



AVAILABLE FOR IMMEDIATE OCCUPANCY

5,660 SF Building

Beautifully Rennovated 2023

175 Linear Feet on NW Federal Highway

1.934 Rectangular Acre Site

Directly in Front of Jensen Beach Mall & Target

Great Future Redevelopment Potential

Zoning B2- Multiple Commercial Uses

Perfect for Owner/User, Investor/Developer

Price: \$3,500,000

**2700 NW FEDERAL HIGHWAY, STUART, FL
34994**

ALAN KAYE

Managing Director
(954) 558-8058
akaye@tworld.com
BK 641780, Florida

KIM D. CAPEN

Business Advisor
(772) 634-1771
kcapen@tworld.com
SL3166098



TABLE OF CONTENTS

DISCLAIMER	3
SEC I- PROPERTY SUMMARY	4
Property Summary	5
SEC II- PROPERTY DESCRIPTION	6
Property Description	7
SEC III- PROPERTY PHOTOS	8
Property Photos	9
SEC IV- MAPS & DEMOGRAPHICS	15
Aerial Map	16
Location Maps	17
Regional Map	18
Business Map	19
Demographics	20
BROKER PROFILE	21

ALAN KAYE

MANAGING DIRECTOR

O: (954) 558-8058

C: 954-558-8058

akaye@tworld.com

BK 641780, Florida

KIM D. CAPEN

BUSINESS ADVISOR

O: (772) 634-1771

kcapen@tworld.com

SL3166098

DISCLAIMER

This is a confidential Offering Memorandum, which is intended solely for your limited use and benefit in determining whether you desire to express any further interest in acquiring **2700 NW Federal Highway, Stuart, FL 34994** (the "Property"). You are bound by the Confidentiality Agreement executed in connection with your receipt of this Offering Memorandum. This Offering Memorandum was prepared by Transworld Commercial, a **Florida limited liability Company** broker. It contains selected information pertaining to the Property and does not purport to be all inclusive or to contain all the information which prospective investors may desire. It should be noted that all or any of the market analysis projections are provided for general reference purposes and are based on assumptions relating to the general economy, competition, and other factors beyond our control and, therefore, are subject to material variation. Additional information and an opportunity to inspect material related to the Property will be made available to interested and qualified prospective capital sources. Neither the Owner, Broker, nor any of their respective officers have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitments or obligations shall arise by reason of this Offering Memorandum or its contents. It is essential that all parties to real estate transactions be aware of the health, liability, and economic impact of environmental factors on real estate. Broker does not conduct investigations or analyses of environmental matters and, accordingly, urges interested parties to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, pcbs, other contaminants or petrochemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property, and if so, whether any health danger or other liability exists. Various laws and regulations have been enacted at the federal, state, and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending on past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present. In this Offering Memorandum, certain documents are described in summary form. The summaries do not purport to be complete descriptions of the full agreements involved, nor do they purport to constitute any legal analysis of the provisions of the documents. This brochure shall not be deemed an indication of the situation of the Owner nor constitute an indication that there has been no change in the business or affairs of the Owner since the date of preparation of this Offering Memorandum. Duplication of the Offering Memorandum in part or whole without expressed written consent of Broker is not authorized.

PROPERTY INSPECTION:

Prospective purchasers will be given an opportunity to visit and inspect the property at their convenience by scheduling an appointment with ALAN KAYE of TRANSWORLD COMMERCIAL.

Property Tours should be scheduled with as much advance notice as possible. Prospective purchasers may not visit the property without ALAN KAYE or KIM CAPEN of TRANSWORLD COMMERCIAL. PLEASE DO NOT VISIT THE PROPERTY WITHOUT SETTING AN APPOINTMENT WITH ALAN KAYE OR KIM CAPEN & PLEASE DO NOT DISTURB THE TENANTS.

SEC I

Property Summary



PROPERTY SUMMARY

2700 NW Federal Highway
2700 Northwest Federal Highway | Stuart, FL 34994

05



Property Summary

Price:	\$3,500,000
Parcel:	50-42-11-01-2750
Property Type:	2-Star Retail Freestanding
Year Built:	1952
Business Class:	B
Building SF:	5,660
Lot Size:	1.934 Acres
Zoning:	B2
Foundation:	Reinforced concrete slab-on-grade foundation
Frontage:	175' on NW Federal Hwy (with 2 curb cuts)
Parking:	Surface- 15
Parking Ratio:	2.70/1000

Property Overview

Transworld Commercial Real Estate and Transworld Business Advisors are pleased to represent ownership in the disposition of 2700 NW Federal Highway in Stuart within Martin County, Florida. This strategically located commercial property is situated along the highly traveled Federal Highway (US-1) corridor with over 55,000 cars passing by daily. The property sits directly in front of the Jensen Beach Mall and Target. The rectangular site is comprised of 1.934 acres and could have direct access to Target in the future. It has exceptional visibility with 175 +/- linear feet on Federal Highway, great access with two curb cuts and terrific exposure with convenient access to Downtown Stuart, Palm City, Port St. Lucie, Interstate 95, and Florida's Turnpike. Ownership completely renovated the 5,560 square foot building in 2023 down to the studs. The asset features a very functional commercial layout suitable for a variety of uses including office, retail, medical, showroom, or service-oriented operations. The site includes on-site parking, efficient ingress and egress, and a well-positioned footprint designed to support customer accessibility and operational efficiency. Surrounded by a healthy mix of national retailers, local businesses, professional offices, and continued residential growth, the property is well positioned to benefit from the ongoing expansion throughout the Treasure Coast market. Its established location, strong corridor presence, and flexible usability make the property an attractive opportunity for owner-users, investors, or businesses seeking a well located commercial asset in a growing South Florida market.

Location Overview

The property is strategically located along NW Federal Highway (US-1) in Stuart, Florida, one of the Treasure Coast's primary commercial corridors. Stuart, the county seat of Martin County, is known for its strong demographics, coastal lifestyle, and growing business environment. The site offers convenient access to Interstate 95, Florida's Turnpike, Downtown Stuart, Palm City, Jupiter, and Port St. Lucie, providing strong regional connectivity throughout the Treasure Coast and South Florida markets. Surrounding uses include national retailers, professional offices, medical facilities, hospitality properties, and expanding residential communities, supporting strong daytime traffic and continued commercial growth. With excellent visibility, accessibility, and a central location within a growing market, the property is well positioned for long-term investment and business success.

SEC II

Property Description





Property Description

This very attractive 5,560 square foot building was completely renovated in 2023 with no expenses spared. It is perfect for a variety of commercial and office uses for an owner/user or an investor. Due to the location of this 1.934 acre rectangular site, it provides exceptional redevelopment potential due to the visibility, accessibility, and exposure within one of Martin County's most established commercial districts in Stuart, Florida. The property benefits from direct frontage along Federal Highway and is strategically located in front of the Jensen Beach Mall and Target. The site could have direct access to Target in the future.

The Jensen Beach Mall contains approximately 876,000 square feet of retail space with about 115 retail, dining and service tenants. It serves as the primary regional shopping and entertainment destination for Stuart, Martin, St. Lucie, Indian River, and northern Palm Beach counties. The five major anchors include Macy's, Dillard's, JCPenney, Regal Cinemas, and Elev8 Fun.

The property features a flexible commercial layout suitable for a variety of uses including retail, office, medical, showroom, professional service, or owner-user operations. The site includes on-site parking, efficient ingress and egress, and strong street presence designed to support both customer convenience and operational efficiency. Surrounding uses include national retailers, restaurants, medical offices, professional services, and growing residential communities, contributing to consistent consumer traffic and long term market stability. Stuart continues to experience steady residential and commercial growth driven by migration trends and ongoing investment throughout the Treasure Coast region. With excellent corridor visibility, strong regional accessibility, and flexible usability, the property presents an attractive opportunity for investors, owner-users, or businesses seeking a well-positioned commercial asset in the growing Stuart market. As an example, the property across the street from this property just sold for \$4.9M.

SEC III

Property Photos



PROPERTY PHOTOS

2700 NW Federal Highway
2700 Northwest Federal Highway | Stuart, FL 34994



PROPERTY PHOTOS

2700 NW Federal Highway, Stuart, FL 34994
2700 Northwest Federal Highway | Stuart, FL 34994



PROPERTY PHOTOS

2700 NW Federal Highway, Stuart, FL 34994
2700 Northwest Federal Highway | Stuart, FL 34994



PROPERTY PHOTOS

2700 NW Federal Highway, Stuart, FL 34994
2700 Northwest Federal Highway | Stuart, FL 34994



PROPERTY PHOTOS

2700 NW Federal Highway, Stuart, FL 34994
2700 Northwest Federal Highway | Stuart, FL 34994



PROPERTY PHOTOS

2700 NW Federal Highway, Stuart, FL 34994
2700 Northwest Federal Highway | Stuart, FL 34994



SECTION IV

Maps / Demographics



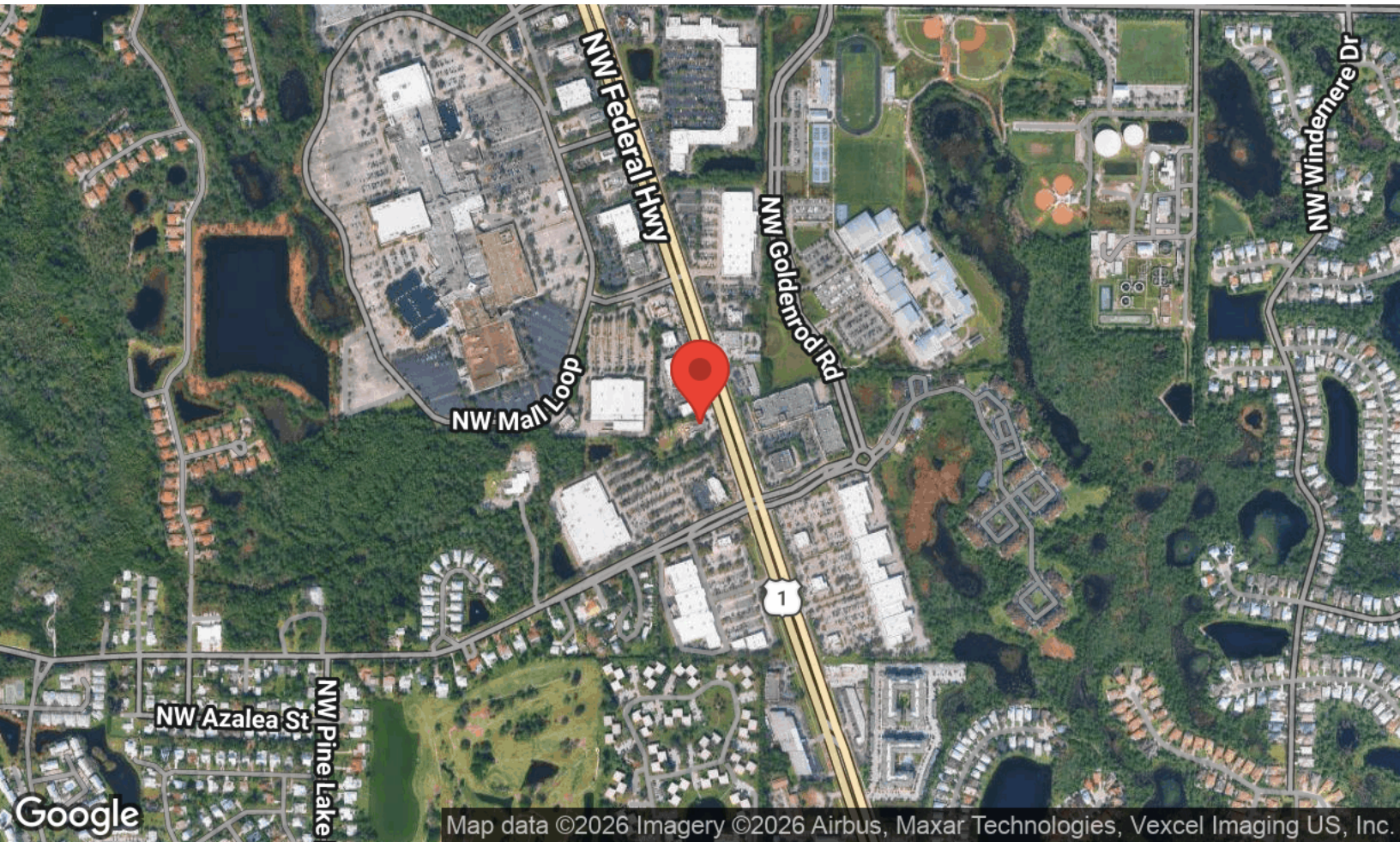
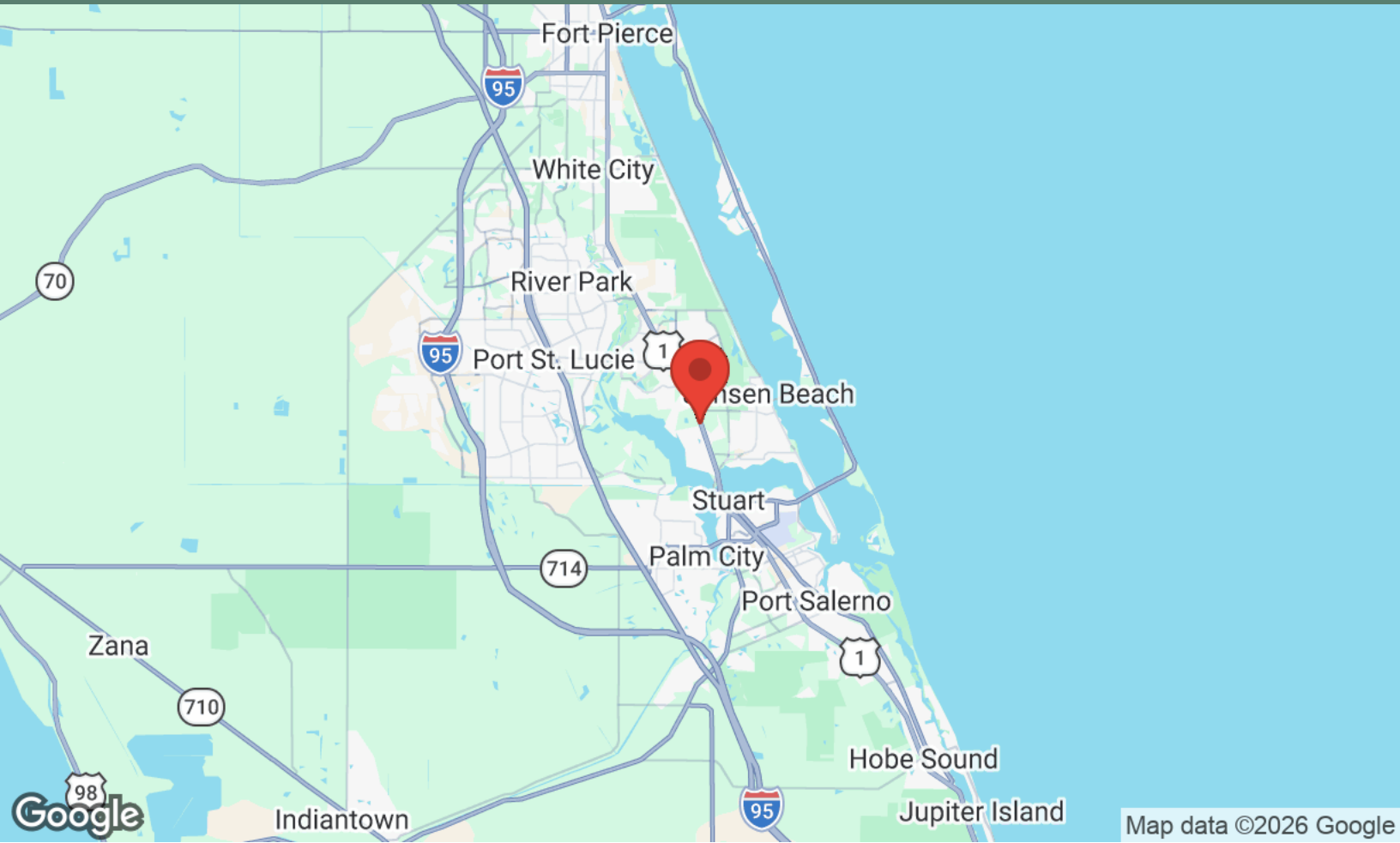
AERIAL MAP

2700 NW Federal Highway
2700 Northwest Federal Highway | Stuart, FL 34994



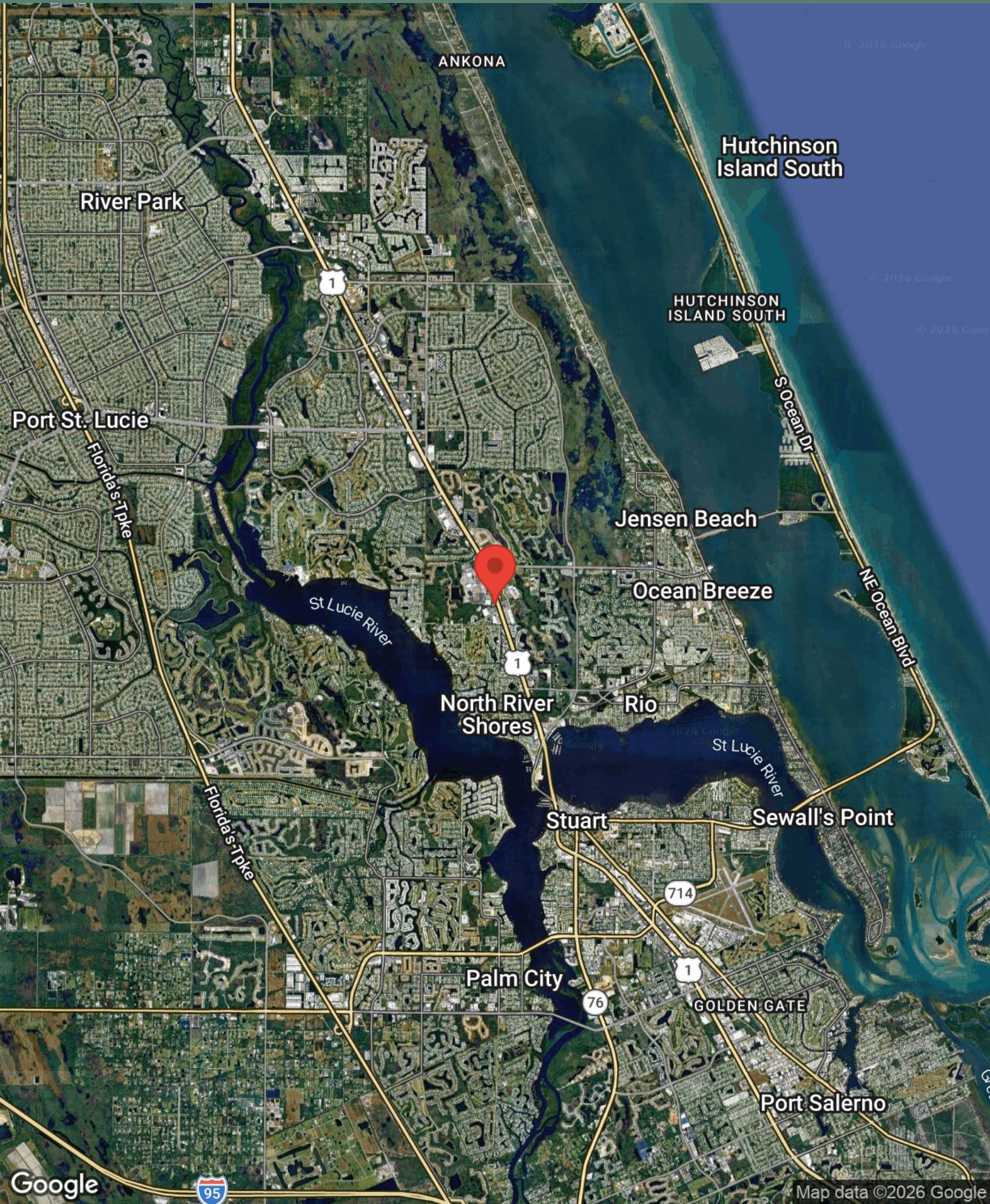
LOCATION MAPS

2700 NW Federal Highway
2700 Northwest Federal Highway | Stuart, FL 34994



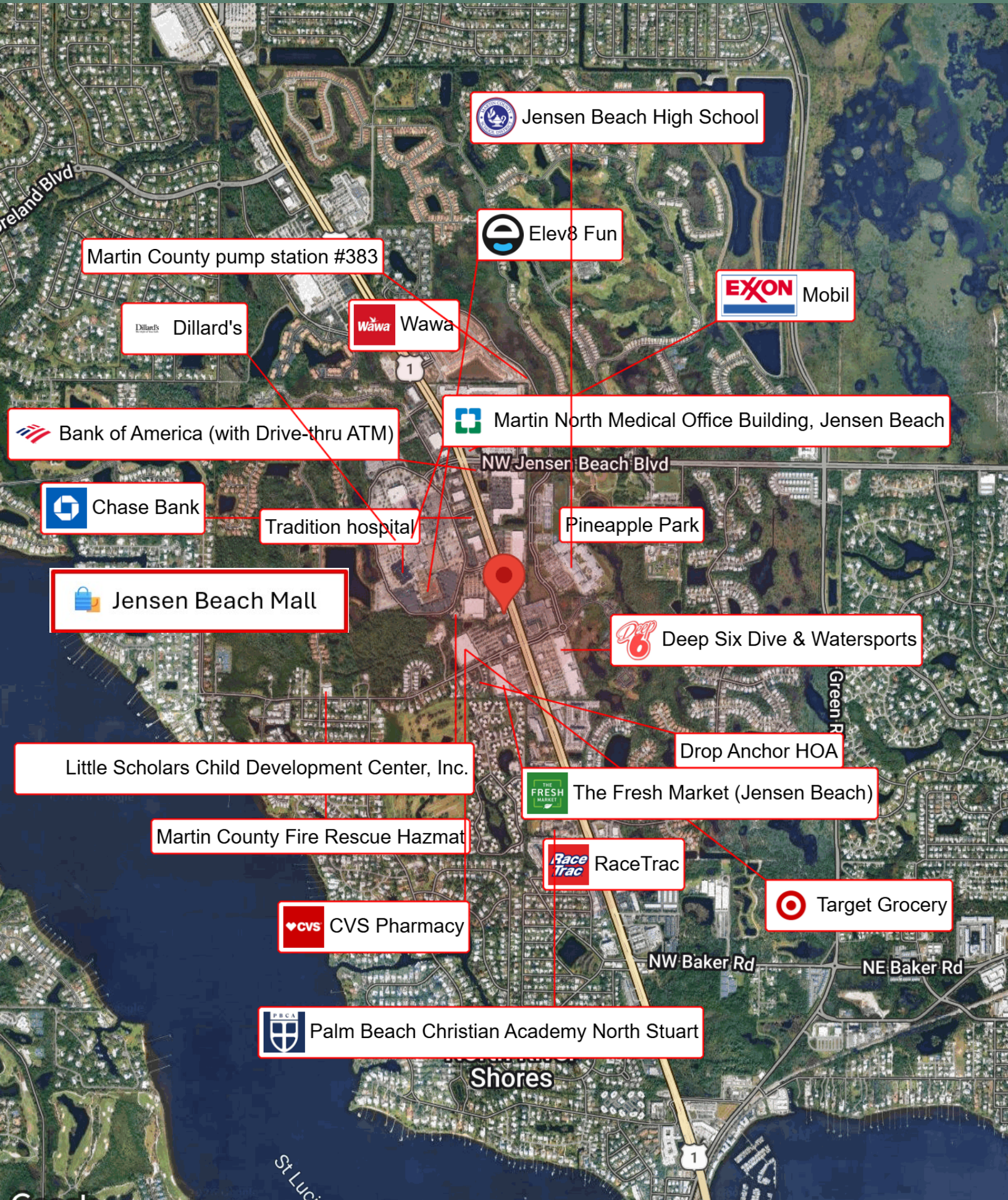
REGIONAL MAP


2700 NW Federal Highway
2700 Northwest Federal Highway | Stuart, FL 34994




BUSINESS MAP

2700 NW Federal Highway
2700 Northwest Federal Highway | Stuart, FL 34994




 Jensen Beach High School


 Elev8 Fun


 EXXON Mobil


Martin County pump station #383

 Dillard's

 Wawa


 Bank of America (with Drive-thru ATM)

 Martin North Medical Office Building, Jensen Beach

 Chase Bank

Tradition hospital


Pineapple Park

 Jensen Beach Mall


 Deep Six Dive & Watersports


Little Scholars Child Development Center, Inc.


Drop Anchor HOA


 The Fresh Market (Jensen Beach)

Martin County Fire Rescue Hazmat

 RaceTrac

 Target Grocery

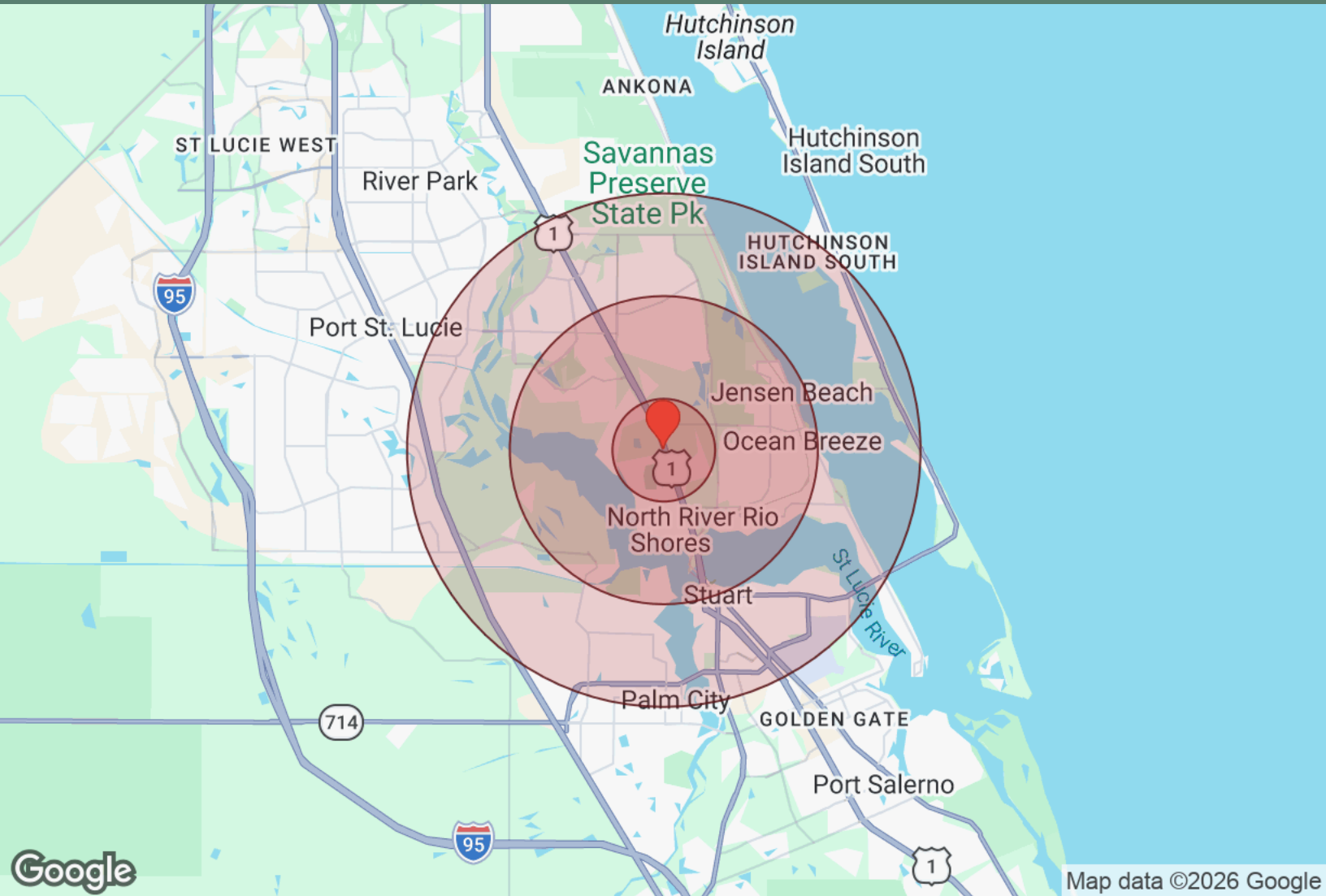
 CVS Pharmacy

 Palm Beach Christian Academy North Stuart

Shores

DEMOGRAPHICS

2700 NW Federal Highway
2700 Northwest Federal Highway | Stuart, FL 34994



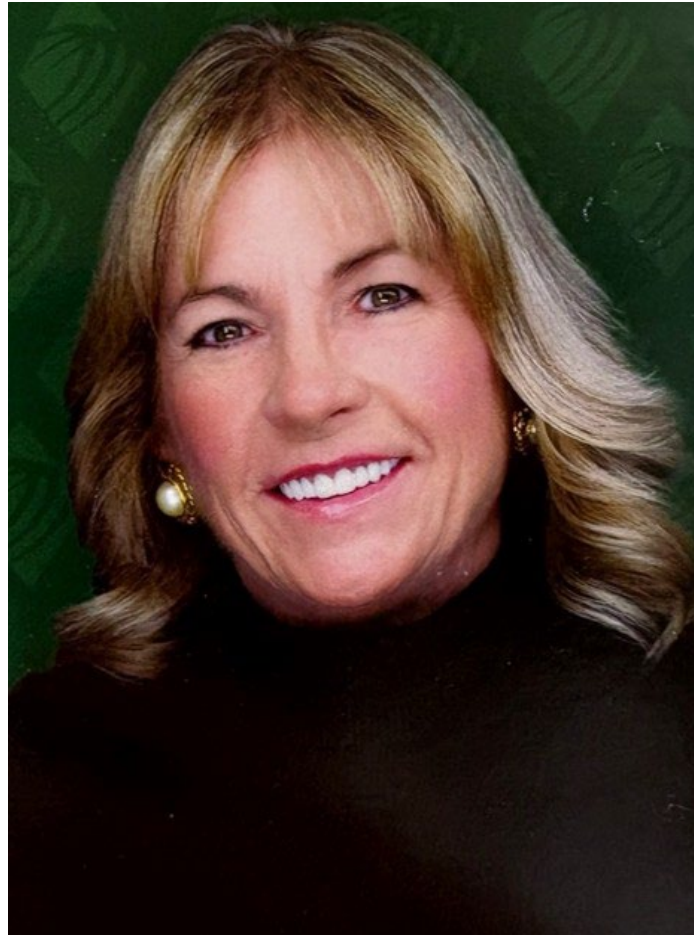
Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Income	Population		
	2 miles	5 miles	10 miles
Avg Household Income	\$108,572	\$97,202	\$96,975
Median Household Income	\$74,556	\$71,649	\$73,124
< \$25,000	1,011	8,279	19,798
\$25,000 - 50,000	1,565	10,893	28,597
\$50,000 - 75,000	1,327	8,979	29,049
\$75,000 - 100,000	971	6,792	20,658
\$100,000 - 125,000	639	5,703	16,060
\$125,000 - 150,000	450	3,657	11,000
\$150,000 - 200,000	622	4,404	11,977
\$200,000+	1,170	5,465	13,886
	Population		
	2 miles	5 miles	10 miles
2020 Population	15,818	103,687	324,288
2025 Population	17,430	122,178	373,623
2030 Population Projection	18,532	135,280	417,175
Annual Growth 2020-2025	2.0%	3.6%	3.0%
Annual Growth 2025-2030	1.3%	2.1%	2.3%
Median Age	52.4	52.5	47.5
Bachelor's Degree or Higher	37%	30%	27%
U.S. Armed Forces	18	62	190

BROKER PROFILE

2700 NW Federal Highway
2700 Northwest Federal Highway | Stuart, FL 34994

21



For More Information Contact:

ALAN KAYE

(954) 558-8058

akaye@tworld.com

KIM D. CAPEN

(772) 634-1771

kcapen@tworld.com



ALAN KAYE
(954) 558-8058
akaye@tworld.com

