



GROUND LEASE

■ Site for up to 10,000 SF Commercial Bldg.

S Kanner Highway

Stuart, FL 34997

PROPERTY OVERVIEW

Site for up to 10,000 SF commercial bldg. Exceptional Kanner Hwy frontage. Site will share access with new Water's Car Wash, and a drive thru Elliano's Coffee, and is adjacent to a Publix anchored center. This parcel is situated in a rapidly expanding area along the S. Kanner corridor.

LOCATION OVERVIEW

Situated near the intersection of S Kanner Hwy and Salerno Road on the west side of S Kanner Hwy.

OFFERING SUMMARY

Land Use:	CG - General Commercial
Available SF:	up to 10,000 S/F
Traffic Count:	48,500 AADT



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Lease Price

CONTACT AGENT



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The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

Conceptual Site Plan

S KANNER HWY

FOR LEASE



Opportunity Break Down

S KANNER HWY

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Prime Retail Space Opportunity – Kanner Highway, Stuart, FL

Available: 7,000 to 10,000 SF of **high-visibility retail space** on bustling Kanner Highway, Stuart, FL.

Traffic Count: 48,500 cars per day (AADT), delivering outstanding exposure for your business.

Location & Access:

- Direct frontage on Kanner Highway, adjoining the brand new Waters Car Wash and Elliano's Coffee.
- Direct connection **access to the Publix Shopping Center** and the signalized intersection at Salerno Road.
- Excellent ingress/egress

Highlights:

- Ground Lease – customizable space to suit a wide range of retail uses.
- Part of a dynamic retail corridor with strong national co-tenancy.
- Surrounded by leading retailers: Publix, Walgreens, Mobil, 7-11, Racetrac, Taco Bell, Auto Zone, Popeye's, Heartland Dental, Del Taco and Starbucks.

Ideal Uses: Specialty retail, service businesses, fitness, medical, professional office or automotive.

Key Features:

- Flexible floor plan from 7,000–10,000sf.
- Exceptional signage opportunity and high traffic counts.
- Shared site amenities and synergy with adjacent retailers.

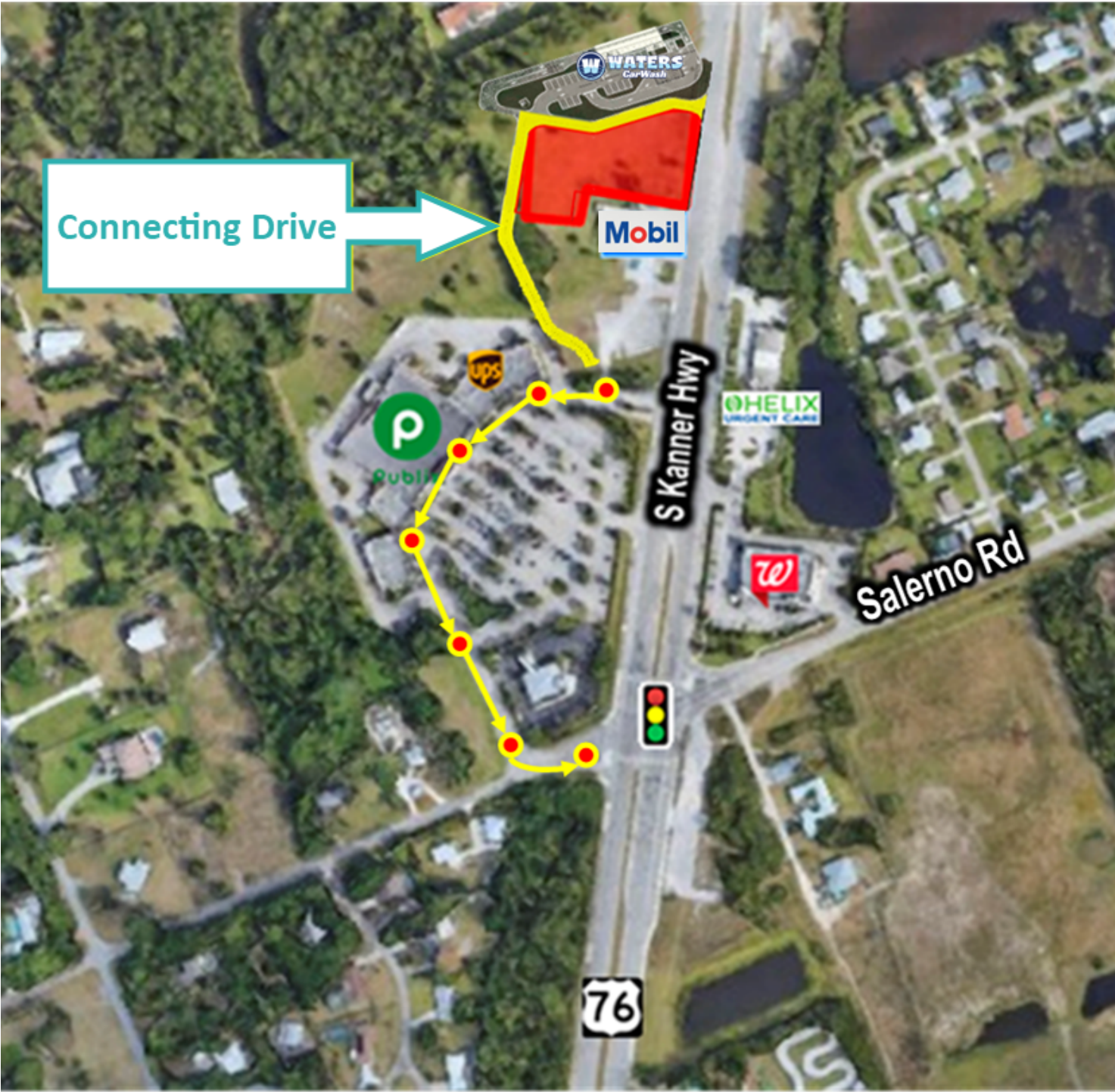
Bring your business to one of Stuart's most desirable retail locations!



Connecting Road Plan

S KANNER HWY

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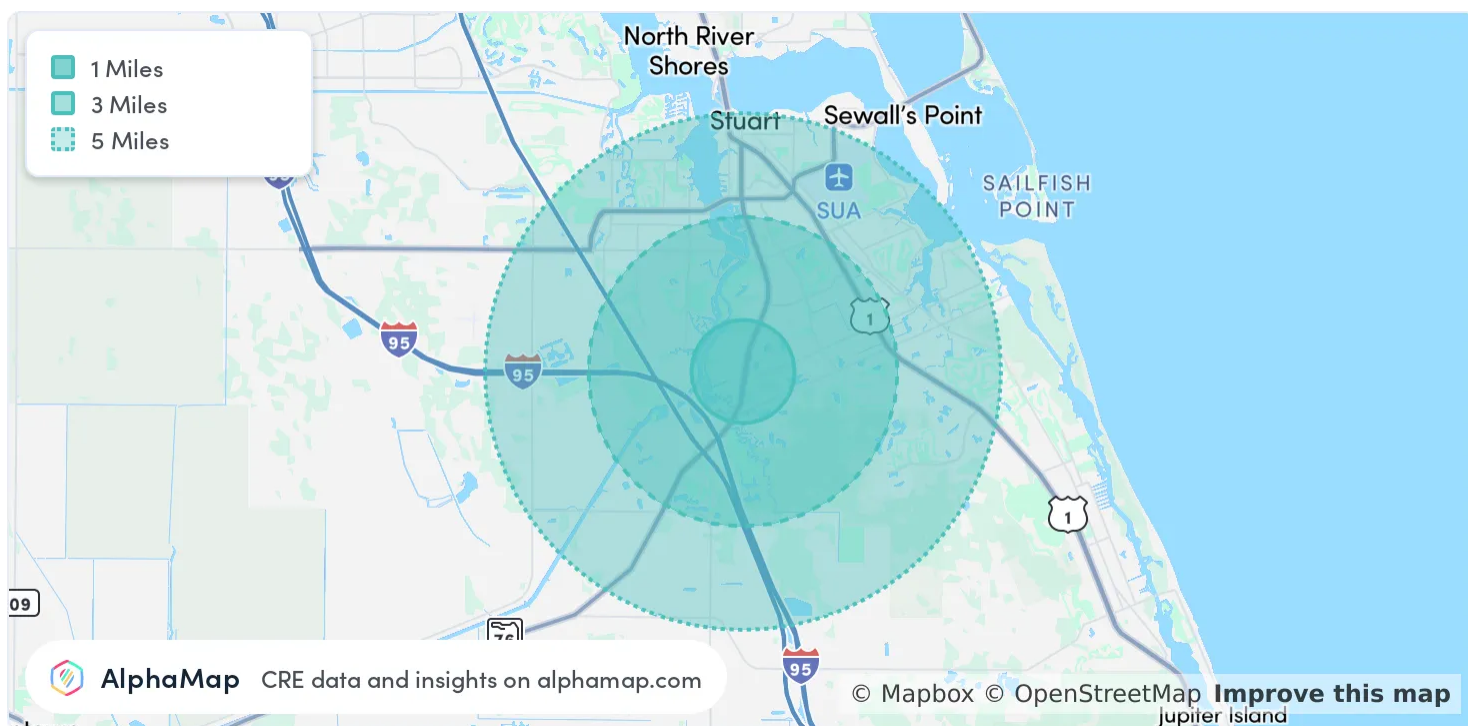


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Area Analytics

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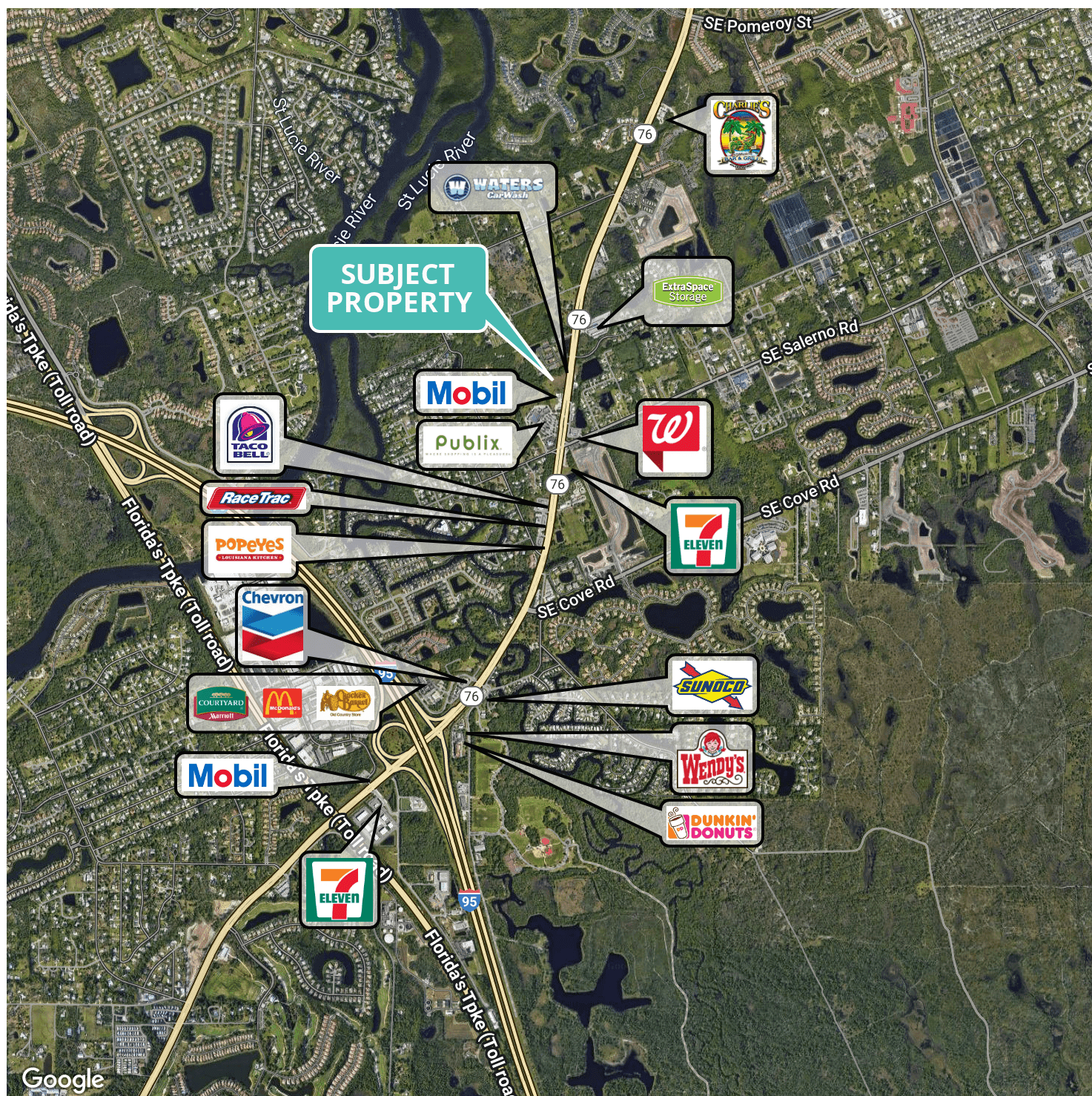
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,070	32,263	86,024
Average Age	47	48	50
Average Age (Male)	46	47	49
Average Age (Female)	47	49	51
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,217	13,276	37,542
Persons per HH	2.5	2.4	2.3
Average HH Income	\$111,309	\$111,313	\$101,895
Average House Value	\$484,894	\$443,824	\$434,984
Per Capita Income	\$44,523	\$46,380	\$44,302

Map and demographics data derived from AlphaMap

Retailer Map

S KANNER HWY

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Disclaimer

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

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