



3461 Martin Downs Boulevard

Palm City, Florida 34990

\$265,000 NNN

±2 Acres on self-service car wash property

- Great opportunity for strong retail group to land lease. One of the only sites remaining on Martin Downs Blvd in Palm City.
- Ownership happy for tenant to retrofit existing building or scrape and rebuild.
- Property has access from two streets.



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Property Features

- Immediate Occupancy
- Land Size: Approx. 2.08 Acres
- Utilities: Electric and Janitorial by Tenant
- Excellent location on Martin Downs Blvd
- Strong demographics in Palm City
- Access from front and back streets
- Site has good visibility from the road
- Close to major highways, lending itself to quick service restaurants (QSR's)





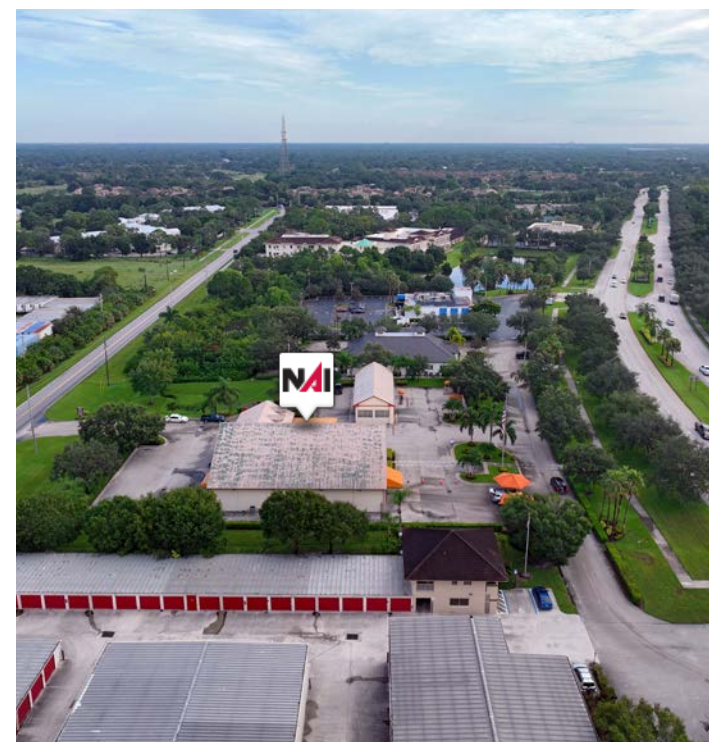
FLORIDA'S TURNPIKE

SW MARTIN HWY

SW MARTIN DOWNS BLVD

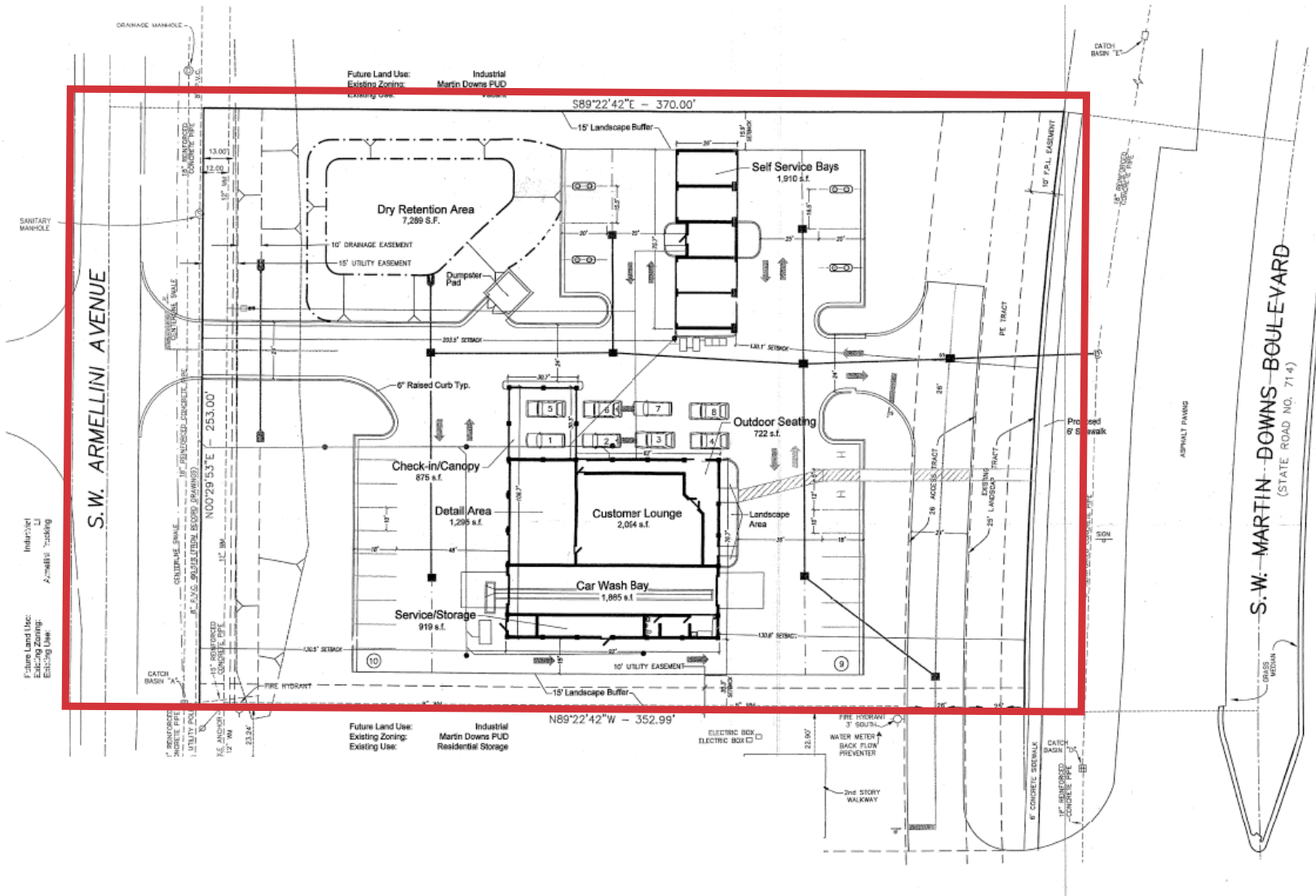
SW ARMELLINI AVE





±2.08 ACRES NEAR MAJOR TRANSPORTATION | 3461 MARTIN DOWNS BLVD, PALM CITY, FL 34990

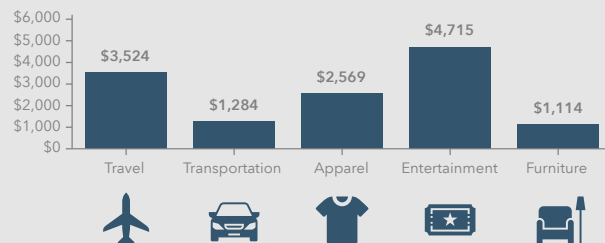
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3461 SW Martin Downs Blvd, Palm City, Florida, 34990
Ring: 5 mile radius



KEY SPENDING FACTS



NAISouthcoast
COMMERCIAL REAL ESTATE SERVICES, INCORPORATED

Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-U.S. BLS (2024).

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Spending facts are average annual dollars per household

Population

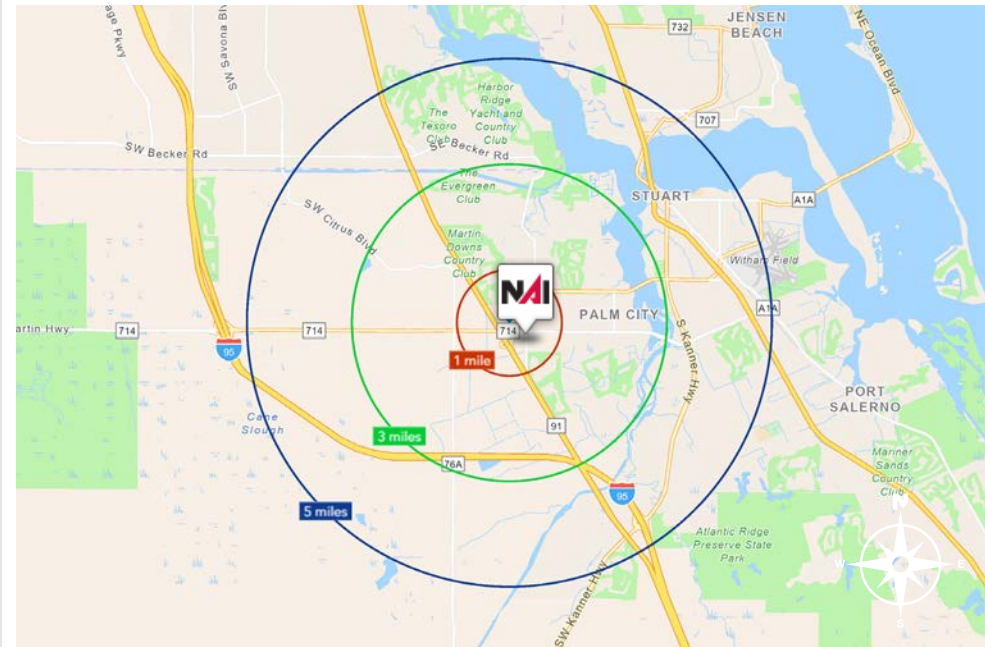
1 Mile:	5,069
3 Mile:	29,169
5 Mile:	73,002

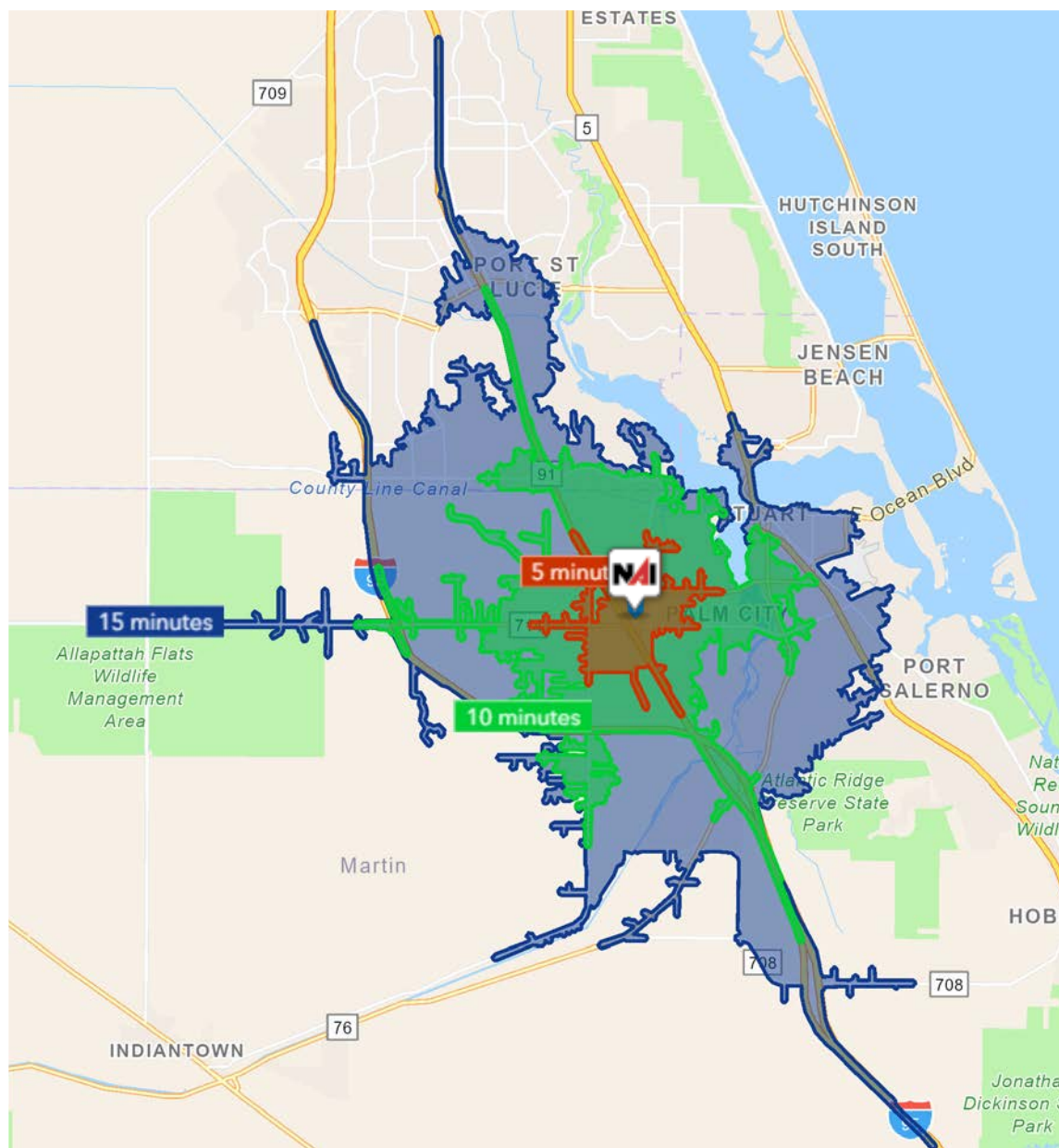
Average Household Income

1 Mile:	\$130,938
3 Mile:	\$156,344
5 Mile:	\$129,083

Median Age

1 Mile:	45.6
3 Mile:	52.2
5 Mile:	60.2





5 Minutes	10 Minutes	15 Minutes
6,165 2010 Population	26,843 2010 Population	86,285 2010 Population
6,976 2024 Population	32,838 2024 Population	107,634 2024 Population
13.1% 2010-2024 Population Growth	22.3% 2010-2024 Population Growth	27.1% 2010-2024 Population Growth
(0.24)% 2024-2029 (Annual) Est. Population Growth	0.59% 2024-2029 (Annual) Est. Population Growth	1.14% 2024-2029 (Annual) Est. Population Growth
51.2 2024 Median Age	51.4 2024 Median Age	46.5 2024 Median Age
\$120,472 Average Household Income	\$136,070 Average Household Income	\$121,683 Average Household Income
65.9% Percentage with Associates Degree or Better	56.9% Percentage with Associates Degree or Better	46.6% Percentage with Associates Degree or Better
71.3% Percentage in White Collar Profession	70.2% Percentage in White Collar Profession	59.6% Percentage in White Collar Profession

Palm City, Florida

Palm City, situated in Martin County, Florida, is a captivating blend of natural beauty and suburban charm. Nestled along the St. Lucie River, this scenic town offers a tranquil escape from the bustling cities nearby. Renowned for its lush landscapes, Palm City showcases an array of palm trees and well-manicured greenery, painting a picturesque backdrop against the Florida sky.

The community prides itself on a family-friendly atmosphere, with top-rated schools, safe neighborhoods, and a strong sense of camaraderie. Residents enjoy a range of recreational opportunities, including boating, fishing, and golfing, thanks to the area's proximity to water bodies and golf courses. The historic downtown area exudes a quaint ambiance, hosting local boutiques, eateries, and cultural events that reflect the town's unique character.

Palm City's location offers easy access to both the Atlantic Coast and the Gulf of Mexico, making it a haven for water enthusiasts and nature lovers. The warm climate ensures year-round outdoor enjoyment, while the town's commitment to preserving its natural surroundings contributes to a sustainable and eco-friendly lifestyle.

Palm City, Florida, is more than just a location; it's a lifestyle embraced by those who value a balance between nature's splendor and modern comforts. Whether you seek serene landscapes, engaging community activities, or a peaceful haven to call home, Palm City invites you to experience its one-of-a-kind charm.

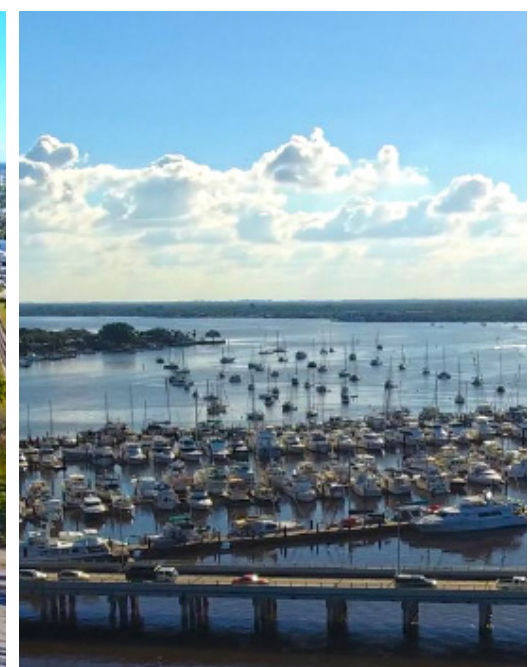
Martin County, Florida

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 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.

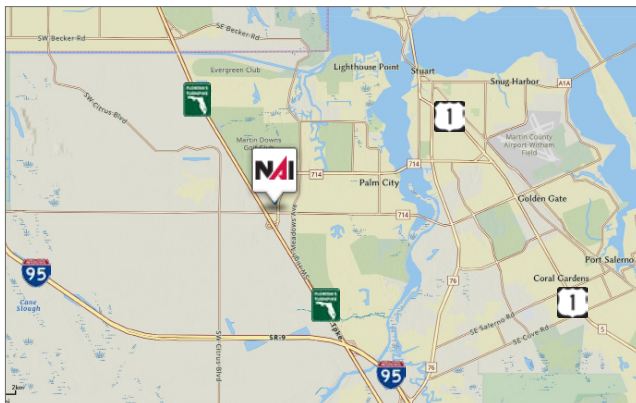
Mark your calendars for a plethora of events to look forward to in Martin County, Florida. The Stuart Air Show, Stuart Boat Show, ArtsFest, and the Martin County Fair are just some of the many events taking place throughout the year. The Treasure Coast Children's Museum, located at Indian Riverside Park, 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.



FOR LEASE



±2 Acres Commercial Land | 3461 Martin Downs Blvd, Palm City 34990



Drive Time

Destination	Distance	Time
I-95	5.3 Miles	9 Minutes
Florida Turnpike	0.4 Miles	8 Minutes
US-1	4.6 Miles	9 Minutes



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