

FOR LEASE



QUICK SERVICE RESTAURANT OPPORTUNITY

END CAP WITH DRIVE-THRU

6801 S KANNER HIGHWAY, STUART FL 34997

PRESENTED BY: **JEREMIAH BARON** 772.528.0506



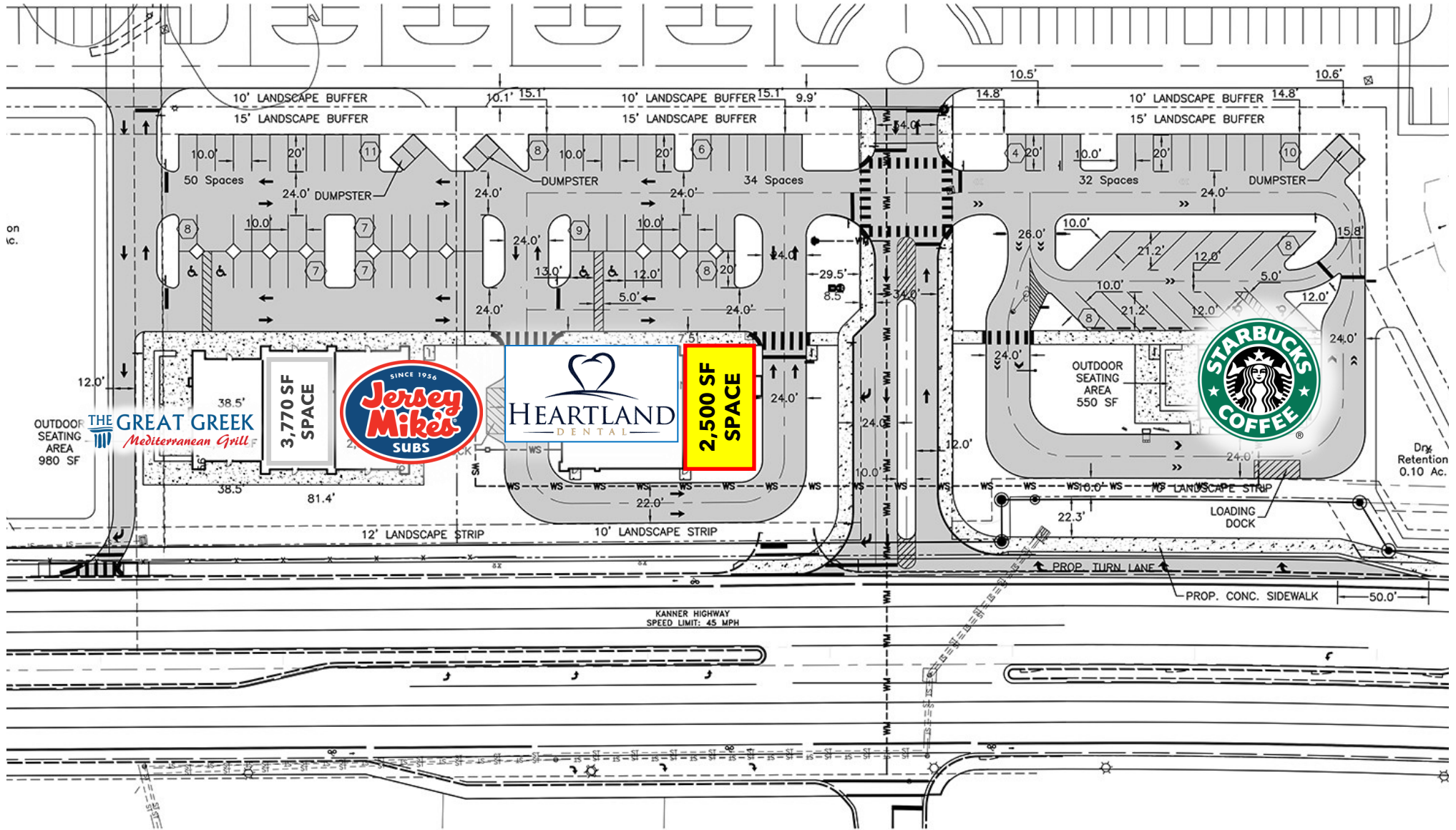
BARON LANDINGS
STUART

JEREMIAH BARON
& CO

COMMERCIAL REAL ESTATE

www.CommercialRealEstateLLC.com

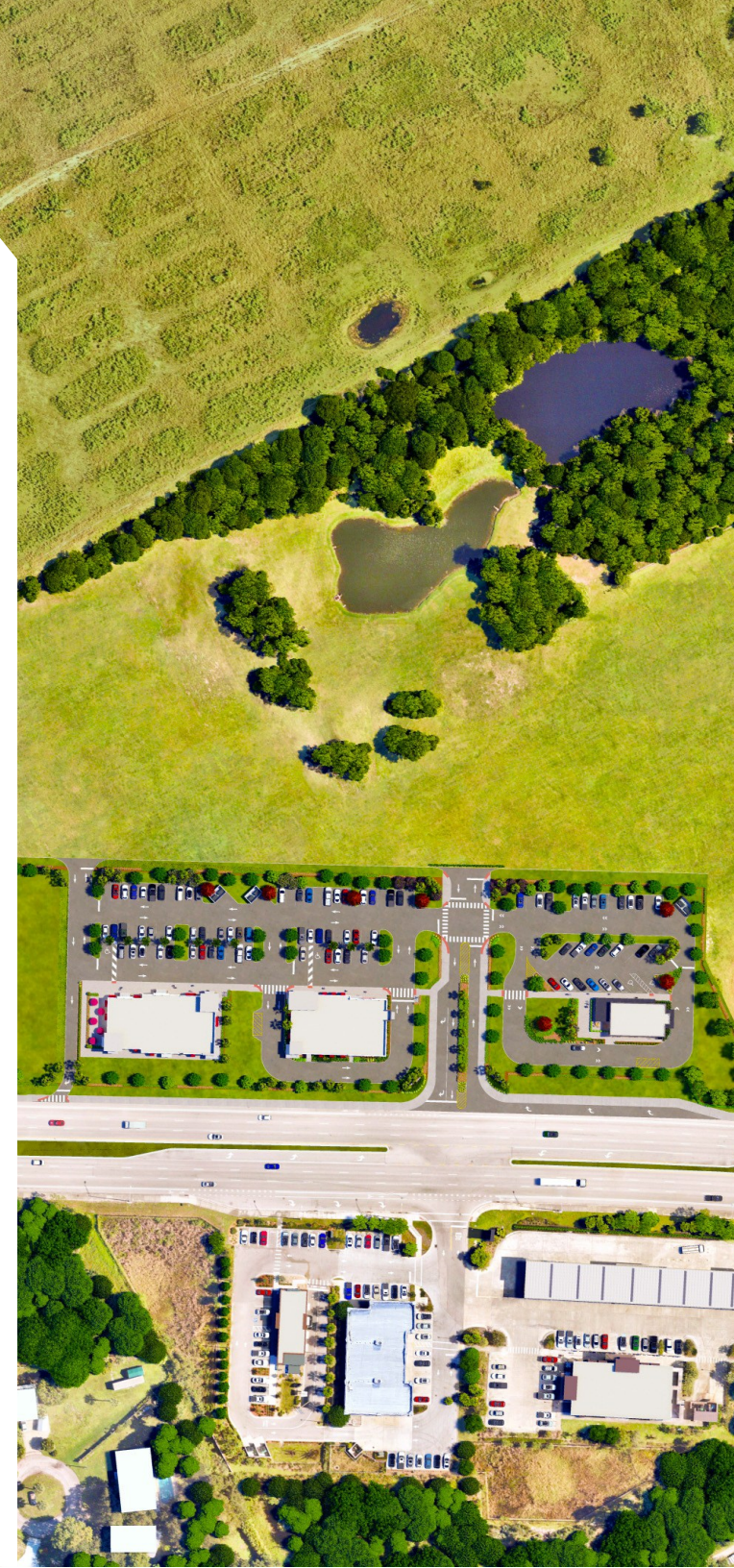
SITE PLAN



PROPERTY OVERVIEW

| | |
|----------------------------|-------------------------|
| FUTURE SITE ADDRESS | SE Baron Way, Stuart FL |
| LEASE RATE | Call For Pricing |
| SPACE(S) AVAILABLE | 2,500 SF |
| BUILDING SIZE | 6,500 SF |
| BUILDING TYPE | Retail |
| ACREAGE | ±2.18 AC |
| FRONTAGE | 390' |
| TRAFFIC COUNT | 43,000 AADT |
| EXPECTED COMPLETION | Q4 2026 |
| ZONING | GC—General Commercial |
| LAND USE | Commercial General |

- A 2,500 SF end-cap space with drive-thru capability is available for lease at Baron Landings, a new multi-tenant retail plaza currently under construction along S Kanner Highway in Stuart.
- The project will feature a strong lineup of national and regional tenants including Starbucks, Jersey Mike's, and Heartland Dental, and is strategically located adjacent to a future multifamily development, providing a built-in customer base.
- This prime end-cap location is ideal for restaurant, café, quick service-oriented users seeking high visibility and convenient access in one of Stuart's growing commercial areas.



BUILDING RENDERING



AERIAL VIEW

FUTURE MULTIFAMILY DEVELOPMENT



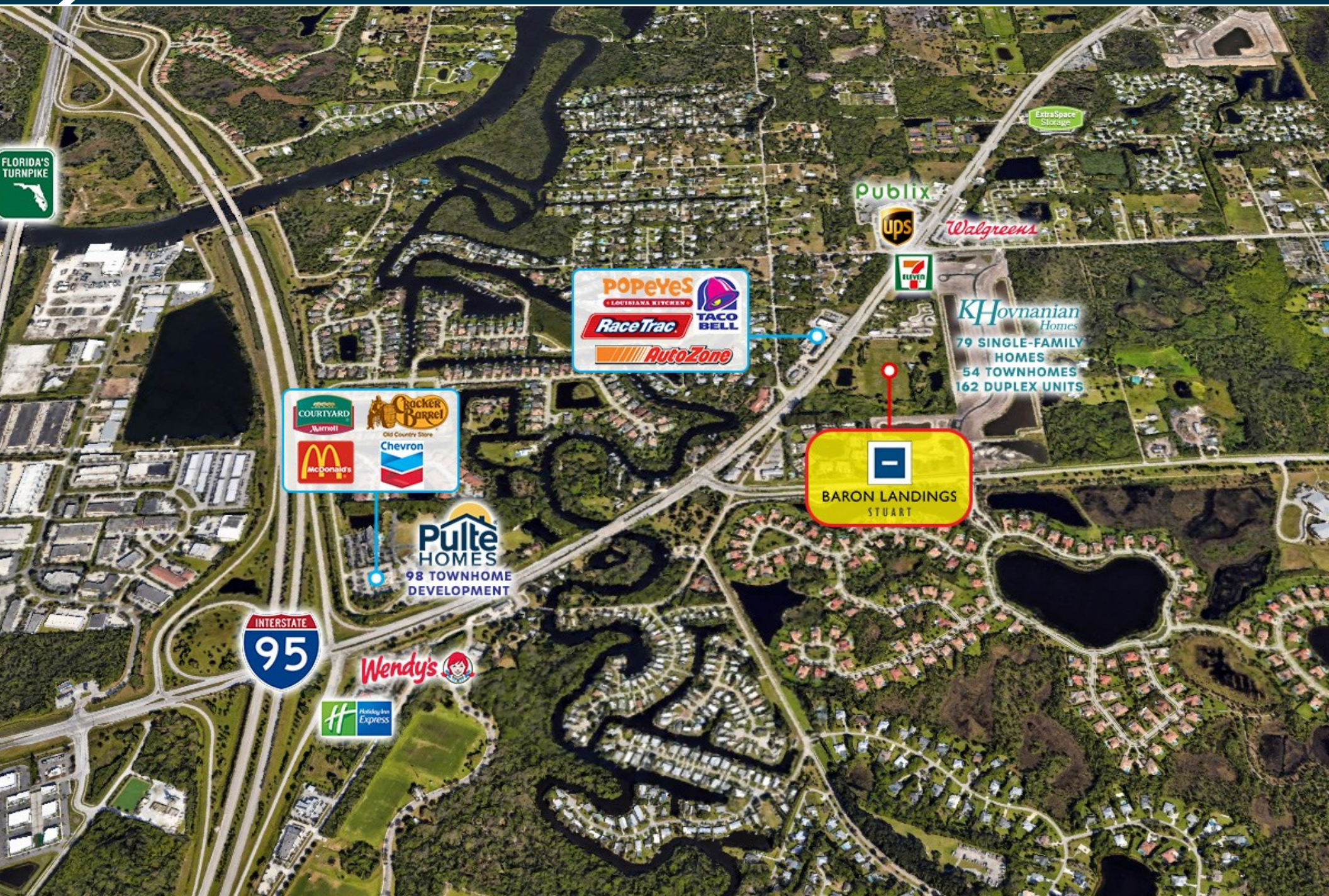
2,500 SF
END CAP SPACE W/
DRIVE-THRU



SPACE
AVAILABLE
HERE



SITE SURROUNDINGS



DEMOGRAPHICS

| Population | 1 mile | 5 miles | 10 miles |
|-----------------------------|---------------|----------------|-----------------|
| 2020 Population | 3,061 | 28,268 | 77,322 |
| 2025 Population | 3,110 | 28,246 | 78,648 |
| 2030 Population Projection | 3,209 | 29,041 | 81,162 |
| Annual Growth 2020-2025 | 0.3% | 0% | 0.3% |
| Annual Growth 2025-2030 | 0.6% | 0.6% | 0.6% |
| Median Age | 52.8 | 51.1 | 51 |
| Bachelor's Degree or Higher | 24% | 30% | 30% |
| U.S. Armed Forces | 3 | 17 | 53 |

| Households | 1 mile | 5 miles | 10 miles |
|-----------------------------------|---------------|----------------|-----------------|
| 2020 Households | 1,292 | 11,808 | 33,364 |
| 2025 Households | 1,288 | 11,728 | 33,749 |
| 2030 Household Projection | 1,324 | 12,050 | 34,807 |
| Annual Growth 2020-2025 | 0.9% | 0.8% | 0.8% |
| Annual Growth 2025-2030 | 0.6% | 0.6% | 0.6% |
| Owner Occupied Households | 1,180 | 10,047 | 26,317 |
| Renter Occupied Households | 145 | 2,003 | 8,490 |
| Avg Household Size | 2.3 | 2.3 | 2.2 |
| Avg Household Vehicles | 2 | 2 | 2 |
| Total Specified Consumer Spending | \$46M | \$393M | \$1.1B |

| Consumer Spending | 3 miles Households |
|-------------------------------|---------------------------|
| Education & Daycare | \$24,387,604 |
| Health Care | \$22,228,135 |
| Transportation & Maintenance | \$92,672,284 |
| Household | \$71,849,739 |
| Food & Alcohol | \$101,869,543 |
| Entertainment, Hobbies & Pets | \$61,492,133 |
| Apparel | \$18,461,333 |



CONTACT INFORMATION

End-Cap with Drive-Thru

6801 S Kanner Highway
Stuart, FL 34997

Call For Pricing

LEASE RATE

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