

±0.91 Acre CPUD Development Site

211 SE Central Parkway
Stuart, FL 34994

FOR SALE:
\$750,000

Reid Armor

Sales Associate

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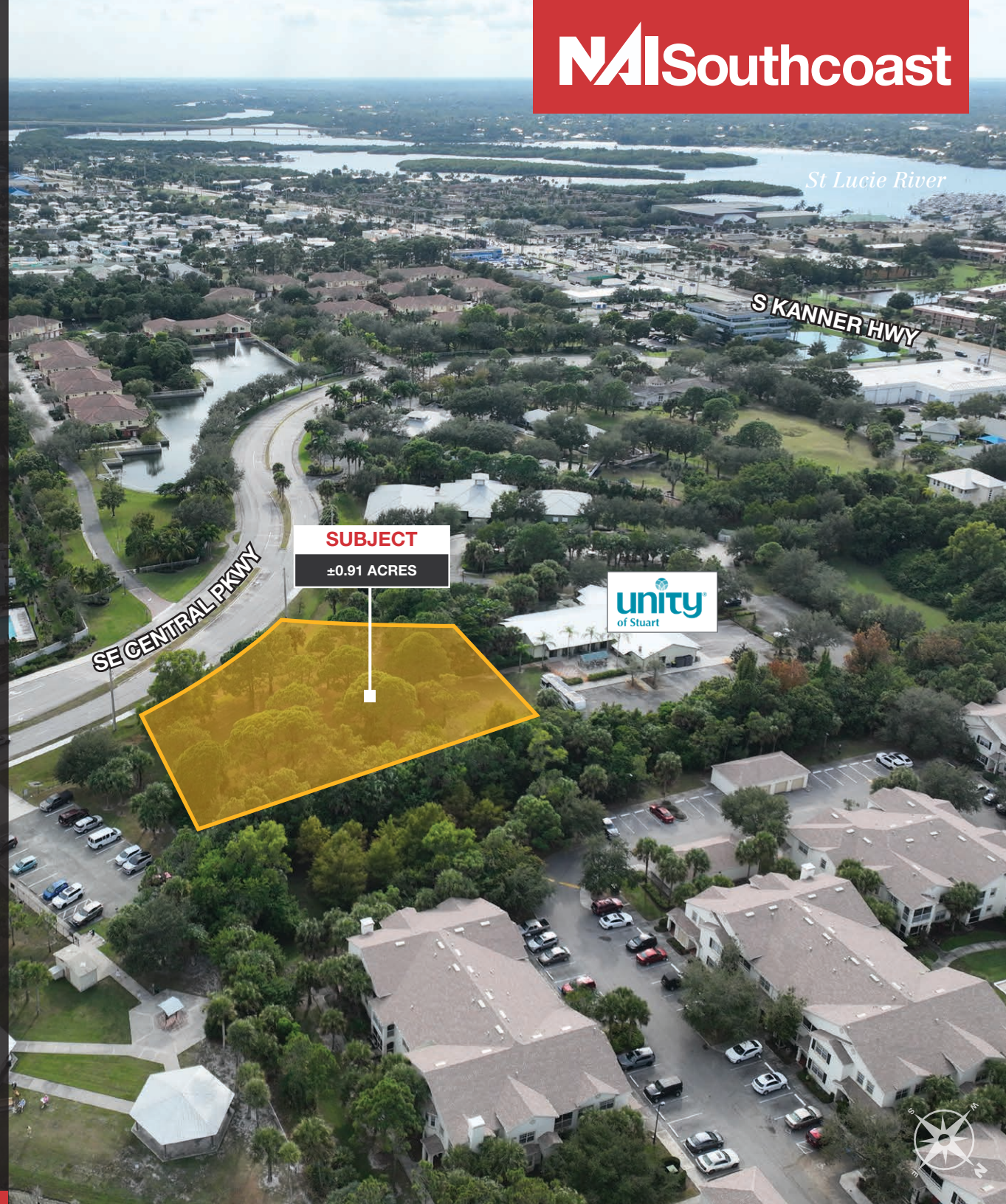
Boyd Bradfield, CCIM, SIOR

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NAI Southcoast



Property Details

- Address: 211 SE Central Pkwy, Stuart, FL 34994
- Sale Price: \$750,000
- Lot Size: ±0.91 Acres
- Zoning: CPUD
- Future Land Use: Commercial
- Parcel ID: 09-38-41-026-000-00010-0

Property Overview

This offering presents a rare opportunity to acquire a highly visible ±0.91-acre development parcel in the heart of Stuart, Florida. Positioned directly off SE Central Parkway and just steps from Kanner Highway, the site benefits from excellent accessibility and strong surrounding demographics driven by the growth of Downtown Stuart, Palm City, and the region's expanding medical and professional services corridor.

The property is governed by flexible CPUD zoning, allowing a diverse mix of commercial uses ranging from professional and medical office buildings to neighborhood retail and service-oriented commercial developments. A conceptual plan prepared for the Seller illustrates the feasibility of an ±8,175 SF medical office building complete with parking, utilities, drainage allocation, and direct access from SE Central Parkway — providing prospective developers and end users with a head start in the permitting and planning process.

Located just 5 minutes from Downtown Stuart and Palm City, the site sits within a hub of education, healthcare, and commerce. Top-tier Martin County schools, the Cleveland Clinic medical network, and major regional employers are all within close proximity. In addition, Kanner Highway serves as a major artery connecting this site to I-95 and Florida's Turnpike, creating a strategic location for any local, regional, or destination-oriented commercial use.

The Seller is in the process of legally subdividing the parcel to provide a clean and build-ready ±0.91-acre site at closing. For a full breakdown of permitted CPUD uses, please contact the listing agents.

SUMMARY



LOOKING
NORTH



SE FEDERAL HWY

42,000 AADT

42,500 AADT

SKANNER HWY

SUBJECT

±0.91 ACRES



Poppleton Creek Dog Park

SE CENTRAL PKWY





S KANNER HWY



42,500 AADT



SE CENTRAL PKWY

SUBJECT
±0.91 ACRES



Poppleton Creek Dog Park





St Lucie River



SE FEDERAL HWY

42,000 AADT

SUBJECT

±0.91 ACRES

Poppleton Creek Dog Park



SE CENTRAL PKWY



Atlantic Ocean

Witham Field

HomeGoods®

CVS pharmacy



42,000 AADT

SE FEDERAL HWY

AutoZone

WHOLELIFE
DIRECT PRIMARY CARE

AtlanticPacific
INSURANCE

SE MONTEREY RD

STUART
BOWL
LANES • LOUNGE

STUART
FISH GRILL

SERENITY STUART
A South Sands Property

SERENITY STUART
A South Sands Property

Seaside
TOWNHOMES

Poppleton Creek Dog Park

SUBJECT

±0.91 ACRES

SE CENTRAL PKWY

unity
of Stuart

AERIAL

SUBJECT

±0.91 ACRES

unity
of Stuart

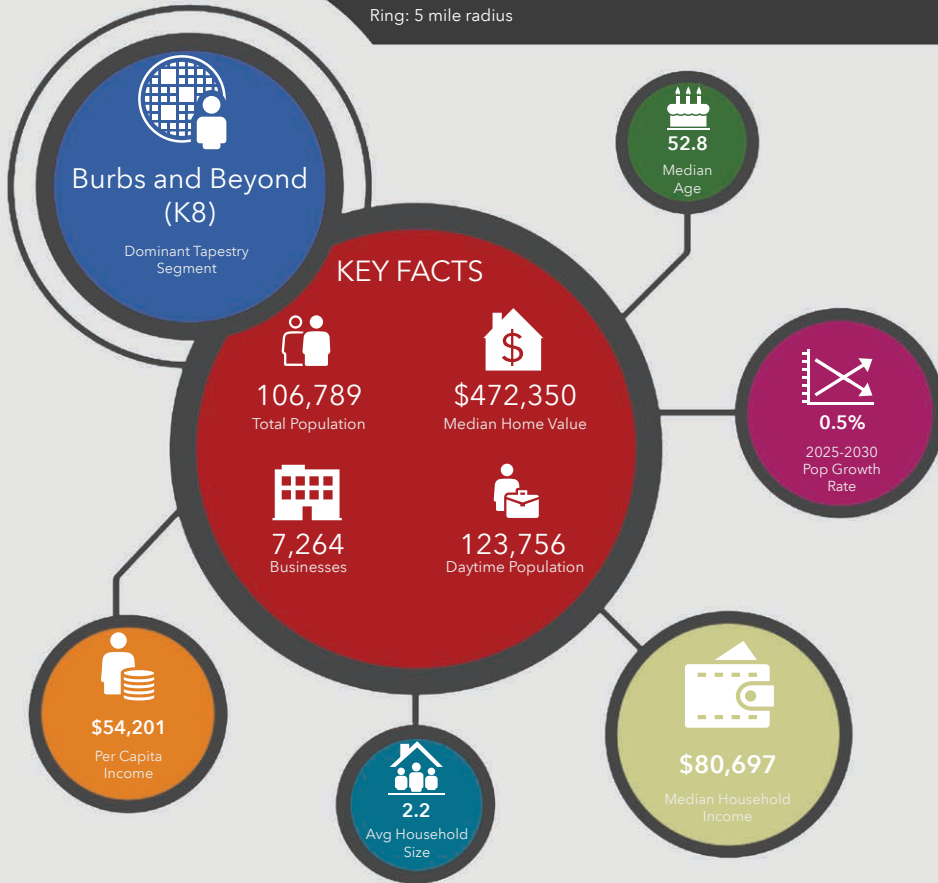
SE CENTRAL PKWY

±0.91 ACRE CPUD DEVELOPMENT SITE | 211 SE CENTRAL PARKWAY, STUART, FL 34994

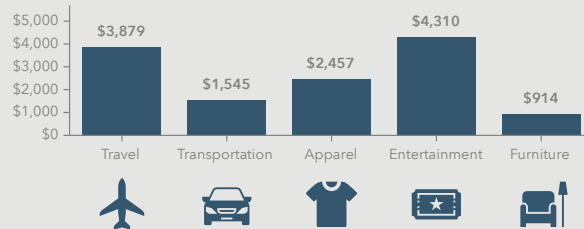
NAISouthcoast



211 SE Central Pkwy, Stuart, Florida, 34994
Ring: 5 mile radius



KEY SPENDING FACTS



NAISouthcoast
COMMERCIAL REAL ESTATE SOLUTIONS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025).

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Spending facts are average annual dollars per household

Population

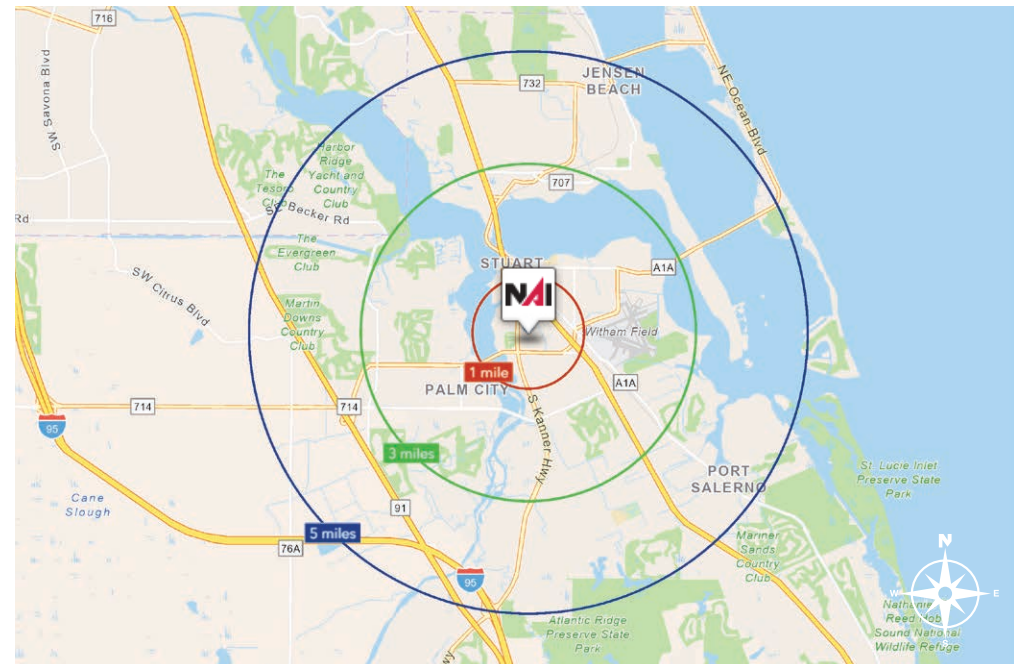
1 Mile:	8,503
3 Mile:	51,574
5 Mile:	106,789

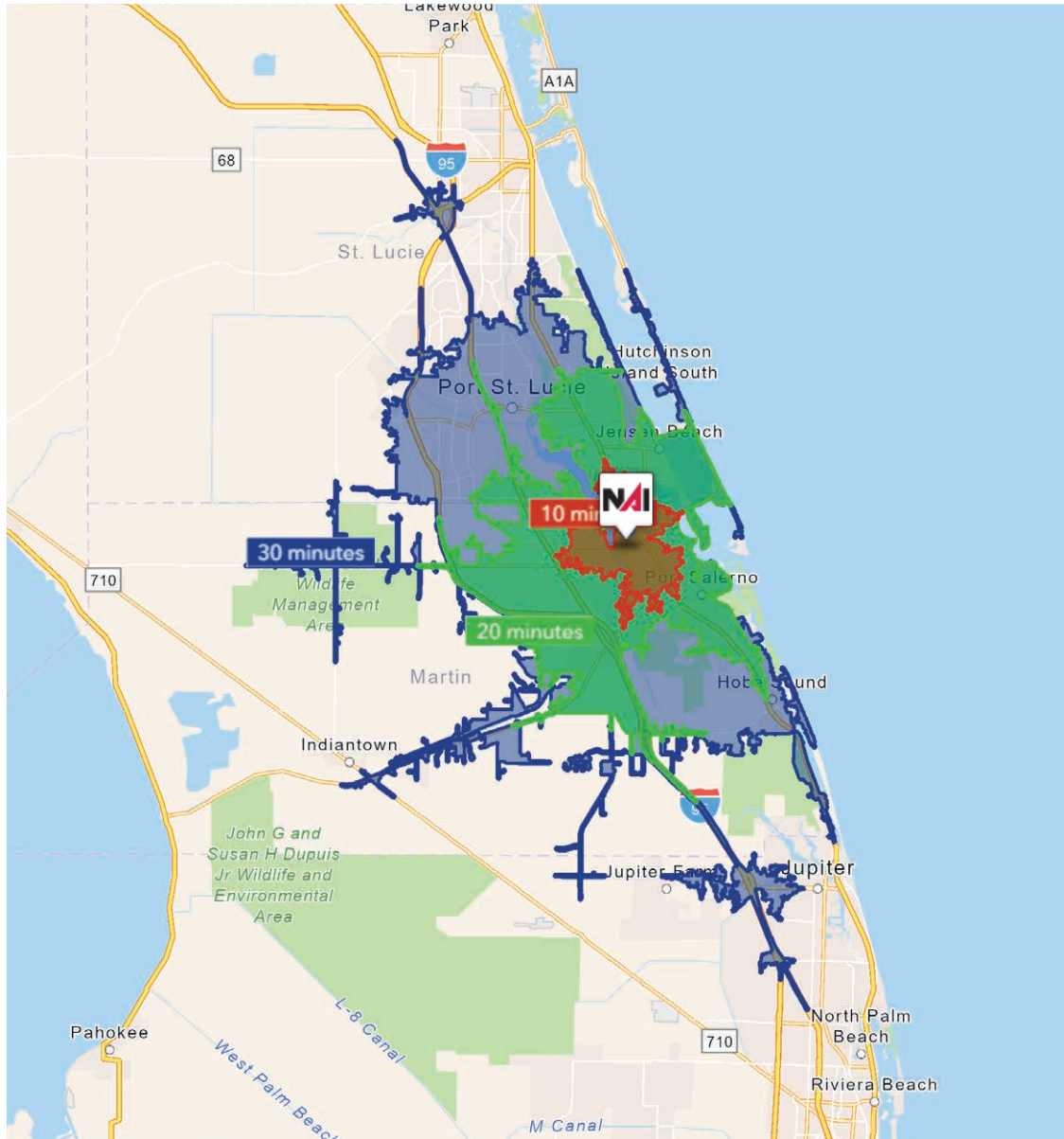
Average Household Income

1 Mile:	\$76,448
3 Mile:	\$107,912
5 Mile:	\$120,965

Median Age

1 Mile:	52.5
3 Mile:	52.0
5 Mile:	52.8





10 Minutes	20 Minutes	30 Minutes
37,985 2010 Population	141,088 2010 Population	293,006 2010 Population
43,541 2025 Population	165,259 2025 Population	368,250 2025 Population
0.36% 2025-2030 (Annual) Est. Population Growth	0.92% 2025-2030 (Annual) Est. Population Growth	1.66% 2025-2030 (Annual) Est. Population Growth
51.1 2025 Median Age	51.8 2025 Median Age	48.6 2025 Median Age
\$98,642 Average Household Income	\$113,303 Average Household Income	\$110,042 Average Household Income
46.5% Percentage with Associates Degree or Better	47.9% Percentage with Associates Degree or Better	44.9% Percentage with Associates Degree or Better
56.5% Percentage in White Collar Profession	60.7% Percentage in White Collar Profession	58.9% Percentage in White Collar Profession

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.



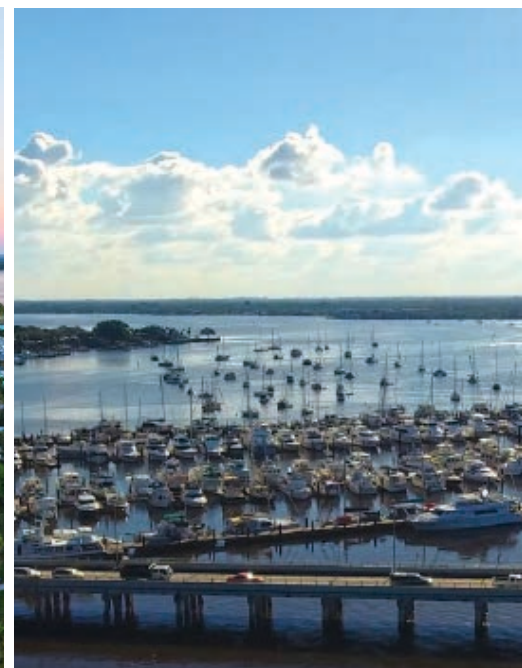
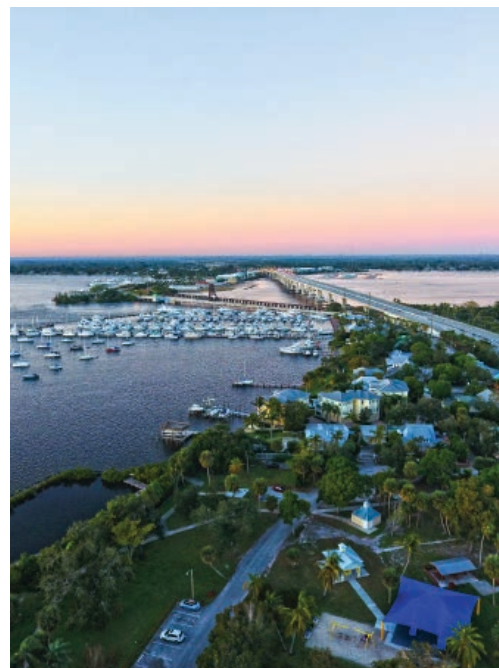
Martin County, Florida

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.





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