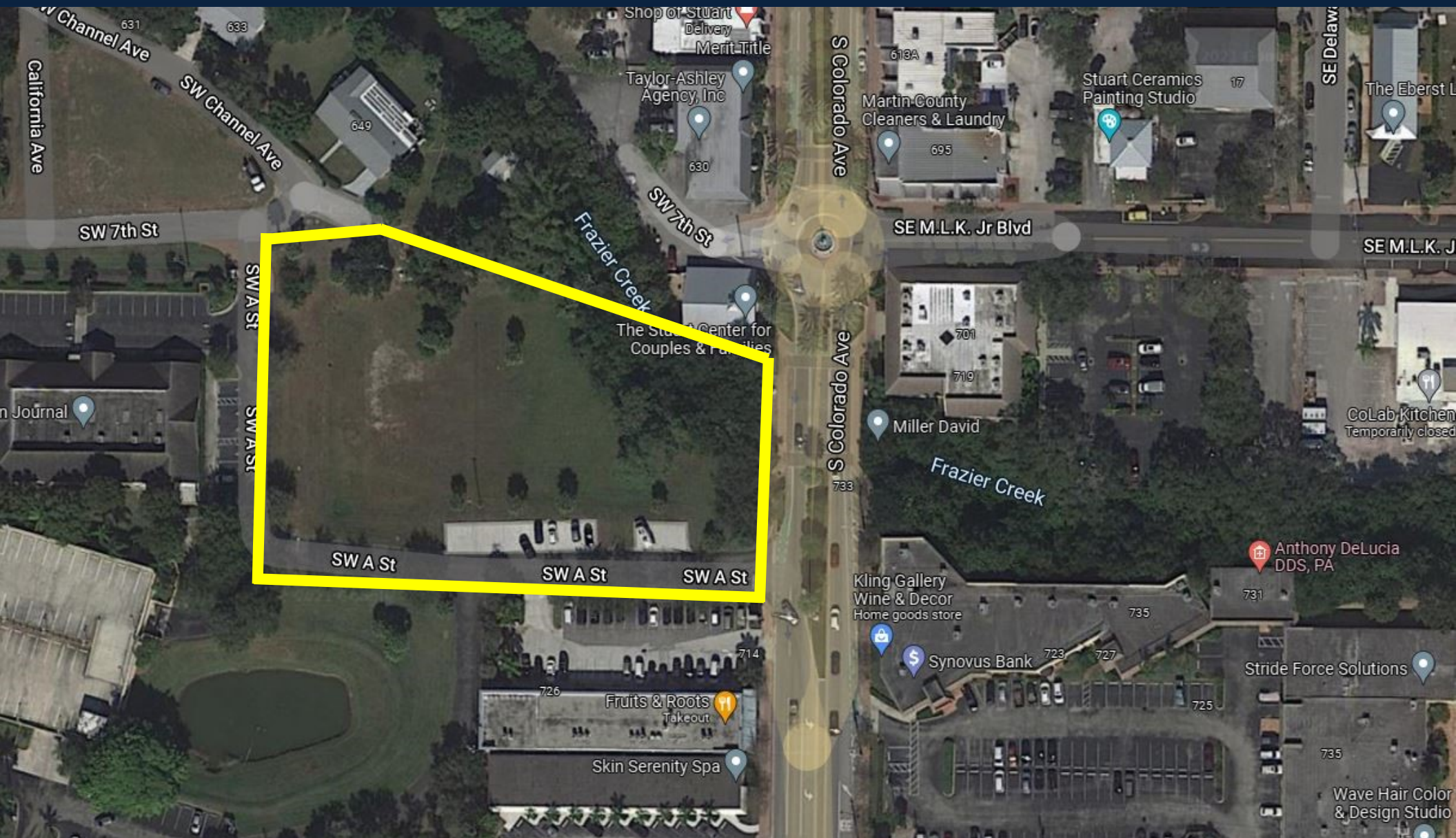


# For Sale \$2,100,000

## 1.62 Acres on Colorado Ave. Stuart, FL



**Listing Contact:**

Kristen Brown | (772) 260-5919 | [kbrown@tedglasrud.com](mailto:kbrown@tedglasrud.com)

Licensed Real Estate Broker | Glasrud Management, Inc.

Office: 759 SW Federal Highway, Suite 217 Stuart, FL | (772) 781-0771

## Property Overview

- 1.62 acres located right on highly desirable Colorado Ave.
- Future land use Downtown Redevelopment.
- City of Stuart Water and Sewer.
- Great location, with close proximity to Historical Downtown Stuart shops, Martin County Court House, Cleveland Clinic Hospital and less than 15 minutes from 95/Turnpike.
- Existing multi story parking garage available for additional parking.
- Traffic count 7,200 cars per day..

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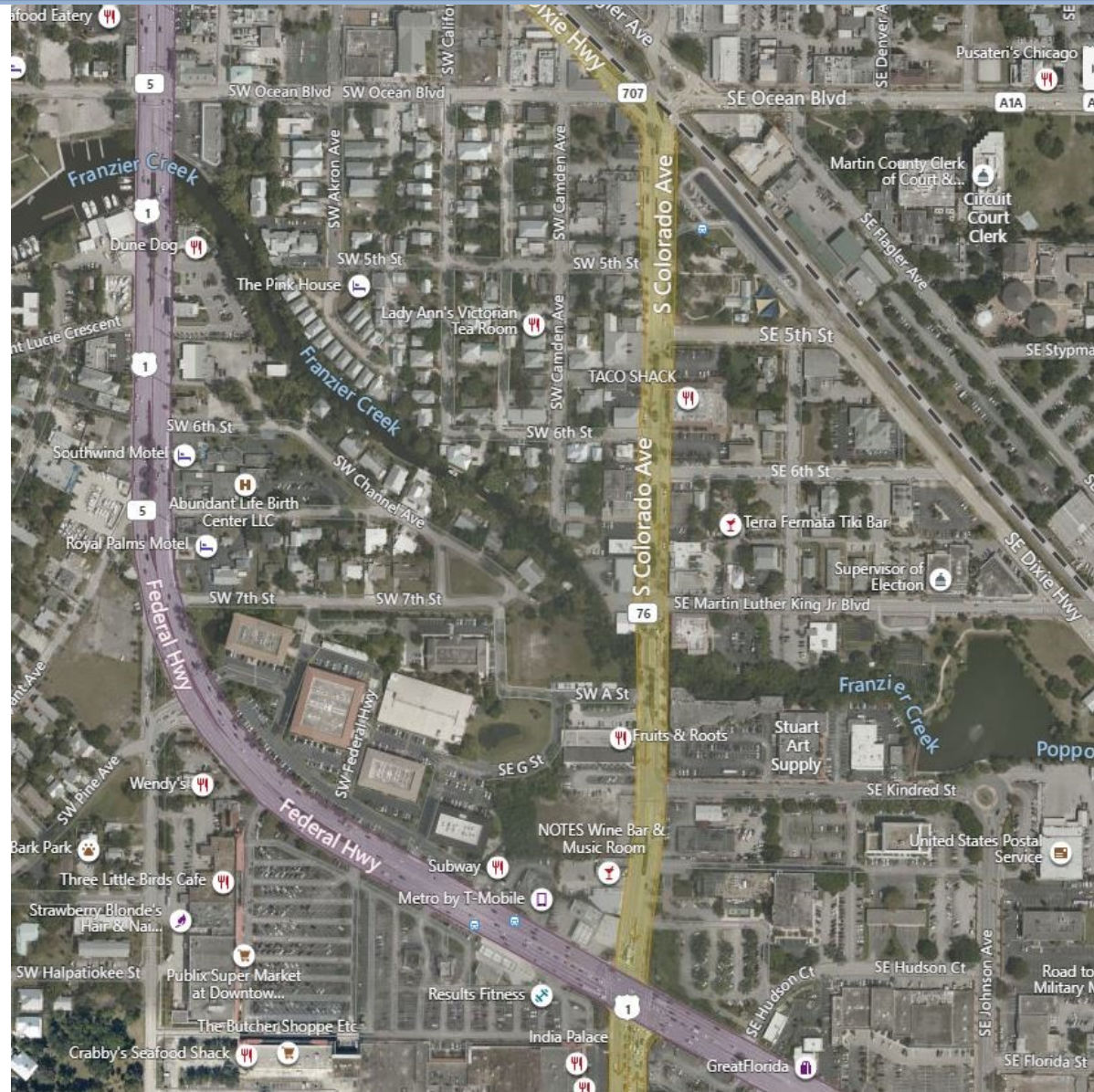
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## Future Land Use:

### Downtown Redevelopment

- Residential
- Multi Family Residential
- Office
- Commercial
- Recreation
- Lodging
- Public Facilities
- Conservations
- Mixed Use Projects



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# Demographics

2021 Population Estimate		2021 Average Household Income		Average Age	
1 Mile	2,982	1 Mile	\$81,464	1 Mile	45.50
3 Mile	48,378	3 Mile	\$91,113	3 Mile	47.80
5 Mile	100,763	5 Mile	\$95,910	5 Mile	47.50

2026 Population Projection		2021 Median Household Income		Median Age	
1 Mile	3,006	1 Mile	\$66,825	1 Mile	49.10
3 Mile	49,445	3 Mile	\$70,043	3 Mile	52.00
5 Mile	103,743	5 Mile	\$73,550	5 Mile	51.80

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