



CUSHMAN &
WAKEFIELD

Luxury 3-Lot Townhome Development

506 SW Camden Avenue
Stuart, FL 34994

FOR SALE:
\$1,395,000
(\$465,000 Per Lot)

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SUBJECT

LUXURY 3-LOT
TOWNHOME
DEVELOPMENT

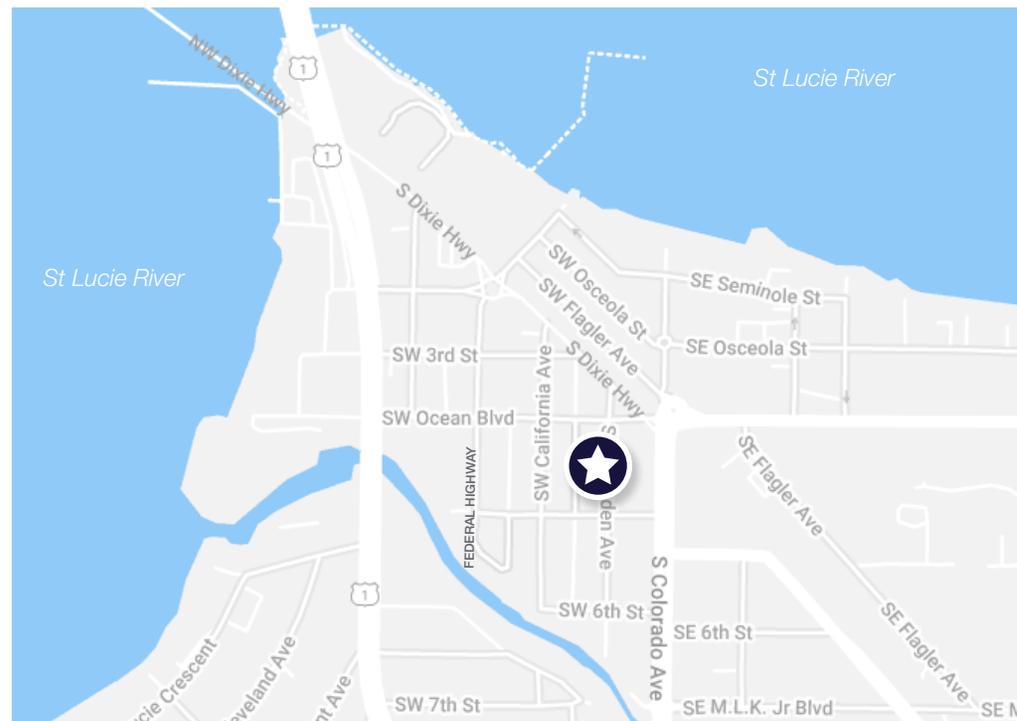
SW CAMDEN AVE

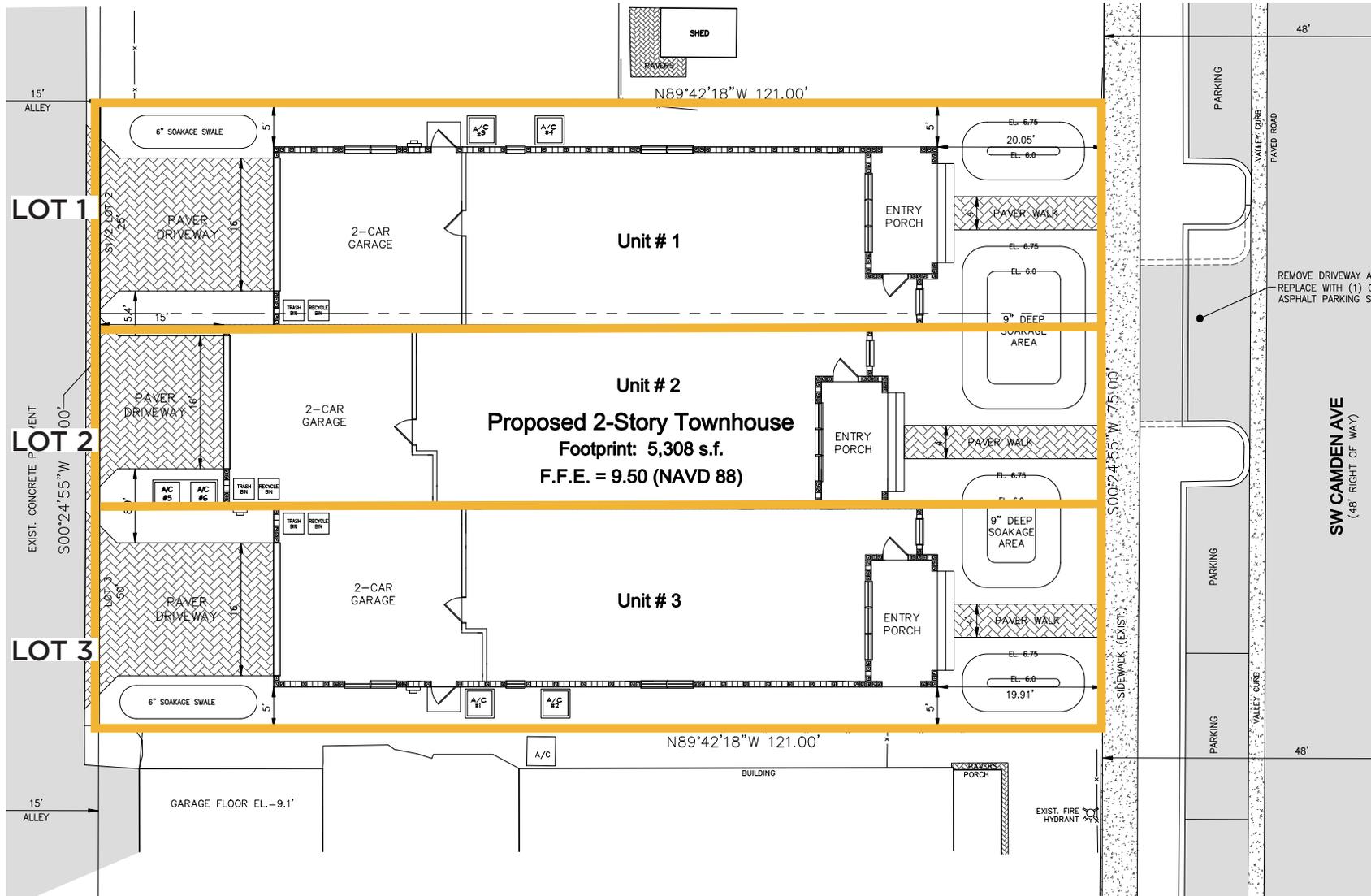
PROPERTY SUMMARY

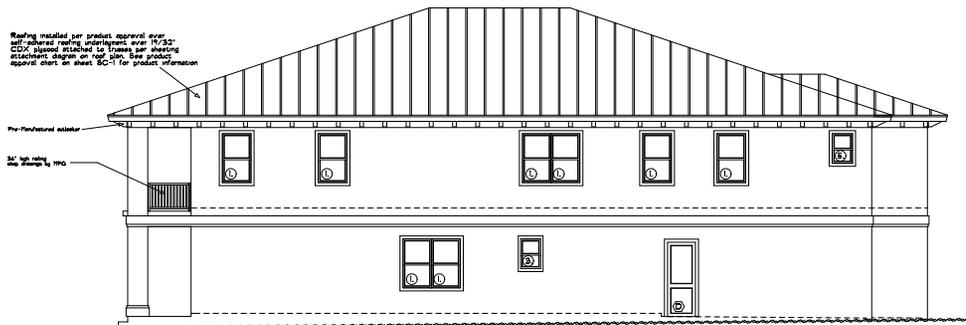
Address	506 SW Camden Ave, Stuart, FL 34994
Parcel ID	05-38-41-005-020-00020-2
Lot Size	0.2152 Acres
Neighborhood	Downtown Stuart
Year Built	N/A
Zoning	Vacant Commercial

PROPERTY OVERVIEW

The nearby Historic Downtown Stuart District remains one of the most vibrant downtowns in Florida and is only getting better, with the recent announcement of the Brightline Stuart Station, recent completion of two luxury condominium developments in Downtown Stuart, a recently approved 101 unit hotel, the Seminole Street improvement project and undergrounding of utilities, along with a robust schedule of downtown events put on by Stuart Main Street and the Downtown Business Authority.



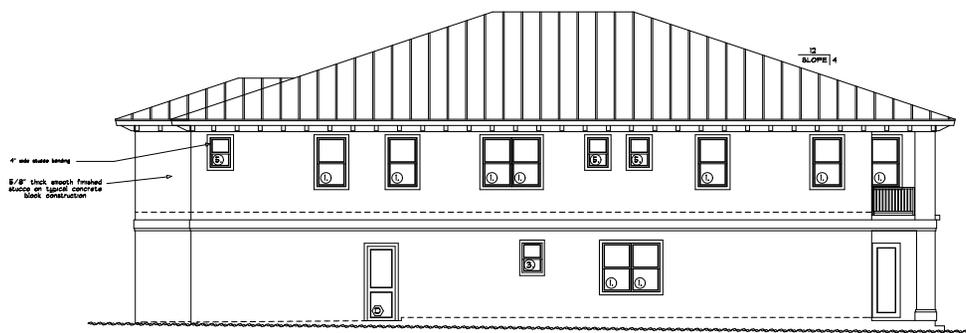




RIGHT (NORTH) ELEVATION



FRONT (EAST) ELEVATION

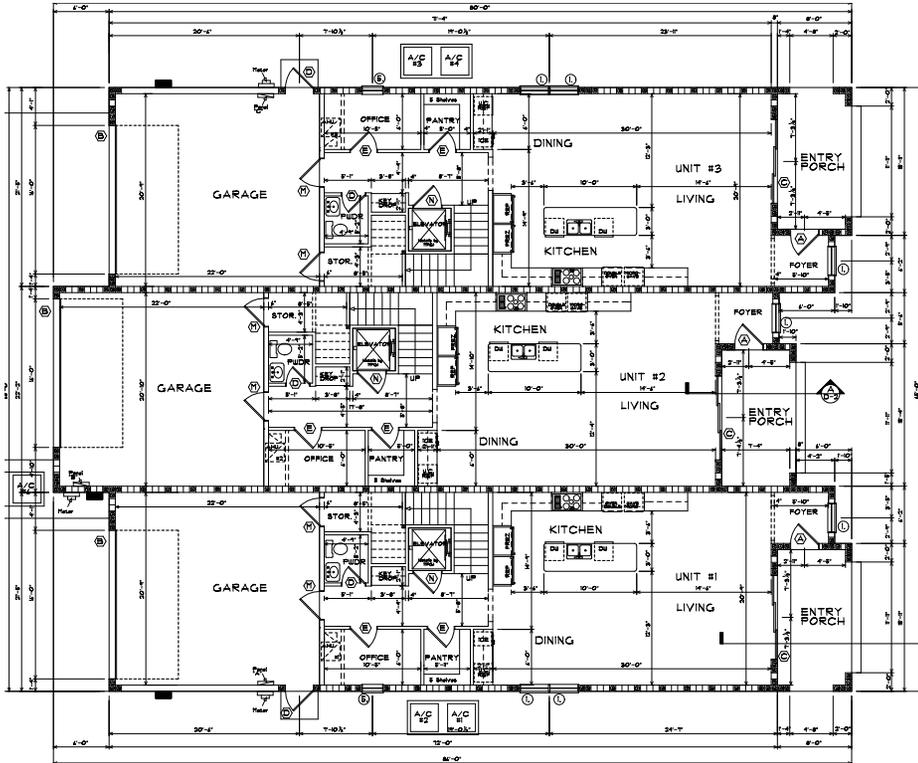


LEFT (SOUTH) ELEVATION

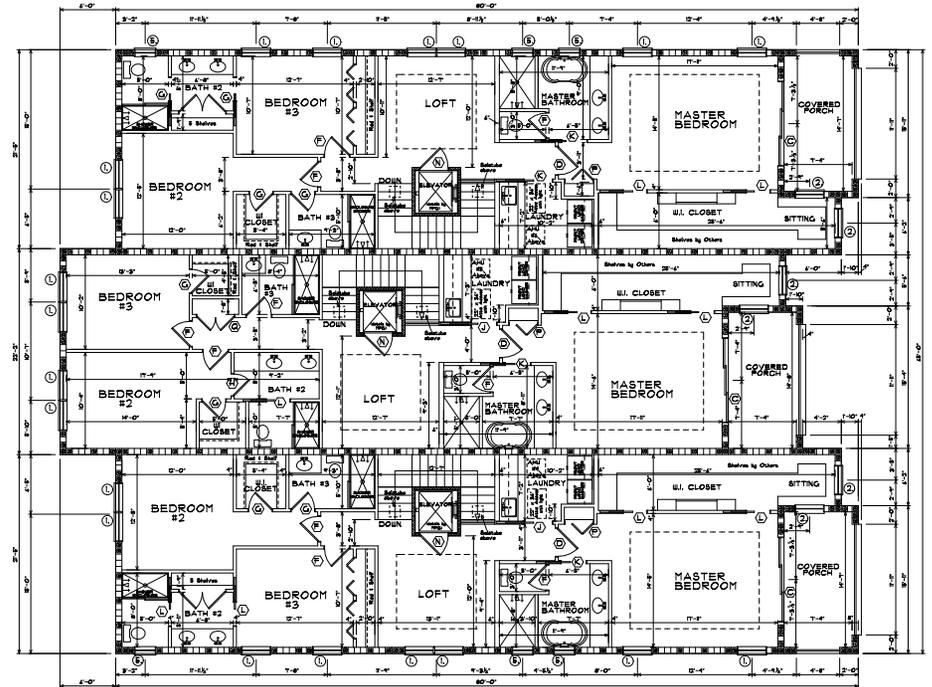


REAR (WEST) ELEVATION

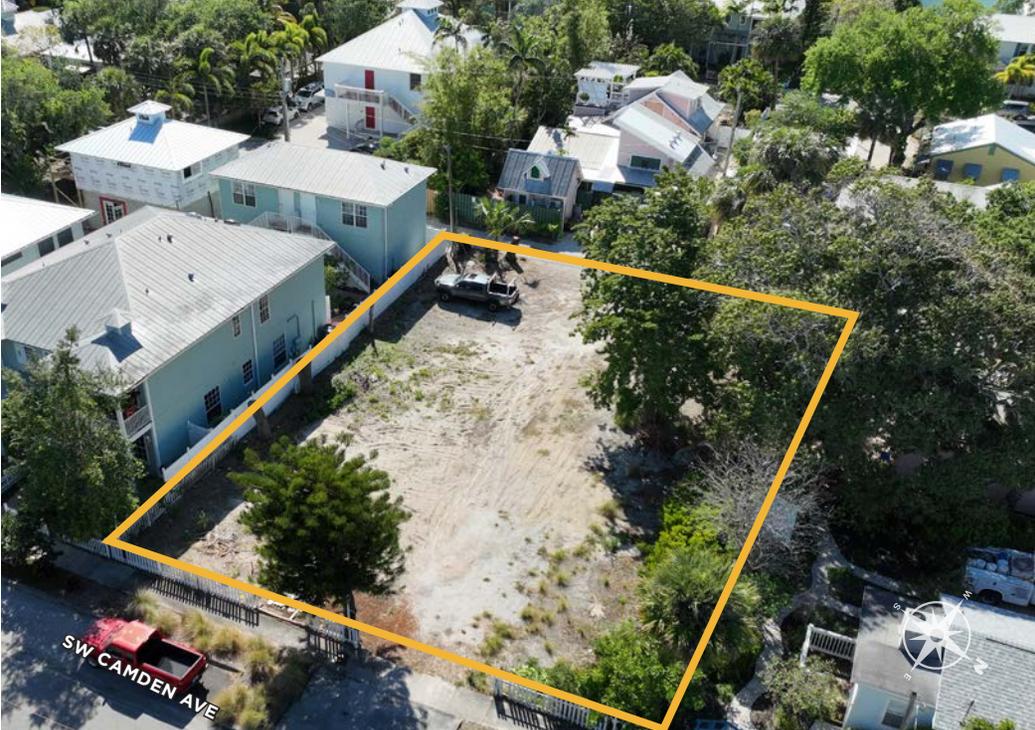
FIRST FLOOR PLAN



SECOND FLOOR PLAN



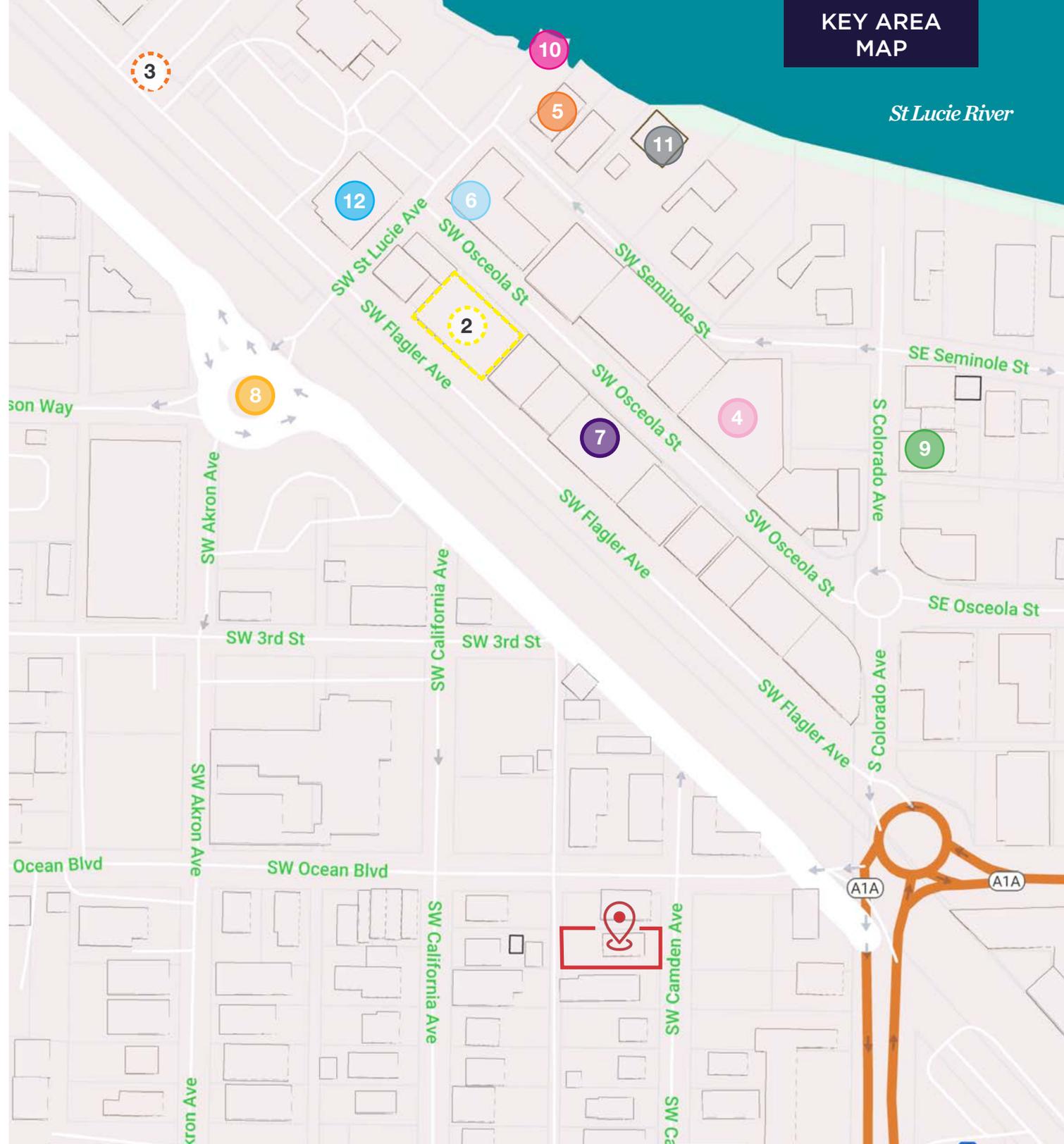
AERIALS

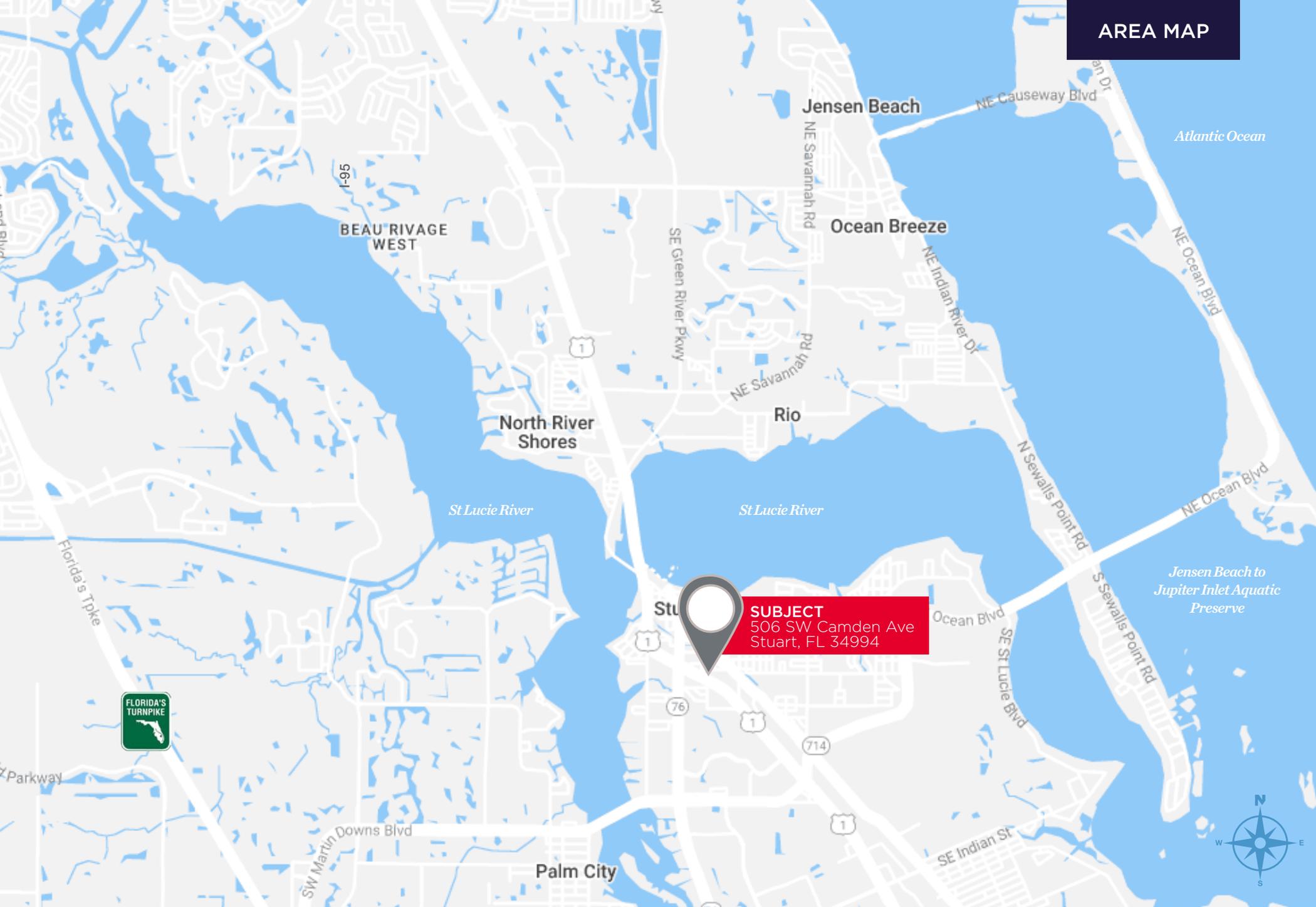


St Lucie River

KEY

-  **PLAN APPROVED TRIPLEX OPPORTUNITY**
0.2152 Acres
-  **Lyric Theater**
59 SW Flagler Ave
-  **Stuart Heritage Museum**
161 SW Flagler Ave
-  **La Grande Martier @ Post Office Arcade**
23 SW Osceola St
-  **Stuart Boathouse**
49 SW Seminole St
-  **Spritz City Bistro**
61 SW Osceola St
-  **The Gafford**
47 SW Flagler Ave
-  **Sailfish Fountain**
S Dixie Hwy & SW St Lucie Ave
-  **Old Colorado Inn**
211 S Colorado Ave
-  **Stuart Riverwalk Stage**
201 SW St Lucie Ave
-  **727 Sailbags Store**
41 SW Seminole St
-  **Stuart City Hall (Annex)**
300 SW St Lucie Ave





LOOKING
NORTH

St. Lucie River

SW CALIFORNIA AVE

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SW 5TH AVE

SW CAMDEN AVE

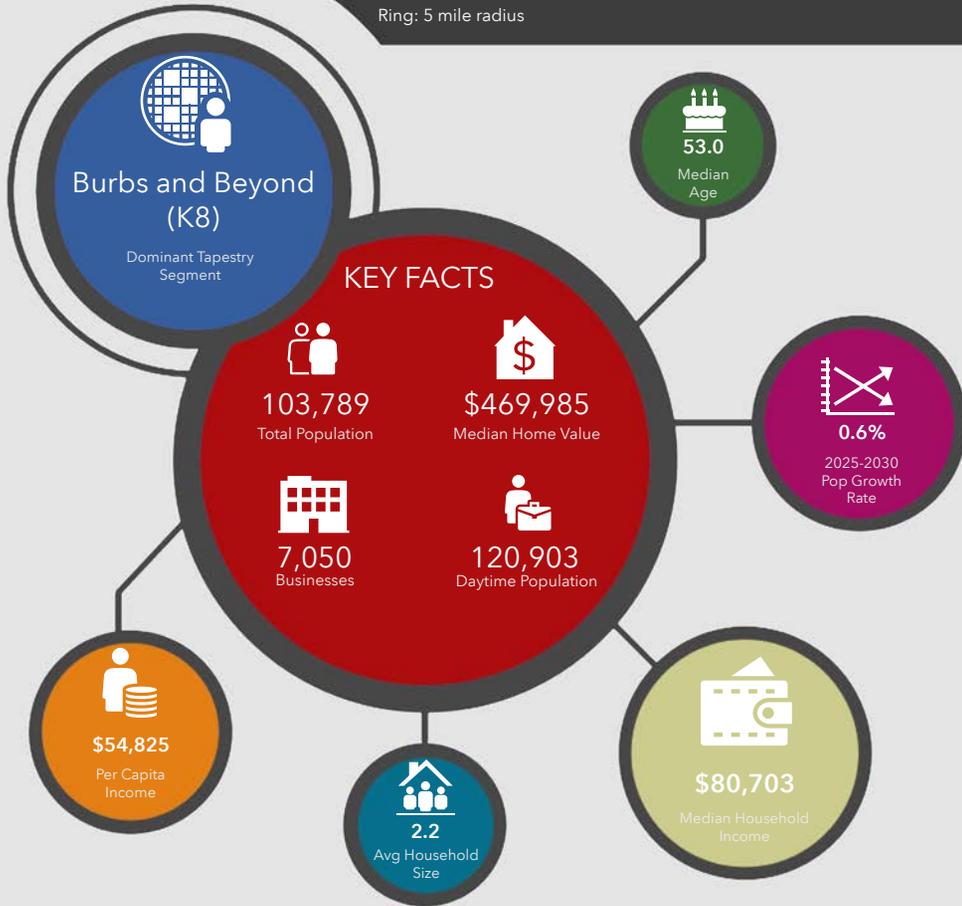




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506 SW Camden Ave, Stuart, Florida, 34994 2
Ring: 5 mile radius



KEY SPENDING FACTS



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

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Spending facts are average annual dollars per household

Population

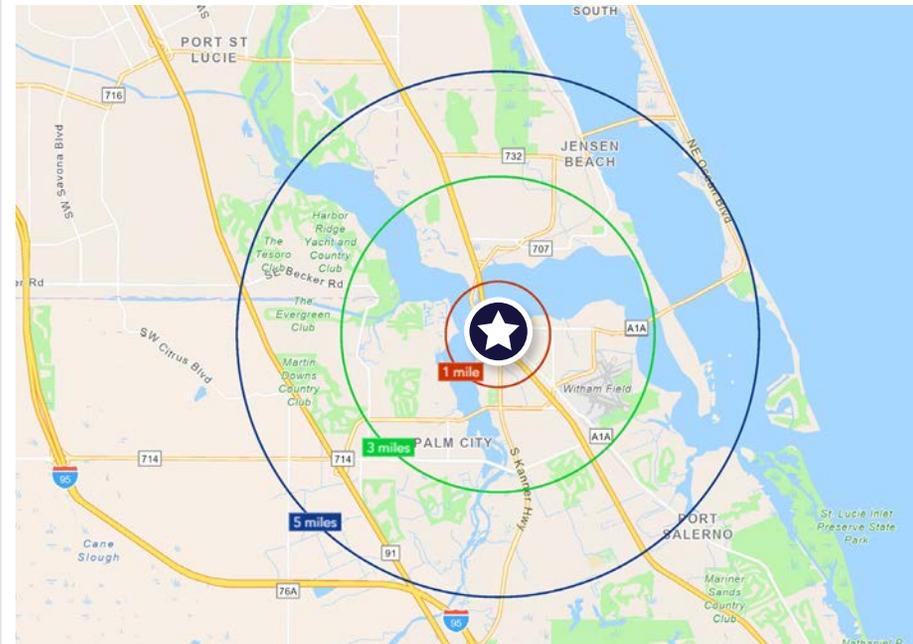
1 Mile:	4,702
3 Mile:	51,075
5 Mile:	103,789

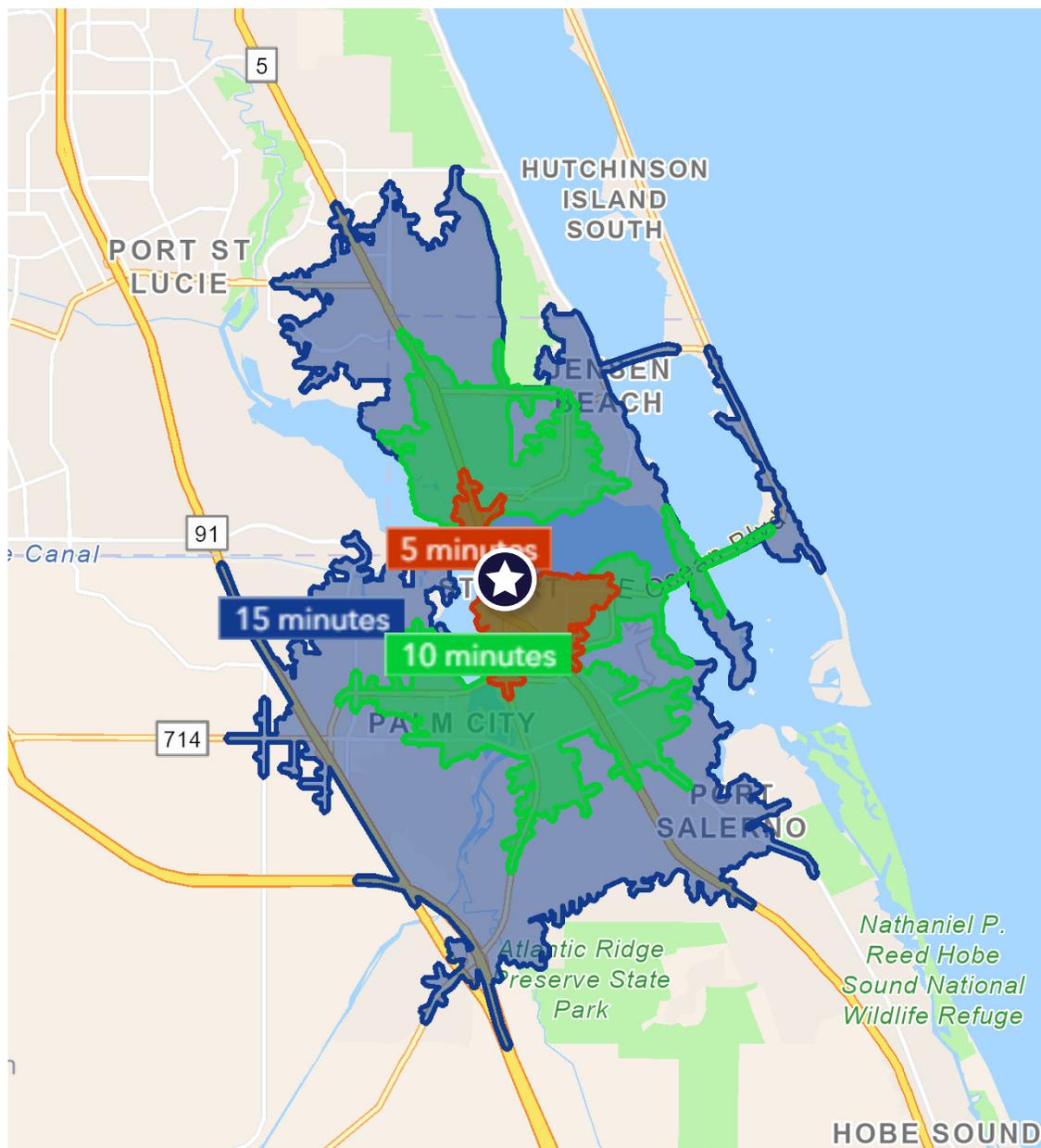
Average Household Income

1 Mile:	\$88,457
3 Mile:	\$107,232
5 Mile:	\$122,015

Median Age

1 Mile:	52.5
3 Mile:	54.4
5 Mile:	53.0





5 Minutes	10 Minutes	15 Minutes
7,756 2010 Population	39,465 2010 Population	97,990 2010 Population
8,848 2025 Population	45,527 2025 Population	112,591 2025 Population
14.0% 2010-2025 Population Growth	15.3% 2010-2025 Population Growth	14.9% 2010-2025 Population Growth
0.47% 2025-2030 (Annual) Est. Population Growth	0.61% 2025-2030 (Annual) Est. Population Growth	0.71% 2025-2030 (Annual) Est. Population Growth
52.1 2025 Median Age	51.6 2025 Median Age	51.4 2025 Median Age
\$93,310 Average Household Income	\$99,676 Average Household Income	\$111,575 Average Household Income
42.5% Percentage with Associates Degree or Better	46.8% Percentage with Associates Degree or Better	48.6% Percentage with Associates Degree or Better
58.2% Percentage in White Collar Profession	58.2% Percentage in White Collar Profession	61.2% Percentage in White Collar Profession

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.

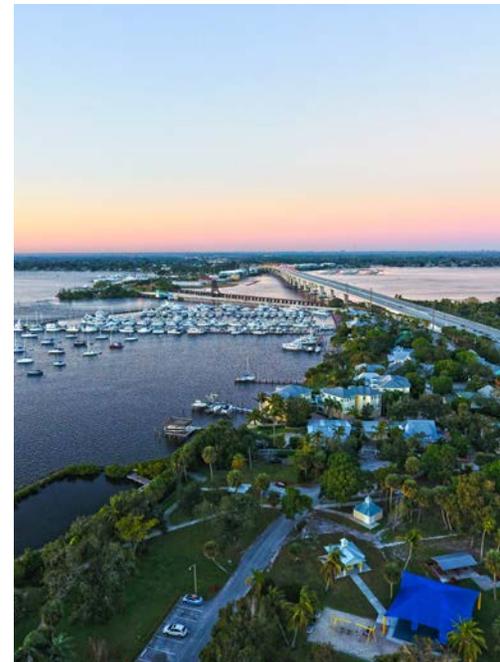
Martin County, Florida

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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