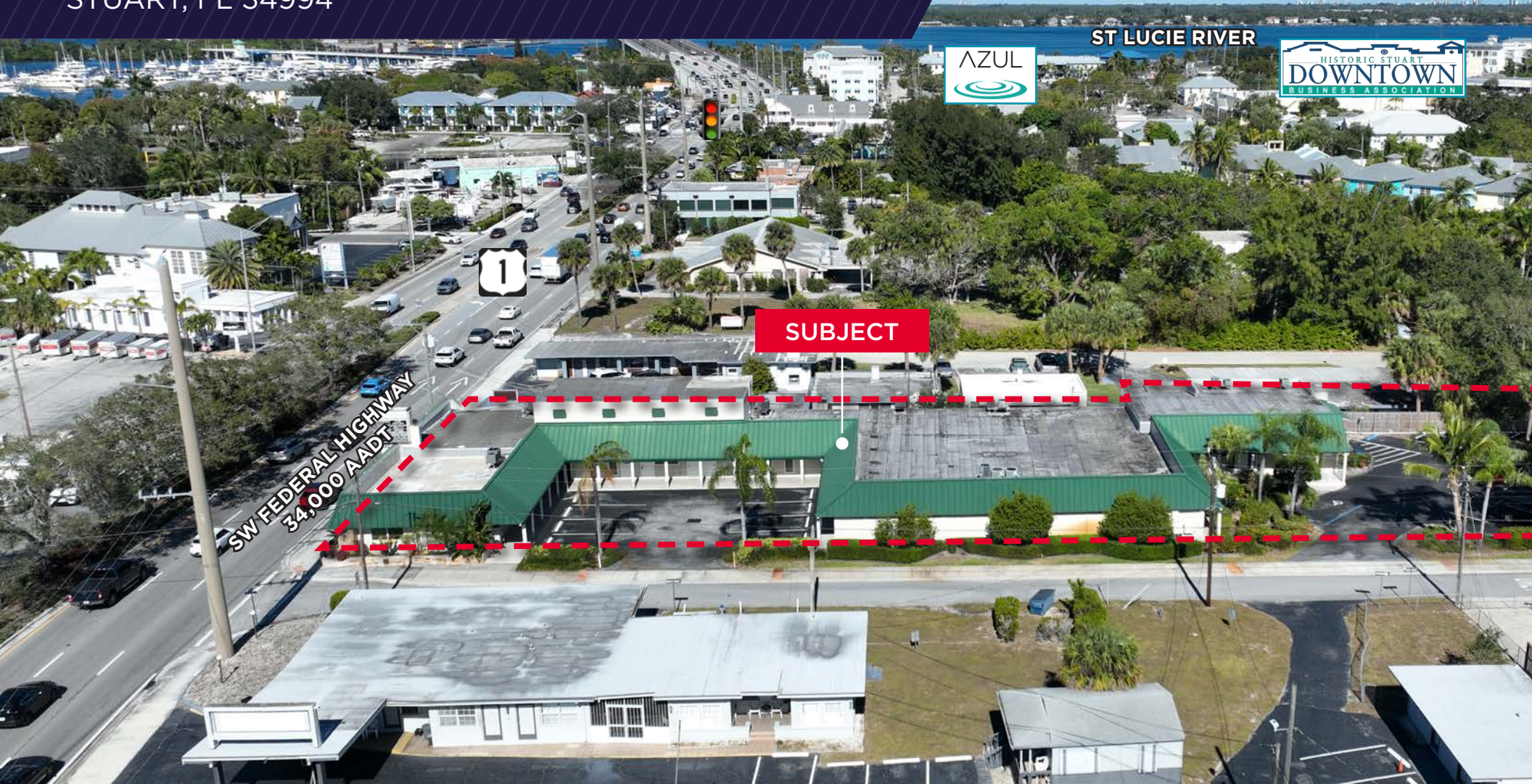


FOR SALE

# 611 SW FEDERAL HWY

STUART, FL 34994



ST LUCIE RIVER



SUBJECT

SW FEDERAL HIGHWAY  
34,000 AADT

## \$2,750,000

NORTHGATE PLAZA, DOWNTOWN STUART  
PROFESSIONAL OFFICE BUILDING



# SUMMARY

## PROPERTY DETAILS

Address: 611 SW Federal Hwy, Stuart, FL 34994  
Building Size: 13,785 SF  
Lot Size: 0.9452 Acres  
Parcel ID: 05-38-41-006-001-00050-4  
Sale Price: \$2,750,000  
Neighborhood: Downtown Stuart  
Year Built: 1983  
Building Type: General Office

## PROPERTY OVERVIEW

Northgate Plaza presents an outstanding owner-user or investment opportunity to acquire a well-maintained professional office property in one of Stuart's most established commercial corridors. Positioned along heavily traveled US Highway 1, the property offers exceptional visibility, convenient access, and a premier location just minutes from Historic Downtown Stuart.

Located less than one-half mile from Kanner Highway, the property provides excellent access to both Florida's Turnpike and Interstate 95. The surrounding trade area is anchored by a strong mix of national retailers, restaurants, financial institutions, and healthcare providers, creating a thriving business environment.

Meticulously maintained with recent building and parking lot improvements, Northgate Plaza offers a turnkey opportunity in a supply-constrained market. Combined with Martin County's continued growth and strong demographics, the property represents an exceptional opportunity for investors and owner-users alike.



# LOOKING NORTH

ST LUCIE RIVER



SUBJECT

SW FEDERAL HIGHWAY  
34,000 AADT



# LOOKING EAST

Cleveland Clinic

ST LUCIE RIVER

HISTORIC STUART  
DOWNTOWN  
BUSINESS ASSOCIATION



WITHAM AIRFIELD

SUBJECT



RE/MAX  
GORDON & PARTNERS

SW FEDERAL HIGHWAY  
34,000 AADT



# LOOKING SOUTH



Bank of America

Clarion Inn  
McDonald's  
BURGER KING

RE/MAX  
GORDON & PARTNERS

Publix

CUBE SMART  
self storage

1

SW PALM CITY RD

SW FEDERAL HIGHWAY  
34,000 AADT



# LOOKING WEST



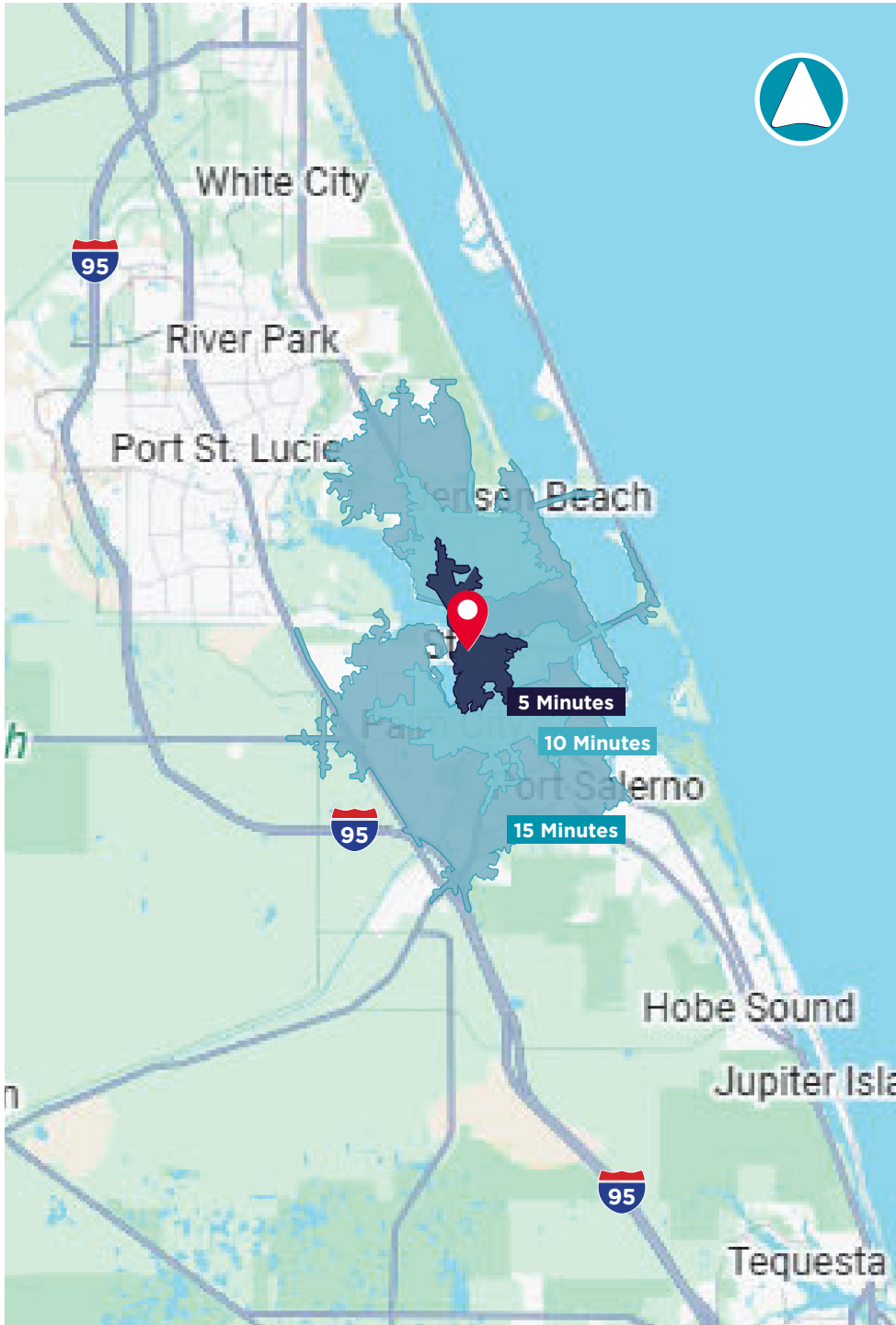
ST LUCIE RIVER

SUBJECT

SW FEDERAL HIGHWAY  
34,000 AADT



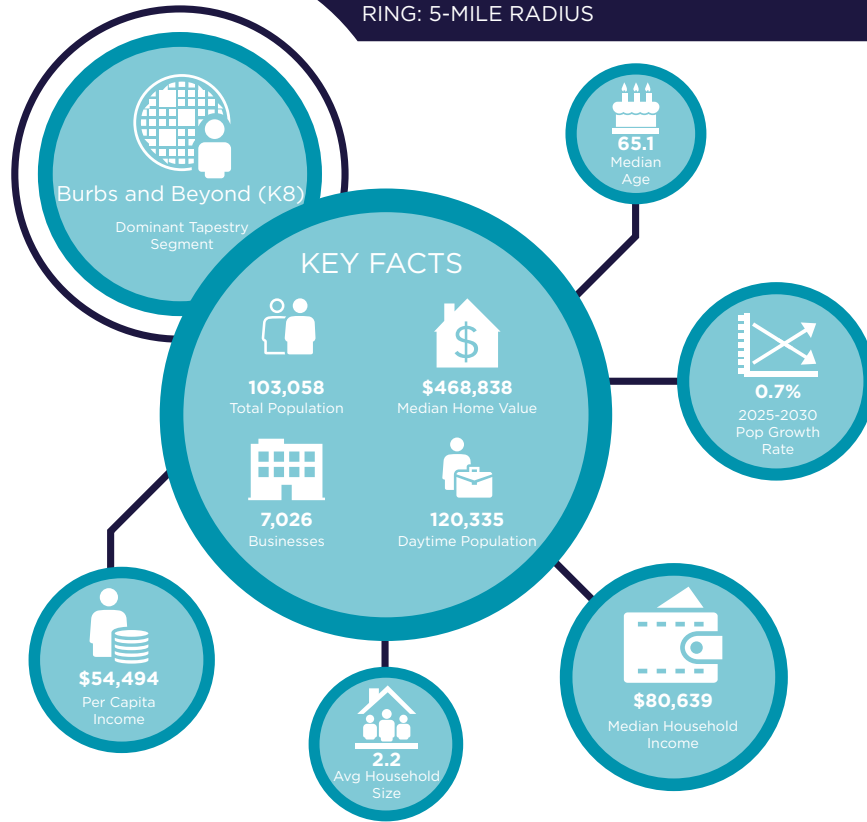
# DRIVE TIME



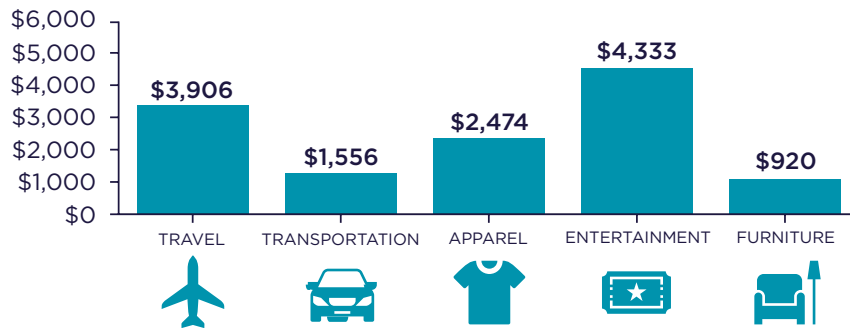
5 MINUTES	10 MINUTES	15 MINUTES
<b>6,337</b> 2010 Population	<b>38,746</b> 2010 Population	<b>99,739</b> 2010 Population
<b>7,168</b> 2024 Population	<b>44,835</b> 2024 Population	<b>115,010</b> 2024 Population
<b>13.1%</b> 2010-2024 Population Growth	<b>15.7%</b> 2010-2024 Population Growth	<b>15.3%</b> 2010-2024 Population Growth
<b>0.56%</b> 2024-2029 (Annual) Est. Population Growth	<b>0.65%</b> 2024-2029 (Annual) Est. Population Growth	<b>0.78%</b> 2024-2029 (Annual) Est. Population Growth
<b>56.7</b> 2024 Median Age	<b>52.4</b> 2024 Median Age	<b>51.3</b> 2024 Median Age
<b>\$97,064</b> Average Household Income	<b>\$99,892</b> Average Household Income	<b>\$110,356</b> Average Household Income
<b>45.4%</b> Percentage with Associates Degree or Better	<b>47.6%</b> Percentage with Associates Degree or Better	<b>48.2%</b> Percentage with Associates Degree or Better
<b>65.6%</b> Percentage in White Collar Profession	<b>60.2%</b> Percentage in White Collar Profession	<b>61.0%</b> Percentage in White Collar Profession

# 2024 DEMOGRAPHICS

611 SW FEDERAL HWY, STUART, FL 34994  
RING: 5-MILE RADIUS



## KEY SPENDING FACTS



## POPULATION

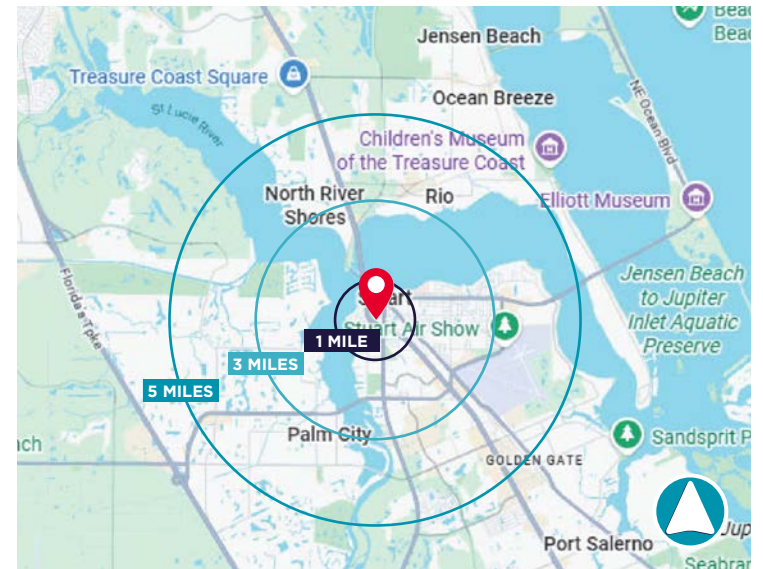
1 Mile:	4,143
3 Mile:	52,713
5 Mile:	103,058

## AVERAGE HOUSEHOLD INCOME

1 Mile:	\$90,066
3 Mile:	\$110,618
5 Mile:	\$121,704

## MEDIAN AGE

1 Mile:	53.2
3 Mile:	54.1
5 Mile:	52.8



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

© 2025 Esri  
Spending facts are average annual dollars per household

611 SW Federal Hwy, Stuart, FL 34994

# 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

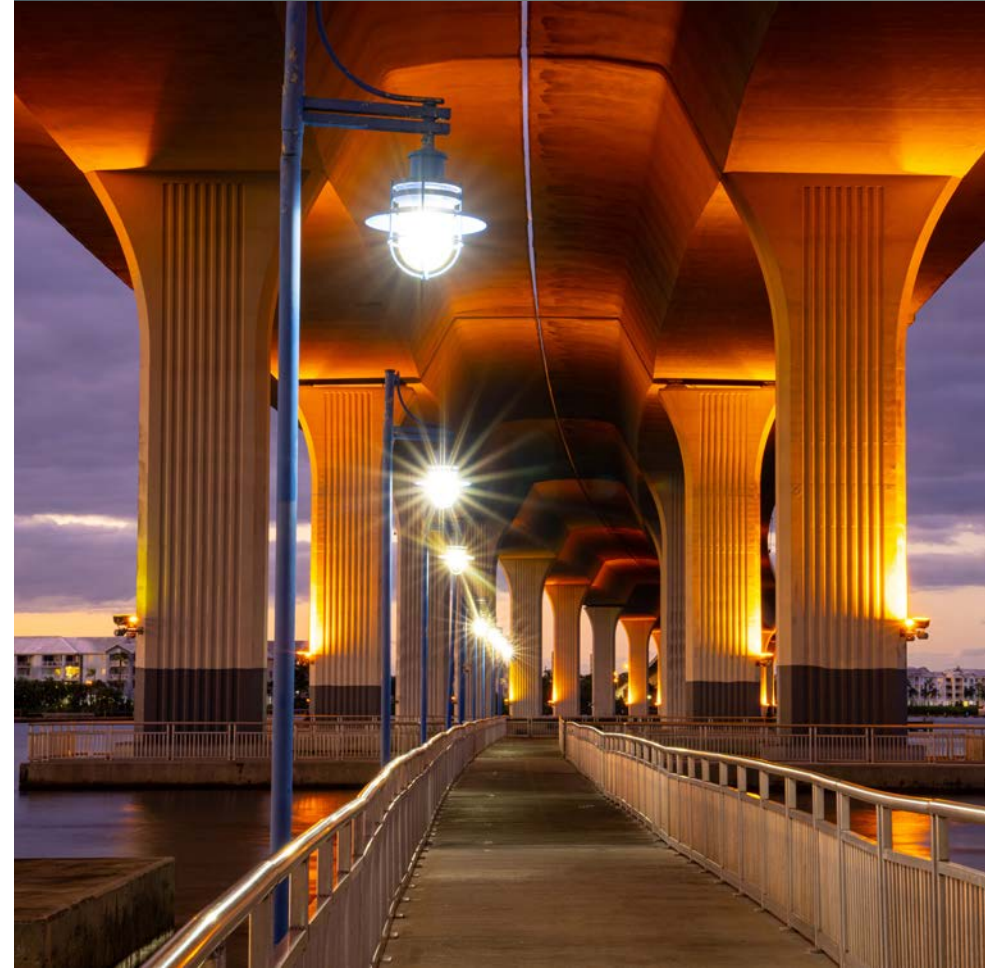
## Martin County, Florida

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.



# OFFERING SUMMARY

NORTHGATE PLAZA - DOWNTOWN STUART PROFESSIONAL OFFICE BUILDING  
611 SW FEDERAL HWY, STUART, FL 34994



**FOR SALE**  
\$2,750,000



**Douglas Legler**  
Senior Director  
+1 772 678 7606  
doug.legler@cushwake.com



**Casey Combs**  
Director  
+1 772 678 7611  
casey.combs@cushwake.com

