

FOR SALE
\$550,000

Prime CRA Redevelopment Site | Restaurant - Retail - Mixed Use
4648 SE Park Drive, Stuart, FL 34997



Presented By:

NAI Southcoast

Reid Armor

Senior Director

772-631-4248

reid@naisouthcoast.com

"Create the next Landmark Destination in Port Salerno."



NAI Southcoast | 1115 SE Ocean Blvd, Stuart, FL 34996 | O: 772 286 6292 | naisouthcoast.com

Property Details

4648 SE Park Drive, Stuart, Florida 34997
PID: 51-38-41-001-067-00090-6

Asking Price: \$550,000

Building Size: ±520 SF
Year Built: 1950
Construction: Wood Frame

Land Size: ±.015 Acres
Zoning: Port Salerno Redevelopment

Land Use: CRA Center

Utilities: City Water & Sewer (Pending)
Features: Commercial Grinder



Key Highlights

- Prime redevelopment opportunity in Stuart's commercial waterfront district
- Located within the Port Salerno CRA redevelopment area
- Walking distance to Manatee Pocket restaurants and marinas
- Excellent opportunity for restaurant, bar, retail, or boutique commercial use
- Existing building may provide interim use while redevelopment plans are finalized
- Surrounded by established restaurants, entertainment venues, and marine businesses
- Easy access to US Highway 1, I-95 and Florida's Turnpike
- Positioned within one of Martin County's most active redevelopment corridors



Executive Summary

Located just steps from the restaurants, marinas, waterfront entertainment, and year-round activity surrounding Manatee Pocket, 4648 SE Park Drive presents a rare opportunity to acquire a redevelopment site within one of Martin County's most recognizable waterfront districts.

This offering derives its greatest value from its exceptional location and redevelopment potential. The existing 520-square-foot structure provides flexibility for interim occupancy or redevelopment, while the surrounding neighborhood continues to evolve into one of South Florida's premier boutique dining, hospitality, and entertainment destinations.

Positioned within the Port Salerno Community Redevelopment Area (CRA), the property benefits from an area that has received significant public investment focused on pedestrian-friendly street scapes, infrastructure improvements, waterfront activation, and mixed-use redevelopment. Similar redevelopment initiatives have transformed Port Salerno into one of the Treasure Coast's fastest-growing lifestyle districts.

Whether envisioned as a chef-driven restaurant, neighborhood cocktail lounge, boutique retail concept, wine bar, coffee house, speakeasy, or other destination business, this property offers an increasingly rare opportunity to establish a presence in a market where available redevelopment sites have become exceptionally limited.



BIRDS -EYE VIEW



Trade Area & Location Overview

Few locations on Florida's Treasure Coast possess the character and authenticity of Port Salerno.

Originally established as a working commercial fishing village, Port Salerno has evolved into one of Martin County's premier waterfront destinations while maintaining its unique maritime identity. Today, the area is known for its eclectic collection of locally owned restaurants, waterfront bars, boutique shops, art galleries, marinas, live music venues, and year-round community events.

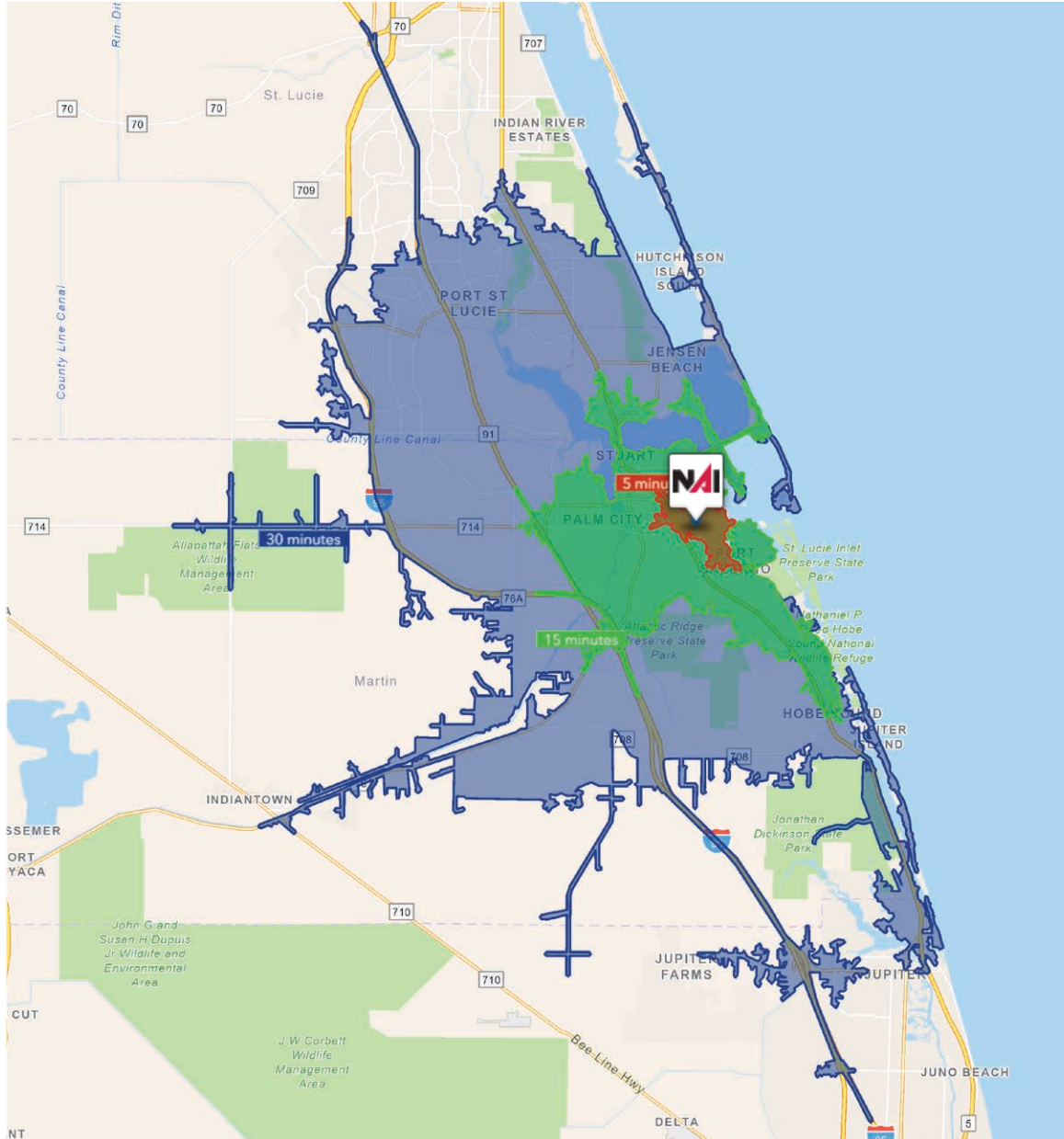
The property is located just moments from the Manatee Pocket waterfront, offering immediate access to one of South Florida's most recognizable boating communities. Residents and visitors alike are drawn to the district's walkable environment, waterfront dining, active marina culture, and direct access to the St. Lucie Inlet and Atlantic Ocean.

Public investment through the Port Salerno Community Redevelopment Area has accelerated redevelopment throughout the district by enhancing streetscapes, improving pedestrian connectivity, encouraging mixed-use development, and preserving the historic character that has made the area a destination for both residents and visitors. The CRA has invested in beautification projects including pedestrian-friendly sidewalks, landscaping, parking improvements, and utility enhancements that continue to support private investment.

With limited redevelopment opportunities remaining in the commercial waterfront district, properties like 4648 SE Park Drive offer investors and owner-users the opportunity to become part of Port Salerno's continuing transformation.

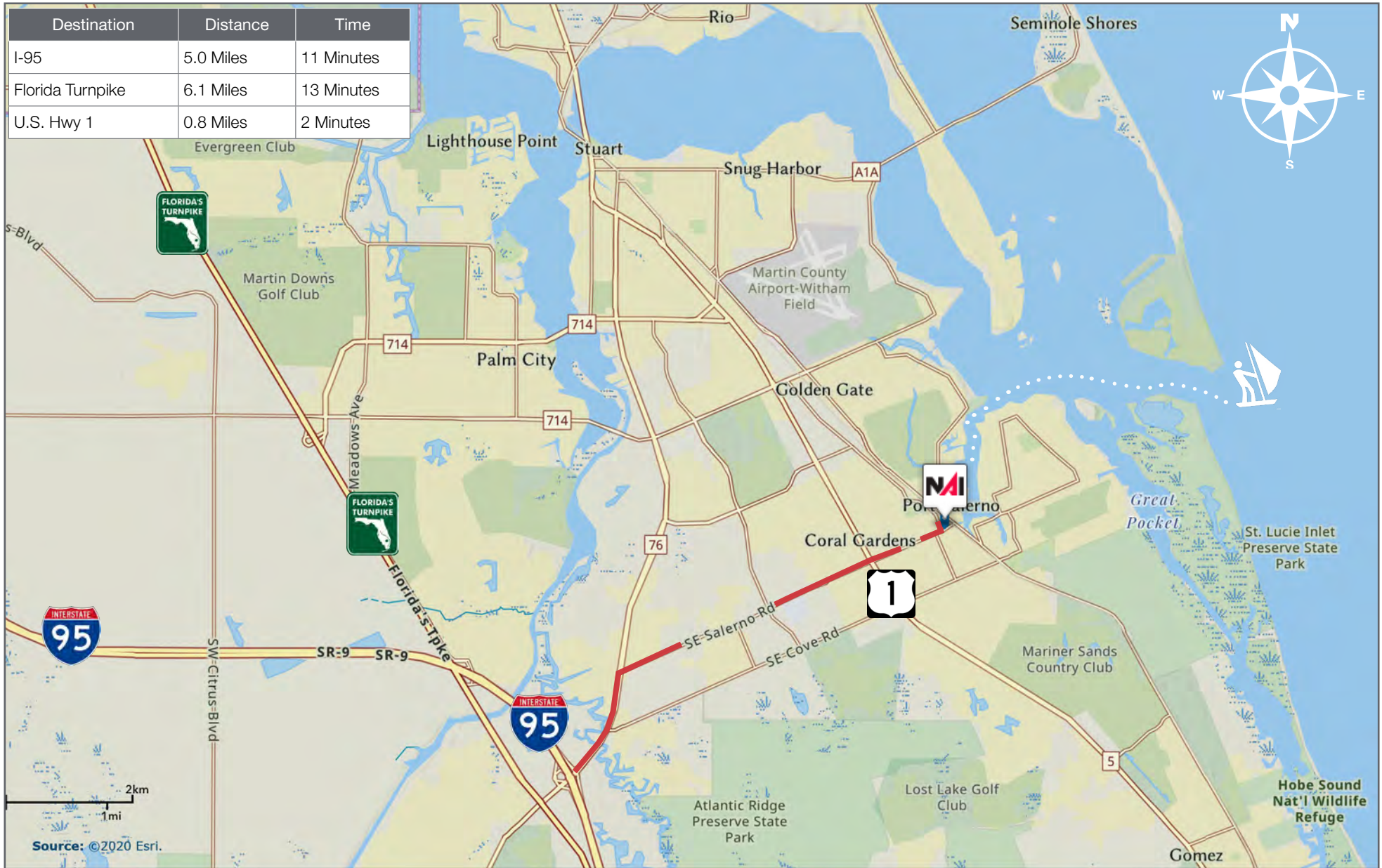


DRIVE TIME



5 Minutes	15 Minutes	30 Minutes
7,373 2010 Population	84,050 2010 Population	270,672 2010 Population
7,938 2024 Population	92,158 2024 Population	329,001 2024 Population
7.08% 2010-2024 Population Growth	9.10% 2010-2024 Population Growth	21.55% 2010-2024 Population Growth
(0.21)% 2024-2029 (Annual) Est. Population Growth	0.37% 2024-2029 (Annual) Est. Population Growth	1.12% 2024-2029 (Annual) Est. Population Growth
42.6 2024 Median Age	54.2 2024 Median Age	49.1 2024 Median Age
\$103,986 Average Household Income	\$116,128 Average Household Income	\$113,087 Average Household Income
35.9% Percentage with Associates Degree or Better	47.8% Percentage with Associates Degree or Better	45.4% Percentage with Associates Degree or Better
45.0% Percentage in White Collar Profession	61.0% Percentage in White Collar Profession	59.6% Percentage in White Collar Profession

DRIVE TIME



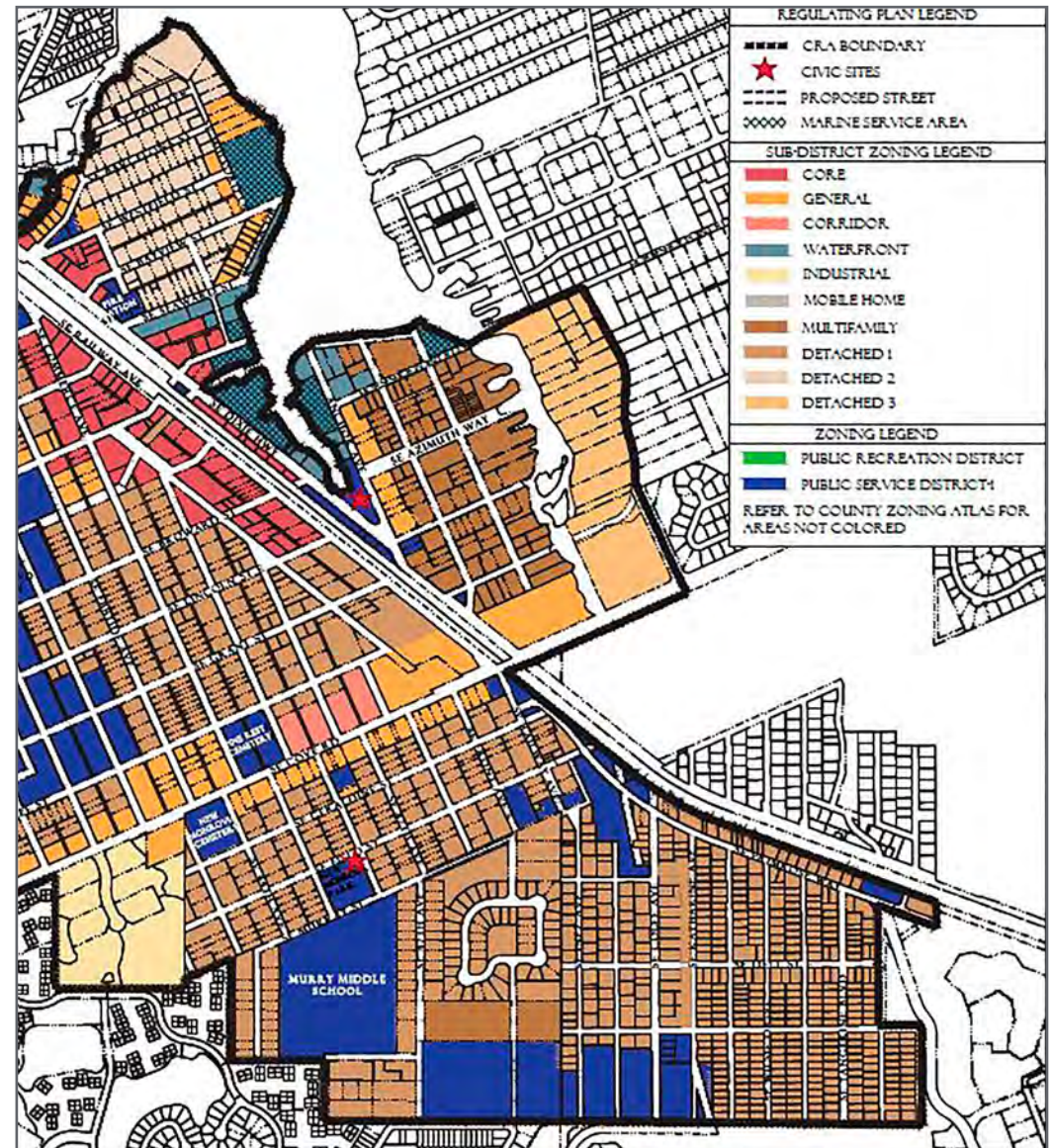
Useful Links:

Port Salerno CRA:

<https://www.martin.fl.us/port-salerno-community-redevelopment-area>

CRA Plan (PDF):

<https://www.martin.fl.us/resources/port-salerno-cra-plan-pdf>



Port Salerno

Community Redevelopment Plan

MARTIN COUNTY'S Historic Fishing Village

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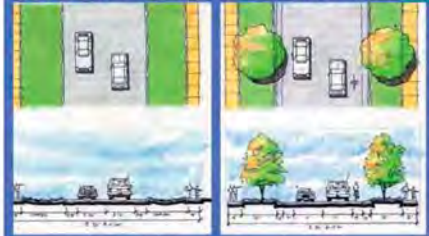
New Post Office 1



Salerno Creek Retrofit 2



Cove/Salerno Roads Enhancement 3

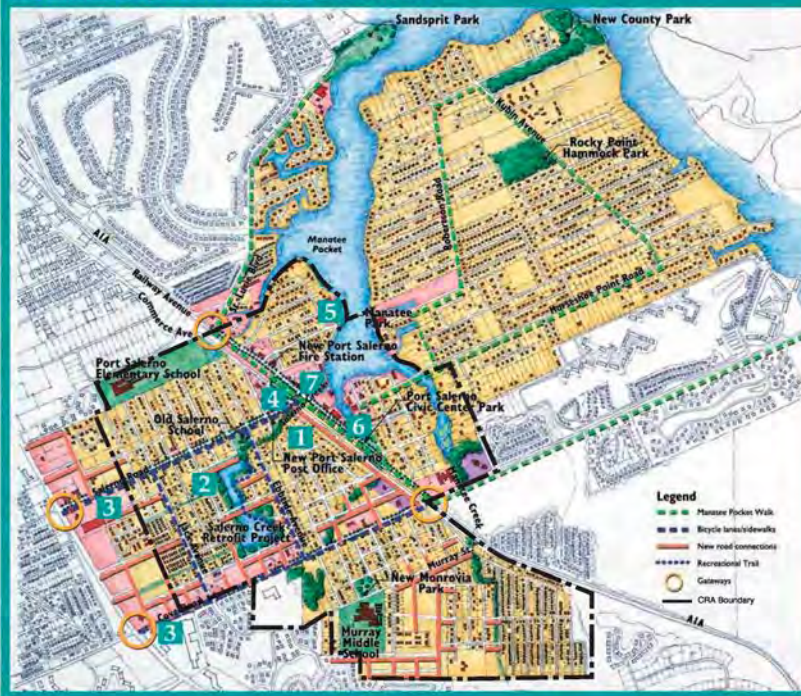


Urban Design Principles

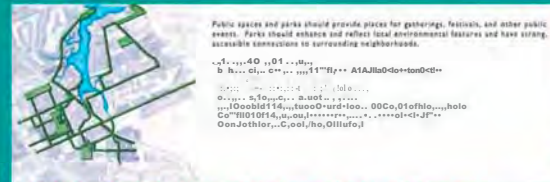


Preserve Port Salerno's Culture and History

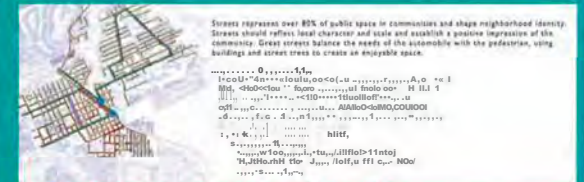
Community Redevelopment Plan



Port Salerno Village Center Market Place 4



Enhance and Connect Parks and Open Spaces



Establish a Livable Street Network

A IA Redesign and Enhancement 7



Port Salerno Civic Center Park 6



Manatee Park/Commercial Docks 5



Port Salerno

Community Redevelopment Plan

MARTIN COUNTY'S Historic Fishing Village

This collage of images and drawings will help the community visualize and guide the intended look and character of redevelopment projects in Port Salerno. The images are from Port Salerno and other comparable locations and illustrate a coastal south Florida vernacular. The drawings are from "Blueprints for a Better Future • Building Plans for Towns, Cities and Villages in South Florida" Published by the Treasure Coast Regional Planning Council. This board will be a useful reference tool for the community as specific projects are being designed and implemented.

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Martin County Chamber of Commerce expects huge economic impacts with new Brightline station

MARTIN COUNTY, Fla. — Mar 5, 2024

Brightline officially announced on Monday that the city of Stuart will be the latest train station location in Martin County.

County leaders say the economic impacts will be the most notable.

"This is going to be an added addition to our merchants and businesses downtown," said Joseph Catrambone, the CEO of Stuart/Martin County Chamber of Commerce.

An estimated 600,000 people are expected to be attracted to the area, according to the Stuart/Martin County Chamber of Commerce.

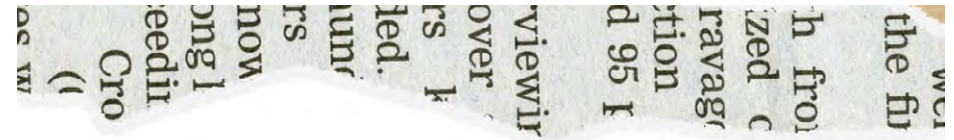
CEO Joseph Catrambone says he hopes to see some of that growth within the next year.....

abc 25 WPBF News

Jossie Carbonare, Reporter



Martin County has been discovered.



USA Today names Stuart Best Coastal Town in America 2024.

<https://www.wpbfl.com/article/florida-stuart-usa-todays-2024-best-coastal-small-towns/60467025>

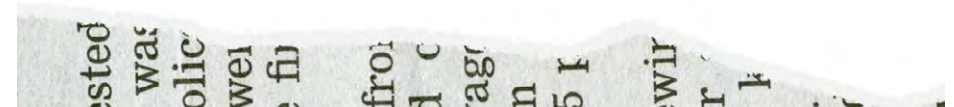
Skip Miami Beach, go to Stuart instead.

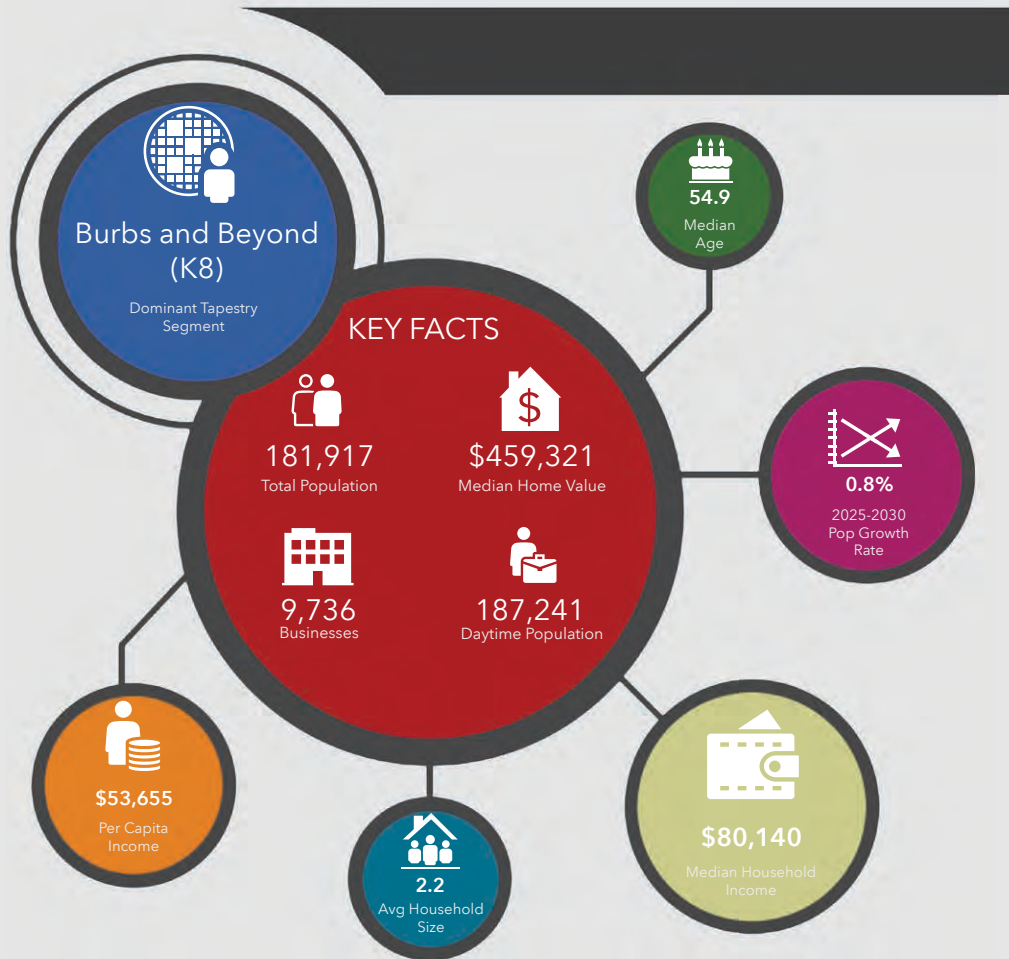
<https://www.thetravel.com/underrated-scenic-coastal-town-florida-stuart/>

10 Best Small Towns in America

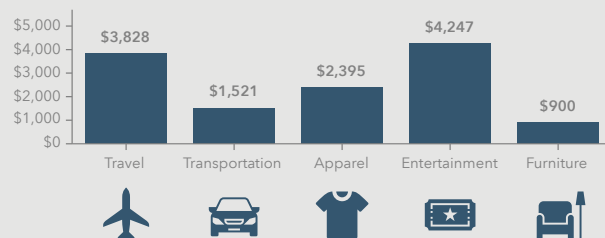
<https://10best.usatoday.com/interests/explore/best-small-towns-2024/>

<https://www.tcpalm.com/story/news/local/martin-county/2025/05/28/florida-best-beaches-for-summer-in-clearwater-destin-stuart-delray-beach/83884974007/>





KEY SPENDING FACTS



NAISouthcoast
COMMERCIAL REAL ESTATE SERVICES, WORKFORCE

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

© 2025 Esri

Spending facts are average annual dollars per household

Population

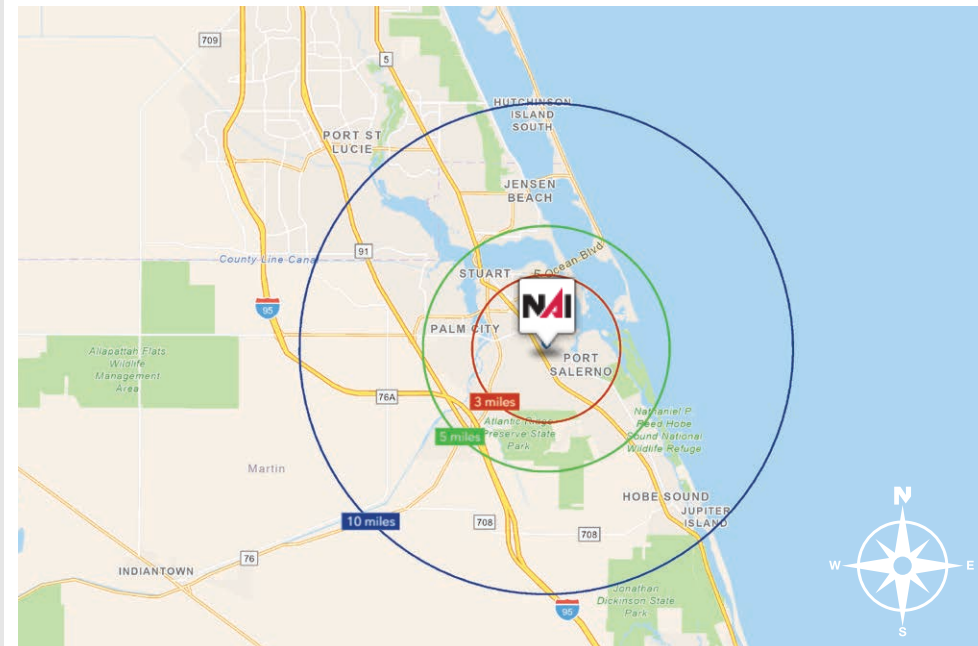
3 Mile:	49,417
5 Mile:	91,625
10 Mile:	181,917

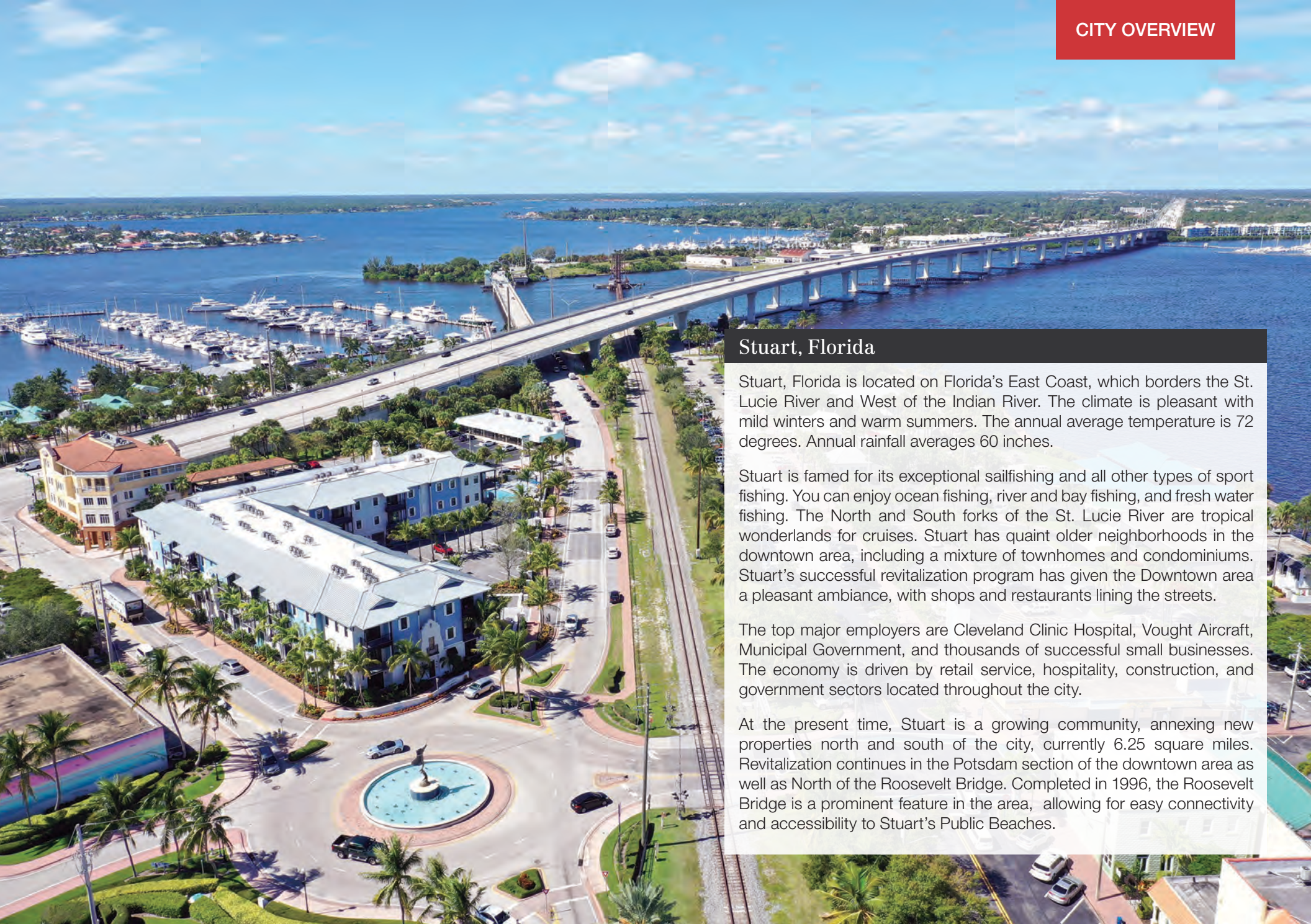
Average Household Income

3 Mile:	\$99,391
5 Mile:	\$116,752
10 Mile:	\$118,760

Median Age

3 Mile:	51.7
5 Mile:	55.5
10 Mile:	54.9





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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