

FOR SALE

3.45-AC

WATERFRONT PROPERTY

155 S KANNER HIGHWAY



S KANNER HIGHWAY

SE COVE ROAD

EXCLUSIVE OFFERING

WATERFRONT REDEVELOPMENT OPPORTUNITY

TWO ADJACENT PROPERTIES | 3.45 ACRES

155 SW KANNER HWY, STUART, FL 34997

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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CONTACT INFORMATION

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& CO**

COMMERCIAL REAL ESTATE

EXECUTIVE SUMMARY

Presenting a rare opportunity to acquire two combined waterfront commercial parcels along SW Kanner Highway in Stuart, Florida.

The offering consists of two adjacent parcels totaling ± 3.45 acres with redevelopment potential.

Positioned along a major corridor with direct frontage on SW Kanner Highway and navigable water access to the St. Lucie River, the sites offer a unique blend of visibility, accessibility, and waterfront utility.

Zoned B-1 Business under Martin County, the sites allow for a wide range of commercial uses and present strong potential for repositioning or redevelopment.

REDEVELOPMENT & USE POTENTIAL

The combined acreage, waterfront setting, and business zoning create a compelling redevelopment opportunity. Potential concepts may include:

- Waterfront-oriented commercial development
- Marine-related or boat-accessible businesses
- Office or service commercial campus
- Retail or mixed commercial project
- Hospitality or specialty-use concepts (subject to approvals)
- Owner-user headquarters with waterfront amenities

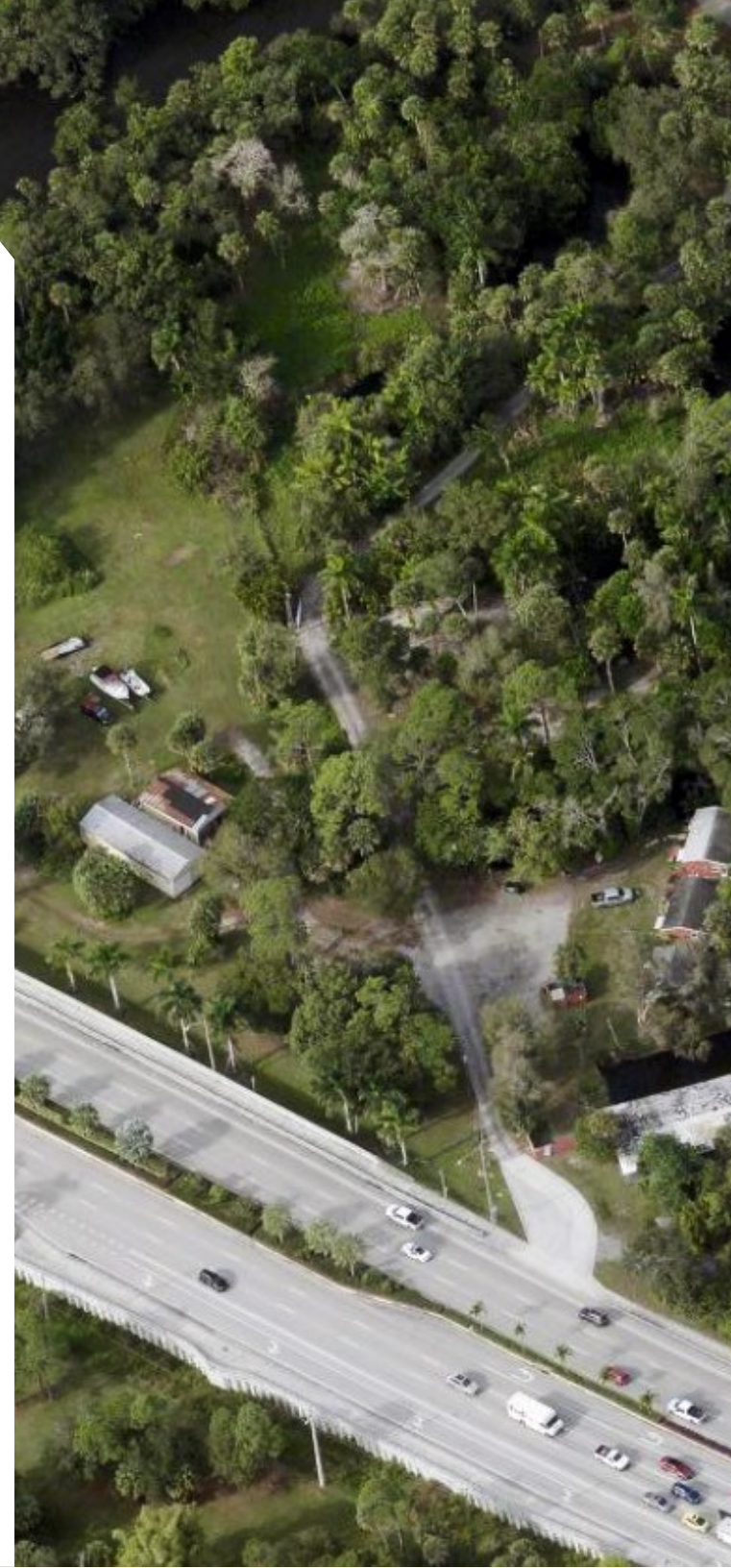


INVESTMENT OVERVIEW

155 S KANNER HWY / UNASSIGNED LOT	\$5,400,000
LOT SIZE	3.45 AC
FRONTAGE	±307'
TRAFFIC COUNT	43,000 ADT
ZONING	B-1 (Business)
LAND USE	Commercial Waterfront
PARCEL ID	05-39-41-000-000-00120-6 55-38-41-000-042-00072-3

LOCATION ADVANTAGES

- Located along SW Kanner Highway (a primary connector into Stuart)
- Close proximity to downtown Stuart and surrounding commercial areas
- Direct river access enhances value and use flexibility
- Limited supply of commercially zoned waterfront land in Martin County
- Positioned within an established and growing trade area



SITE SURROUNDINGS



COMING SOON

STARBUCKS COFFEE

HEARTLAND

DEL TACO

POPEYES LOUISIANA KITCHEN

RACE TRAC

TACO BELL

AUTOZONE

BARON LANDINGS
STUART
COMING SOON

KHOVNIANIAN Homes
79 SINGLE-FAMILY HOMES
54 TOWNHOMES
162 DUPLEX UNITS

HOME DEPOT COURTYARD

WALMART

McDonald's

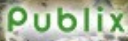
Cracker Barrel

Old Country Store

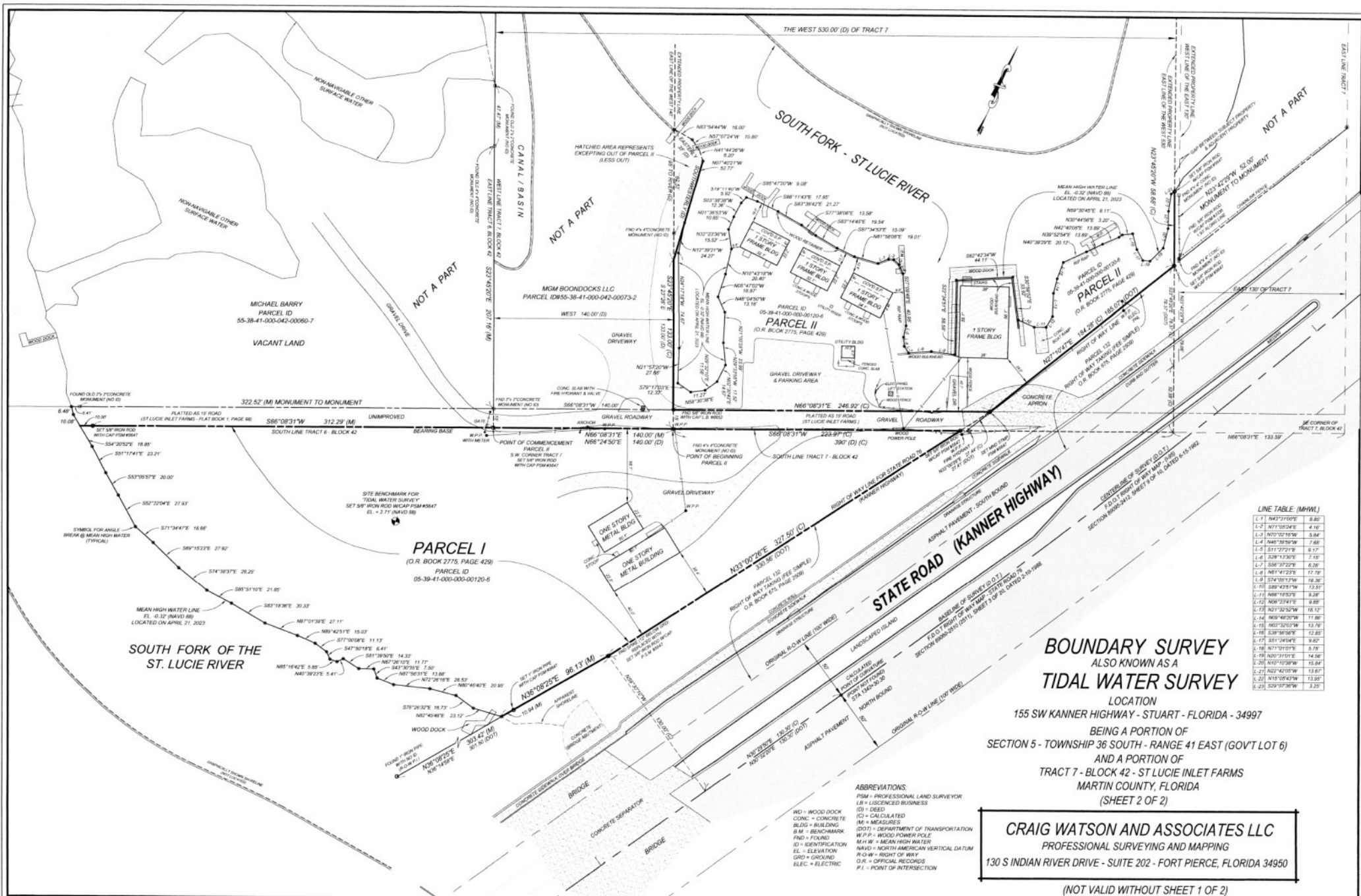
Chevron

Pulte HOMES
98 TOWNHOME DEVELOPMENT

SUBJECT PROPERTIES



BOUNDARY SURVEY



LINE TABLE (M/M/L)

L-1	N07°51'00"E	8.82
L-2	N71°02'24"E	4.10
L-3	N70°03'16"W	5.84
L-4	N40°39'39"W	7.60
L-5	S31°22'12"E	9.17
L-6	S39°13'30"E	7.59
L-7	S88°37'22"E	6.20
L-8	N61°42'22"E	12.19
L-9	S74°06'13"W	16.30
L-10	S89°43'17"W	13.57
L-11	N88°19'30"E	9.28
L-12	N82°54'47"E	9.85
L-13	N21°32'32"W	16.12
L-14	N58°46'30"W	11.88
L-15	N02°32'03"W	13.19
L-16	S38°36'56"E	12.85
L-17	S51°24'04"E	9.67
L-18	N71°09'03"E	5.79
L-19	N03°03'03"E	14.56
L-20	N70°52'38"W	15.87
L-21	N22°42'03"W	13.67
L-22	N10°04'04"E	13.57
L-23	S29°31'38"W	7.37

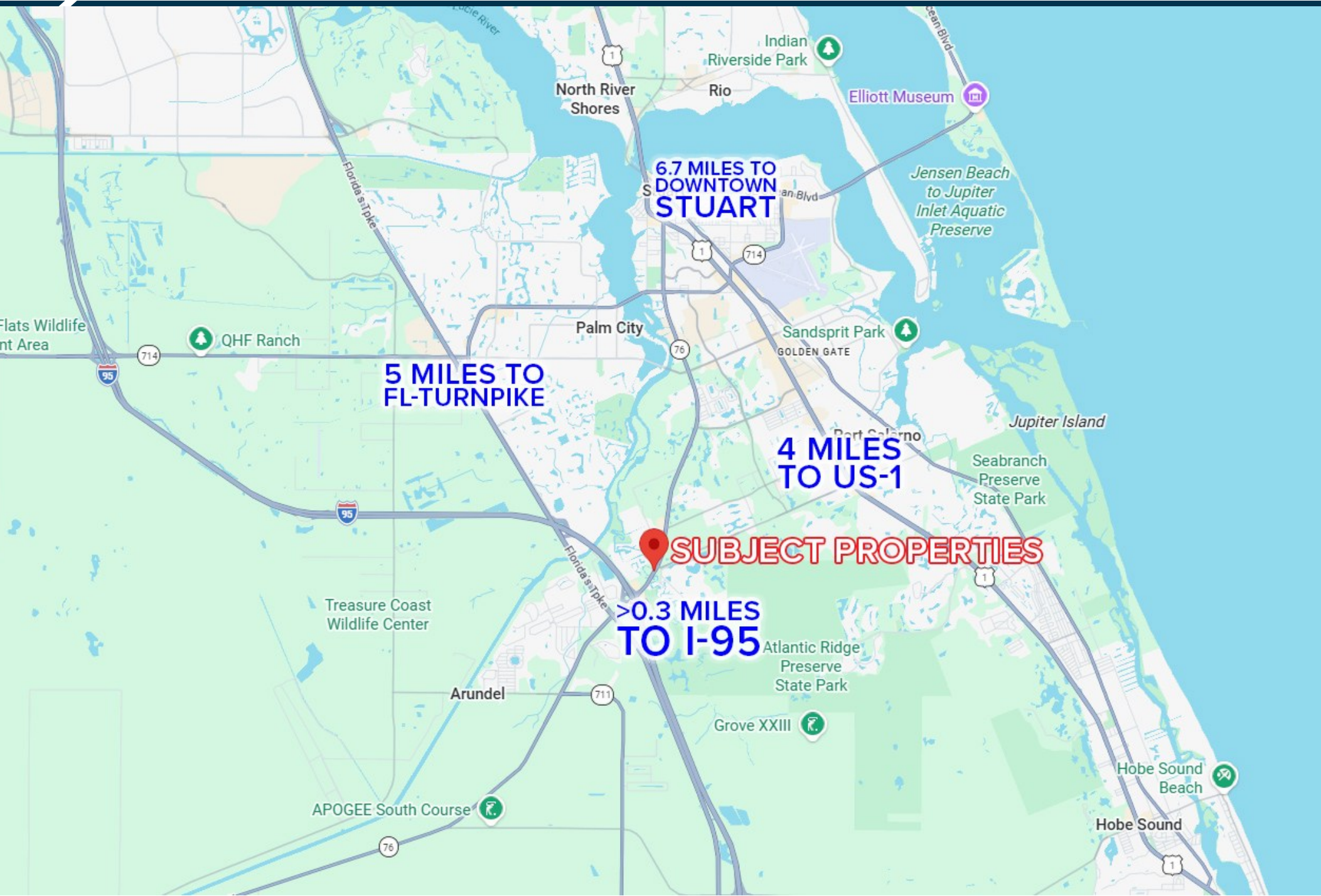
BOUNDARY SURVEY
 ALSO KNOWN AS A
TIDAL WATER SURVEY
 LOCATION
 155 SW KANNER HIGHWAY - STUART - FLORIDA - 34997
 BEING A PORTION OF
 SECTION 5 - TOWNSHIP 36 SOUTH - RANGE 41 EAST (GOVT LOT 6)
 AND A PORTION OF
 TRACT 7 - BLOCK 42 - ST LUCIE INLET FARMS
 MARTIN COUNTY, FLORIDA
 (SHEET 2 OF 2)

CRAIG WATSON AND ASSOCIATES LLC
 PROFESSIONAL SURVEYING AND MAPPING
 130 S INDIAN RIVER DRIVE - SUITE 202 - FORT PIERCE, FLORIDA 34950

ABBREVIATIONS:
 PSM = PROFESSIONAL LAND SURVEYOR
 LB = LICENSED BUSINESS
 (D) = DEED
 (C) = CALCULATED
 (M) = MEASURES
 (DOT) = DEPARTMENT OF TRANSPORTATION
 W.P.P. = WOOD POWER POLE
 M.H.W. = MEAN HIGH WATER
 NAVD = NORTH AMERICAN VERTICAL DATUM
 GRID = GROUND
 O.R. = OFFICIAL RECORDS
 P.I. = POINT OF INTERSECTION

(NOT VALID WITHOUT SHEET 1 OF 2)

PROXIMITY MAP



DEMOGRAPHICS

Population	1 mile	5 miles	10 miles
2020 Population	2,797	24,950	71,108
2025 Population	2,851	24,725	72,261
2030 Population Projection	2,944	25,376	74,557
Annual Growth 2020-2025	0.4%	-0.2%	0.3%
Annual Growth 2025-2030	0.7%	0.5%	0.6%
Median Age	54.3	51.4	50.2
Bachelor's Degree or Higher	25%	31%	30%
U.S. Armed Forces	2	14	46

Households	1 mile	5 miles	10 miles
2020 Households	1,208	10,342	30,361
2025 Households	1,206	10,180	30,675
2030 Household Projection	1,241	10,438	31,629
Annual Growth 2020-2025	0.9%	0.6%	0.9%
Annual Growth 2025-2030	0.6%	0.5%	0.6%
Owner Occupied Households	1,114	8,942	23,933
Renter Occupied Households	126	1,496	7,696
Avg Household Size	2.2	2.3	2.2
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending	\$44.2M	\$347.6M	\$960.9M

Income	1 mile	5 miles	10 miles
Avg Household Income	\$119,284	\$112,475	\$101,563
Median Household Income	\$101,794	\$82,341	\$75,659



CONTACT INFORMATION

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OPPORTUNITY**

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STUART, FL 34997

\$5,400,000
SALE PRICE

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The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Jeremiah Baron & Co.

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