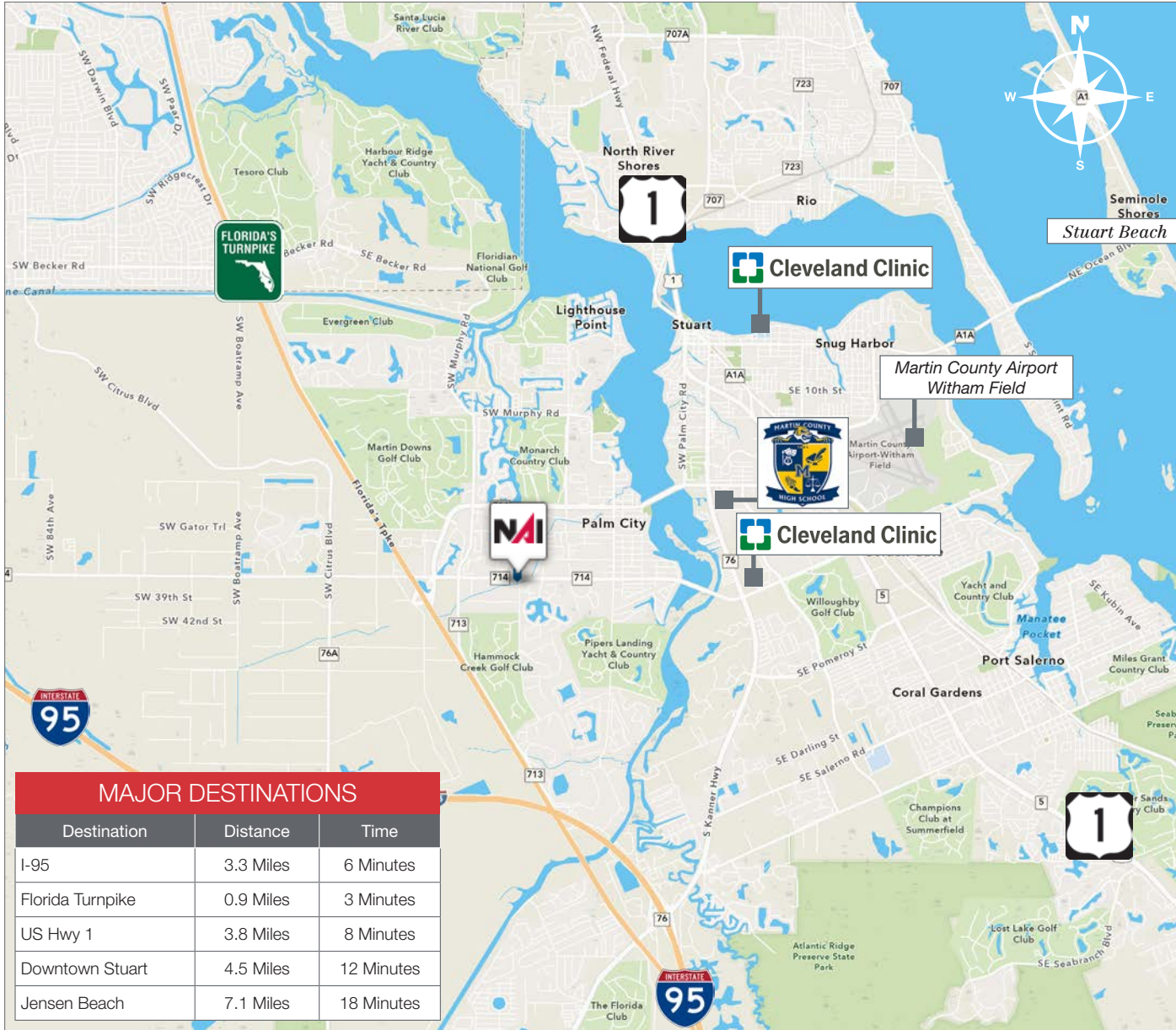


3 Minutes	5 Minutes	10 Minutes
1,699 2010 Population	7,686 2010 Population	39,832 2010 Population
1,889 2024 Population	8,405 2024 Population	46,085 2024 Population
11.18% 2010-2024 Population Growth	9.35% 2010-2024 Population Growth	15.69% 2010-2024 Population Growth
(0.09)% 2022-2029 (Annual) Est. Population Growth	(0.20)% 2022-2029 (Annual) Est. Population Growth	0.48% 2022-2029 (Annual) Est. Population Growth
42.5 2024 Median Age	44.2 2024 Median Age	50.5 2024 Median Age
\$123,077 Average Household Income	\$137,405 Average Household Income	\$126,303 Average Household Income
58.0% Percentage with Associates Degree or Better	57.8% Percentage with Associates Degree or Better	53.8% Percentage with Associates Degree or Better
70.1% Percentage in White Collar Profession	70.5% Percentage in White Collar Profession	64.8% Percentage in White Collar Profession

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Drive Time



MAJOR DESTINATIONS

Destination	Distance	Time
I-95	3.3 Miles	6 Minutes
Florida Turnpike	0.9 Miles	3 Minutes
US Hwy 1	3.8 Miles	8 Minutes
Downtown Stuart	4.5 Miles	12 Minutes
Jensen Beach	7.1 Miles	18 Minutes

AREA HIGHLIGHTS

SHOPPING

Destination	Distance	Time
Treasure Coast Square	9.1 Miles	20 Minutes
Harbour Bay Plaza	7.4 Miles	19 Minutes
Target	8.5 Miles	21 Minutes

DINING

Destination	Distance	Time
The Gafford	5.4 Miles	13 Minutes
Stringers Tavern	7.4 Miles	19 Minutes
Kyle G's	12.9 Miles	27 Minutes

ENTERTAINMENT

Destination	Distance	Time
Lyric Theater	5.4 Miles	13 Minutes
Terra Fermata	5.1 Miles	12 Minutes
Regency 8 Cinema	4.6 Miles	11 Minutes
Regal Treasure Coast Mall	9.1 Miles	21 Minutes
Sailfish Splash Waterpark	3.2 Miles	8 Minutes

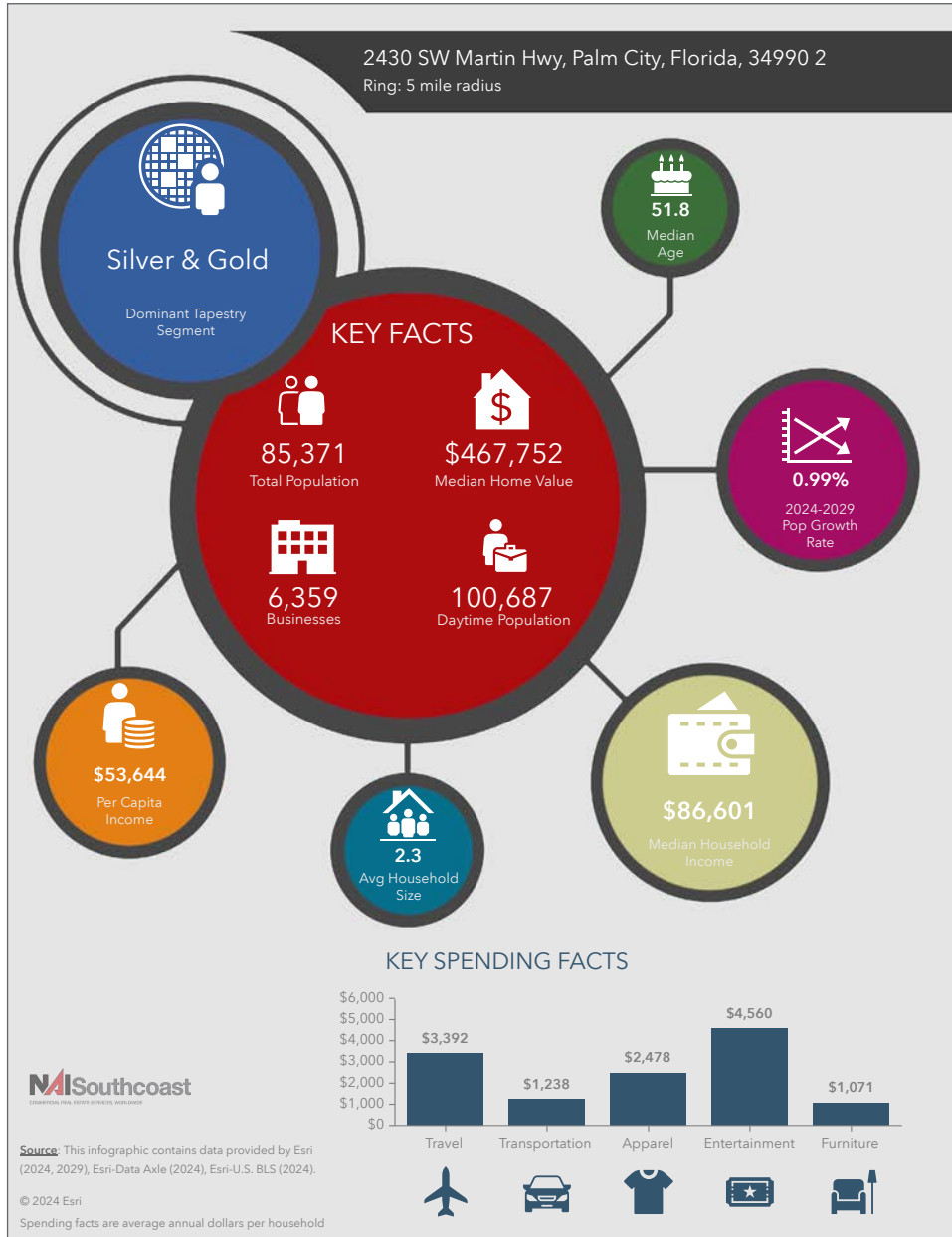
RECREATION

Destination	Distance	Time
Stuart Beach	9.3 Miles	22 Minutes
Memorial Park	5.5 Miles	13 Minutes
Halpatiokee Regional Park	6.4 Miles	12 Minutes
Jensen Beach Park	12.1 Miles	25 Minutes
Kiplinger Nature Preserve	2.6 Miles	5 Minutes
Hobe Sound Beach	17.8 Miles	26 Minutes
Treasure Coast Wildlife Center	6.1 Miles	16 Minutes
St Lucie Inlet Preserve State Park	8.3 Miles	19 Minutes
Flagler Park	5.7 Miles	15 Minutes

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2024 Demographics



Population

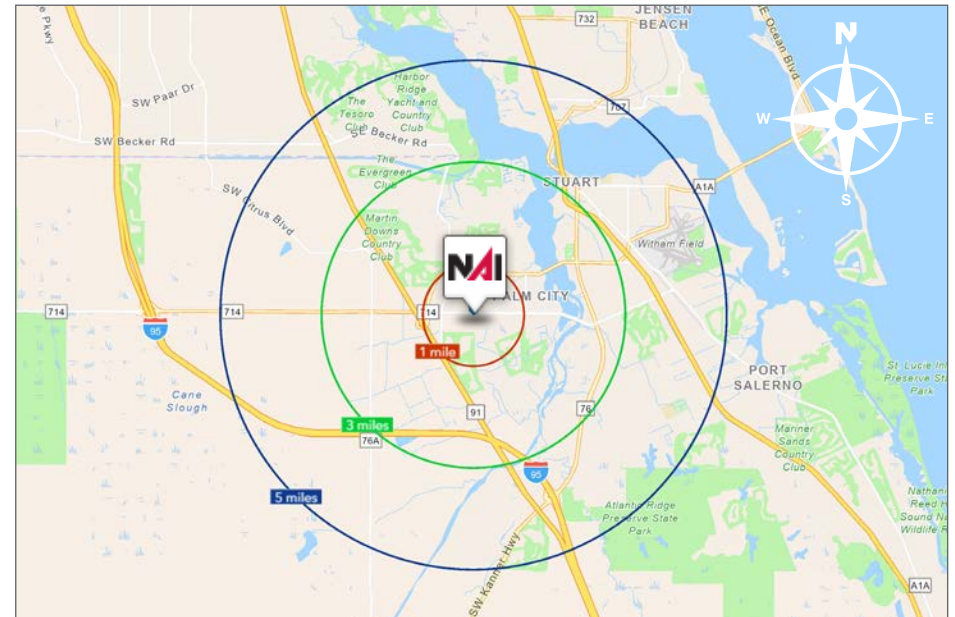
- 1 Mile: 6,748
- 3 Mile: 37,601
- 5 Mile: 85,371

Average Household Income

- 1 Mile: \$135,810
- 3 Mile: \$135,394
- 5 Mile: \$124,686

Median Age

- 1 Mile: 46.5
- 3 Mile: 52.7
- 5 Mile: 51.81





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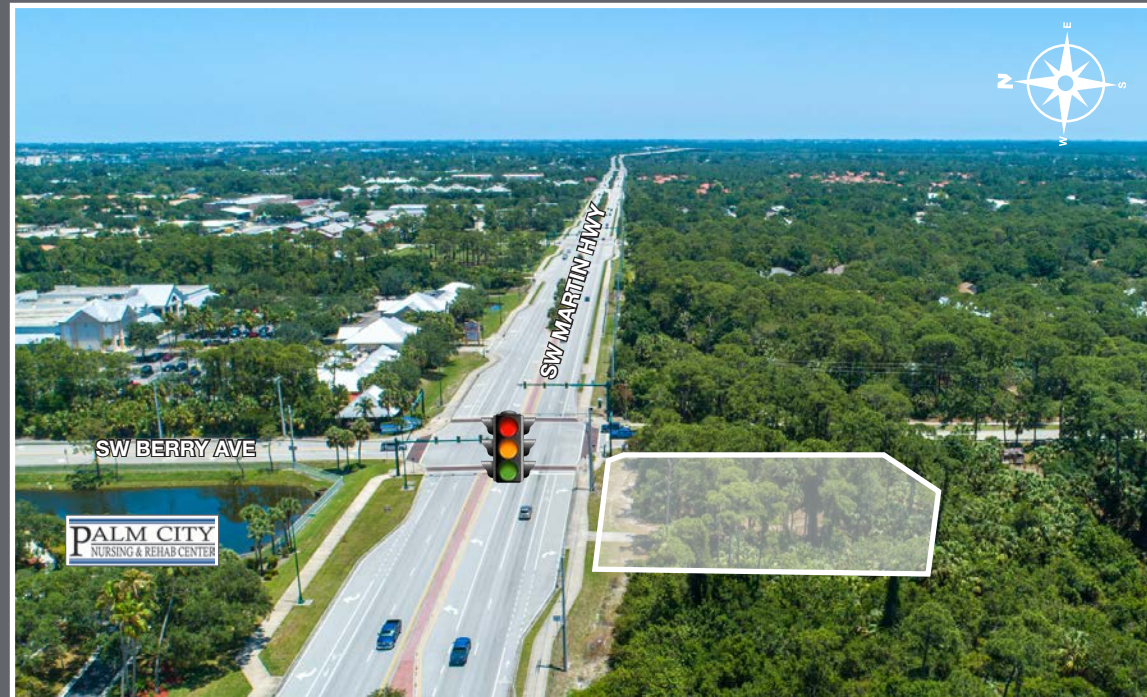
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