

700 SE Central Parkway, Stuart, FL 34994

CAMPUS-STYLE OFFICE  
BUILDING W/ EXCESS LAND



ALEX AYDELOTTE  
Broker | Principal  
O: 772.223.3646 C: 772.263.1130  
E: alex@florida-commercial.net

5.0 ± AC  
13,312 SF

Stuart, FL

309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • florida-commercial.net

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# EXECUTIVE SUMMARY

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## SPECS

|                |                                        |
|----------------|----------------------------------------|
| Price:         | \$3,975,000                            |
| Building Size: | 13,312 SF Combined / 2 Separate Suites |
| Suite Sizes:   | Suite A: 9,000 SF / Suite B: 4,312 SF  |
| Land Size:     | 5.0 ± AC                               |
| Year Built:    | 1991                                   |
| Zoning:        | R-3 / City of Stuart                   |
| Land Use:      | Office / Residential - City of Stuart  |

## PROPERTY OVERVIEW

Exclusive Campus-style Office Building with Additional Buildable Land conveniently located on Central Parkway in Stuart! This Fully-Leased 13,312 SF Free-Standing Building is located on an oversized 5.0 ± Acre fenced corner parcel with large Outdoor Space and Ample Parking! Unique Property lends itself to numerous potential uses, including Corporate Headquarters, Educational Facilities/Schools & Day Care Facilities, Religious Facilities, Non-Profit Offices, and more. Brand New SPF Polyurethane Foam Roof installed in 2025! The Building is demised into two Separate Suites currently 100% Occupied, consisting of 9,000 SF and 4,312 SF with an interior connection point, which provides Flexibility for the Purchaser to potentially occupy in the future the entire Building or one Suite and achieve Rental Income from the other Suite. There may also be a lucrative future Multi-Family re-Development potential under its current zoning, PUD conversion, or Florida's Live Local Act. Collect Rent while planning for the Future! Centrally Located and Strategically Triangulated between US#1, Kanner Highway, and Monterey Road with convenient access to all 3 including Downtown Stuart, I-95, and the Florida Turnpike! Please contact Listing Broker for additional information and to set up a Property Tour.



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# SUITE A



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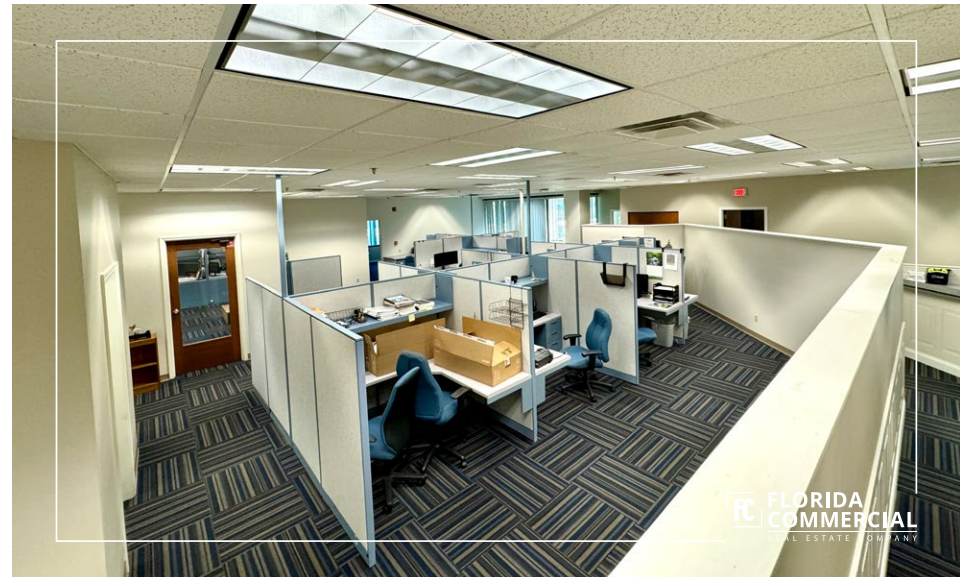
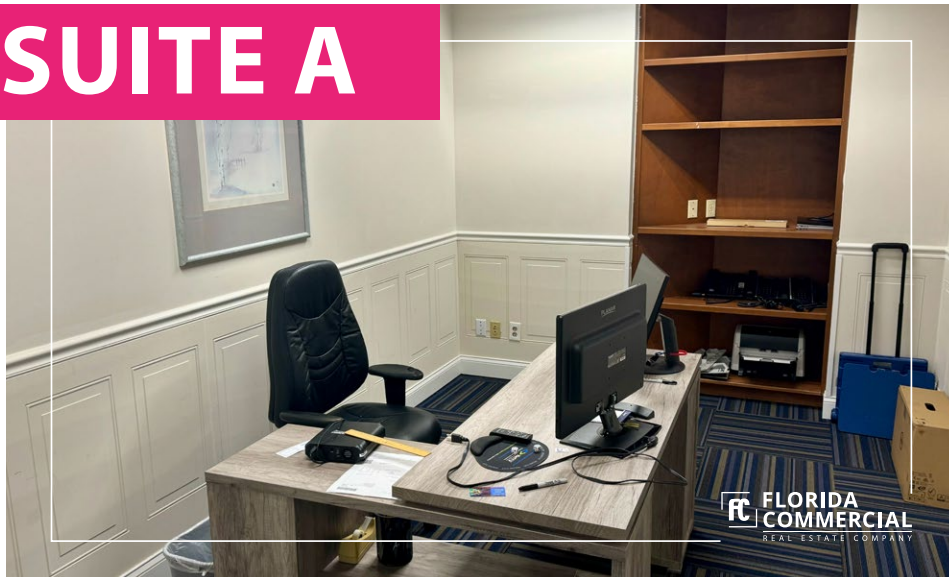
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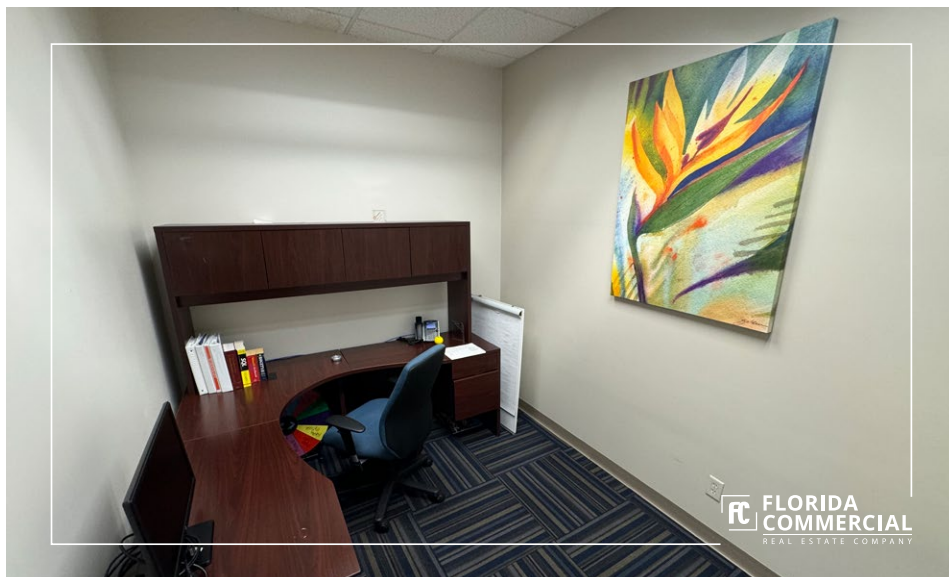
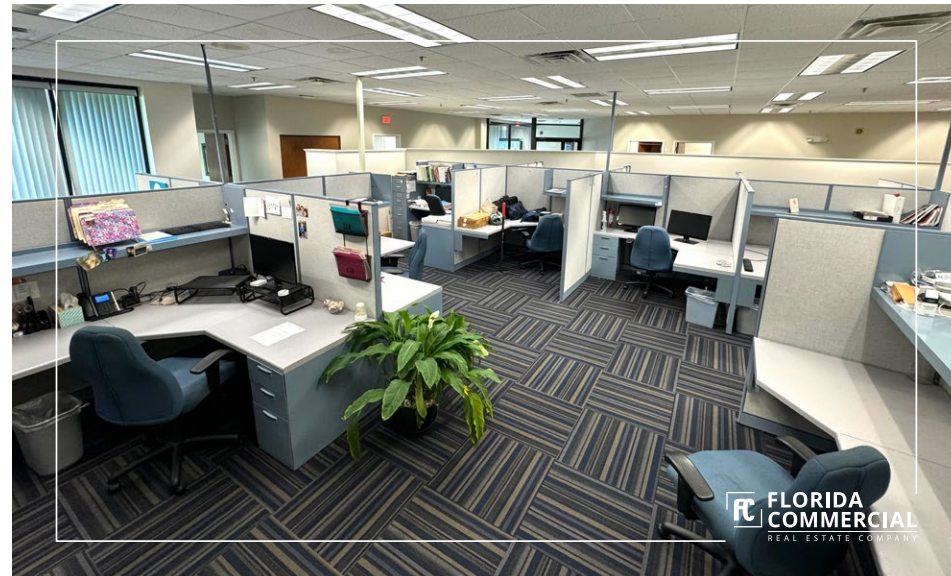
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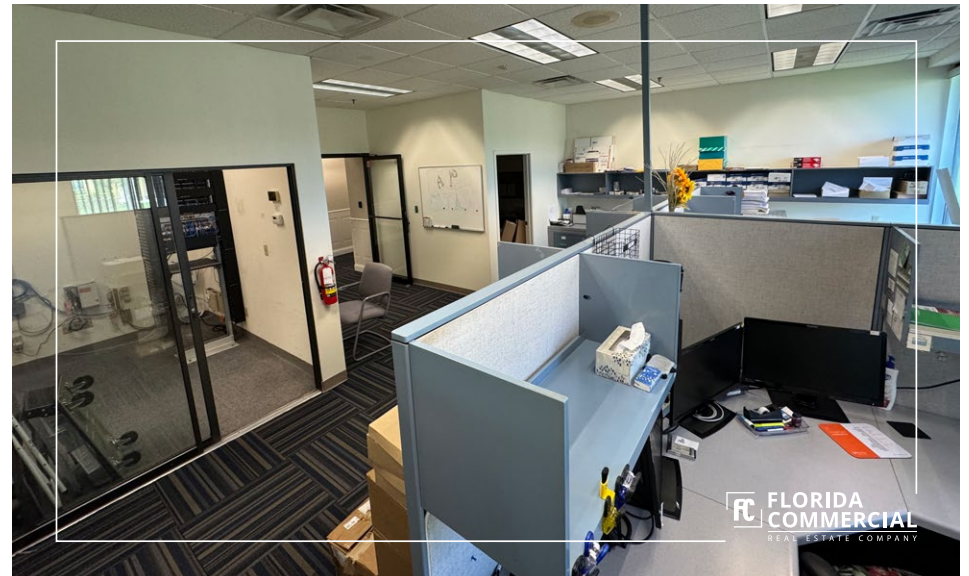
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# MAP & REPORT

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## POPULATION

### 1 MILE

### 3 MILES

### 5 MILES

Population

20.5K

77.1K

129K

Median Age

42.8

47.8

47.9



## HOUSEHOLDS & INCOME

### 1 MILE

### 3 MILES

### 5 MILES

Total Households

2.5K

19.9K

40.2K

# of Persons Per HH

2.3

2.3

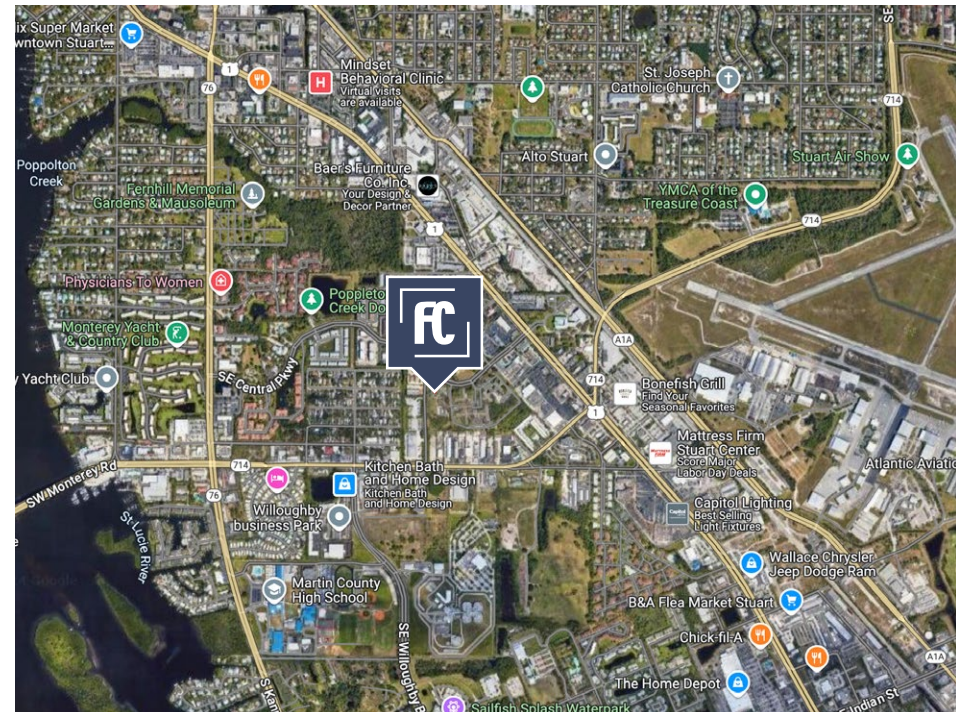
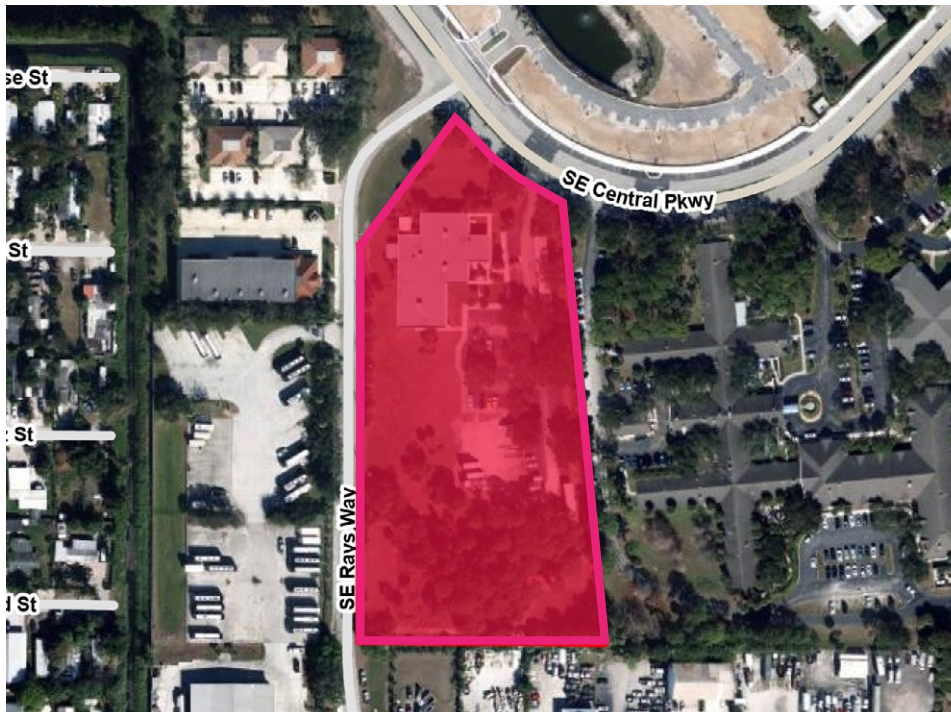
2.4

Average HH Income

\$49.2K

\$72.1K

\$79.5K



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