

310 SW Ocean Boulevard,  
Stuart, FL 34994

# STANDALONE DOWNTOWN STUART COMMERCIAL BUILDING



FOR **SALE**



**ALBERT BROWN**  
Sales Associate  
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E: [albert@albertbrownre.com](mailto:albert@albertbrownre.com)

**3,837 SF**  
**.3085 AC**

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# EXECUTIVE SUMMARY

310 SW OCEAN BOULEVARD, STUART, FL 34994 | STANDALONE DOWNTOWN STUART COMMERCIAL BUILDING

## SPECS

**Price:** \$1,500,000  
**Building Size:** 3,837 SF  
**Lot Size:** .3085 AC  
**Year Renovated:** 2026  
**Year Built:** 1977  
**Zoning:** UC - Urban Center

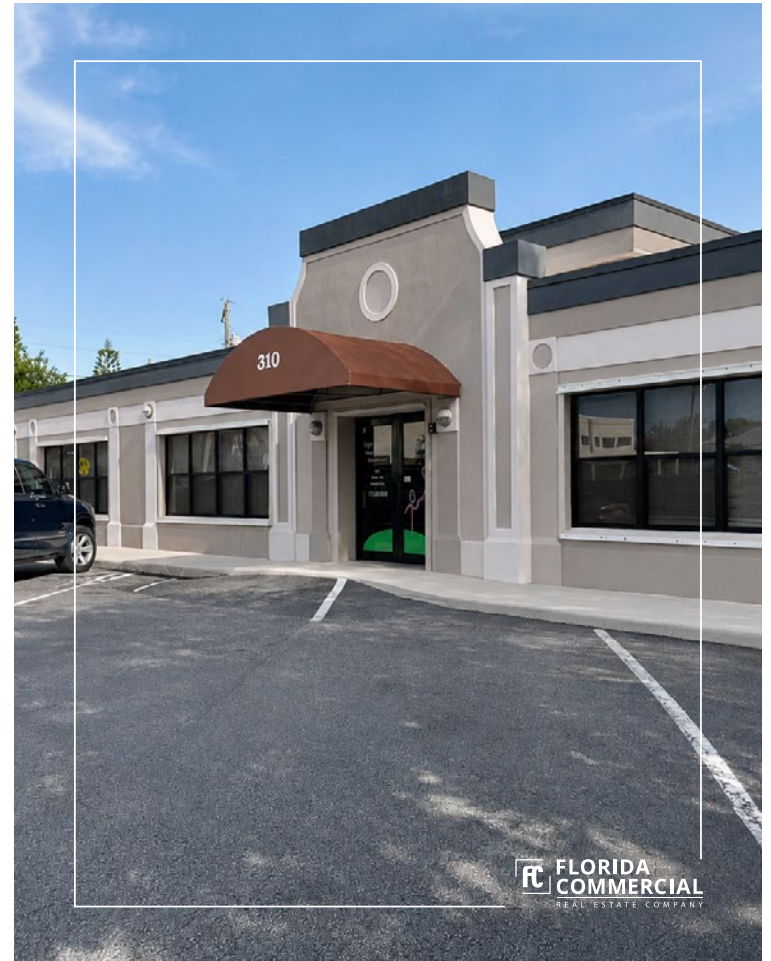
## PROPERTY OVERVIEW

Rare opportunity to acquire a 3,837 SF standalone commercial building in the heart of Downtown Stuart. Zoned UC (Urban Center), this versatile property is ideally positioned near shopping, restaurants, schools, professional offices, government services, and other downtown amenities, offering exceptional convenience and accessibility.

Recently repainted, the building features a welcoming reception and waiting area, administrative office space, eight private offices, a conference room, kitchenette, dedicated fire sprinkler riser room, and a fenced rear outdoor area suitable for employee breaks, gatherings, or recreational use. Additional infrastructure includes a state-approved emergency eyewash station with a 24-inch faucet, supporting a variety of professional, educational, wellness, medical-related, nonprofit, and service-oriented uses.

The second floor provides additional flexibility with a large open workspace, a private office, washer and dryer hookups, and direct access to a rooftop patio that can be utilized for employee breaks, outdoor meetings, special events, or collaborative gathering space.

The property is further enhanced by a 25KW whole-building propane generator, providing reliable backup power and business continuity during outages. With its flexible floor plan, desirable Downtown Stuart location, UC zoning designation, and unique amenities, this property presents an exceptional opportunity for owner-users, investors, or organizations seeking a highly functional commercial facility in one of Stuart's most sought-after business districts.



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# MAPS & REPORT

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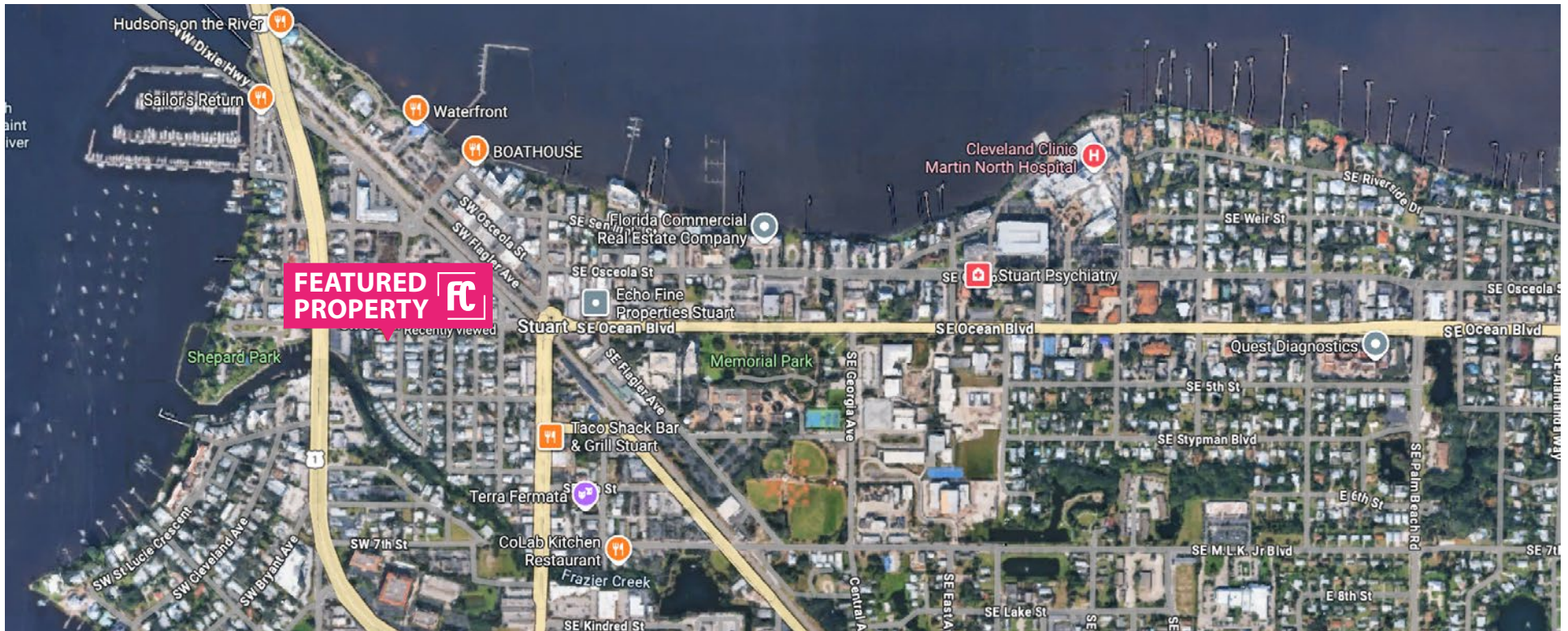


POPULATION	1 MILE	3 MILES	5 MILES
Population	14.2K	76.5K	132K
Median Age	52.8	52.1	51.3



HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4.8K	25.6K	42.8K
# of Employees	12.3K	65.2K	112.8K
Average HH Income	\$83.9K	\$80.5K	\$80.3K

**MONTHLY VISITS TO NEARBY RESTAURANT** 10.6K



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# AERIAL

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