



FOR SALE

■ S Kanner Highway

S Kanner Highway

Stuart, FL 34997

PROPERTY OVERVIEW

+/- 1.29 acre retail parcel. Will share access from S. Kanner Highway with the newly proposed car wash. Exceptional exposure with a Publix anchored center just to the west and AADT counts over 48,500. This parcel is situated in a rapidly expanding area along the S. Kanner corridor.

LOCATION OVERVIEW

Situated approximately 1/4 mile north of the intersection of S Kanner Hwy and Salerno Road on the west side of S Kanner Hwy.

OFFERING SUMMARY

Land Size:	1.29+/- Acres
Zoning:	CG - General Commercial
Utilities:	To The Site
Traffic Count:	48,500 AADT

SALE PRICE

\$1,995,000



DREW POSTON

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SLC Commercial

Realty & Development

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.

Property Details

PROPOSED 7,000 SF RETAIL BUILDING



SALE PRICE	\$1,995,000
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Location Information	
Building Name	Proposed 7,000 SF Retail Building
Street Address	S Kanner Highway
City, State, Zip	Stuart, FL 34997
County/Township	Martin

Zoning / Land Use Details	
Zoning	CG - General Commercial
Land Use	CG - General Commercial
Permitted Use	See Below

Property Details	
Property Type	Retail
Property Subtype	Free Standing Building
Corner Property	Yes
Traffic Count	48,500 AADT
Utilities	To The Site

Location Overview
Situated approximately 1/4 mile north of the intersection of S Kanner Hwy and Salerno Road on the west side of S Kanner Hwy.

[CLICK HERE FOR PERMITTED USES](#)



PROPOSED 7,000 SF RETAIL BUILDING

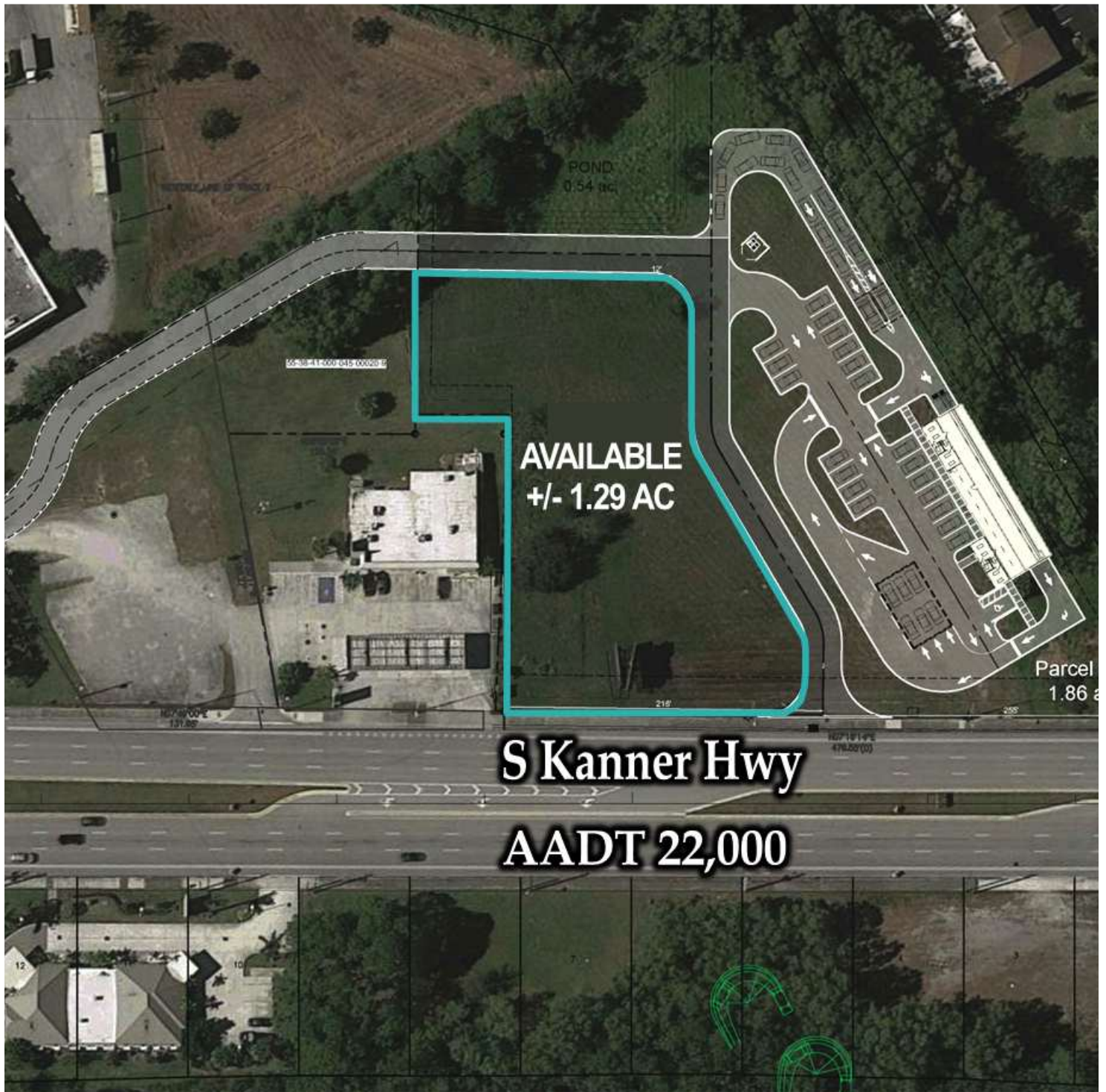
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Site Plan

PROPOSED 7,000 SF RETAIL BUILDING

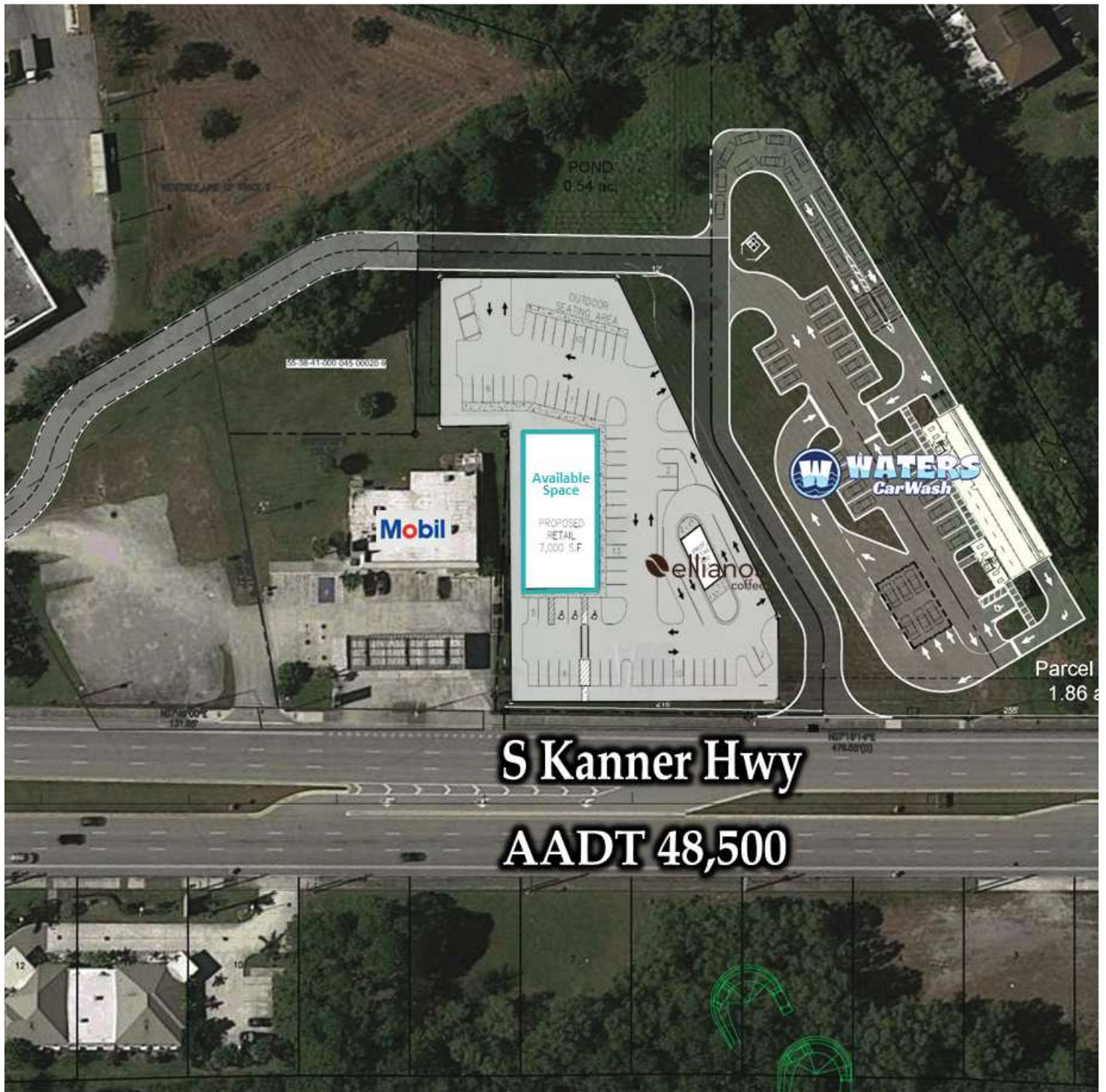
FOR SALE



Proposed Site Plan

PROPOSED 7,000 SF RETAIL BUILDING

FOR SALE



Connecting Drive

PROPOSED 7,000 SF RETAIL BUILDING

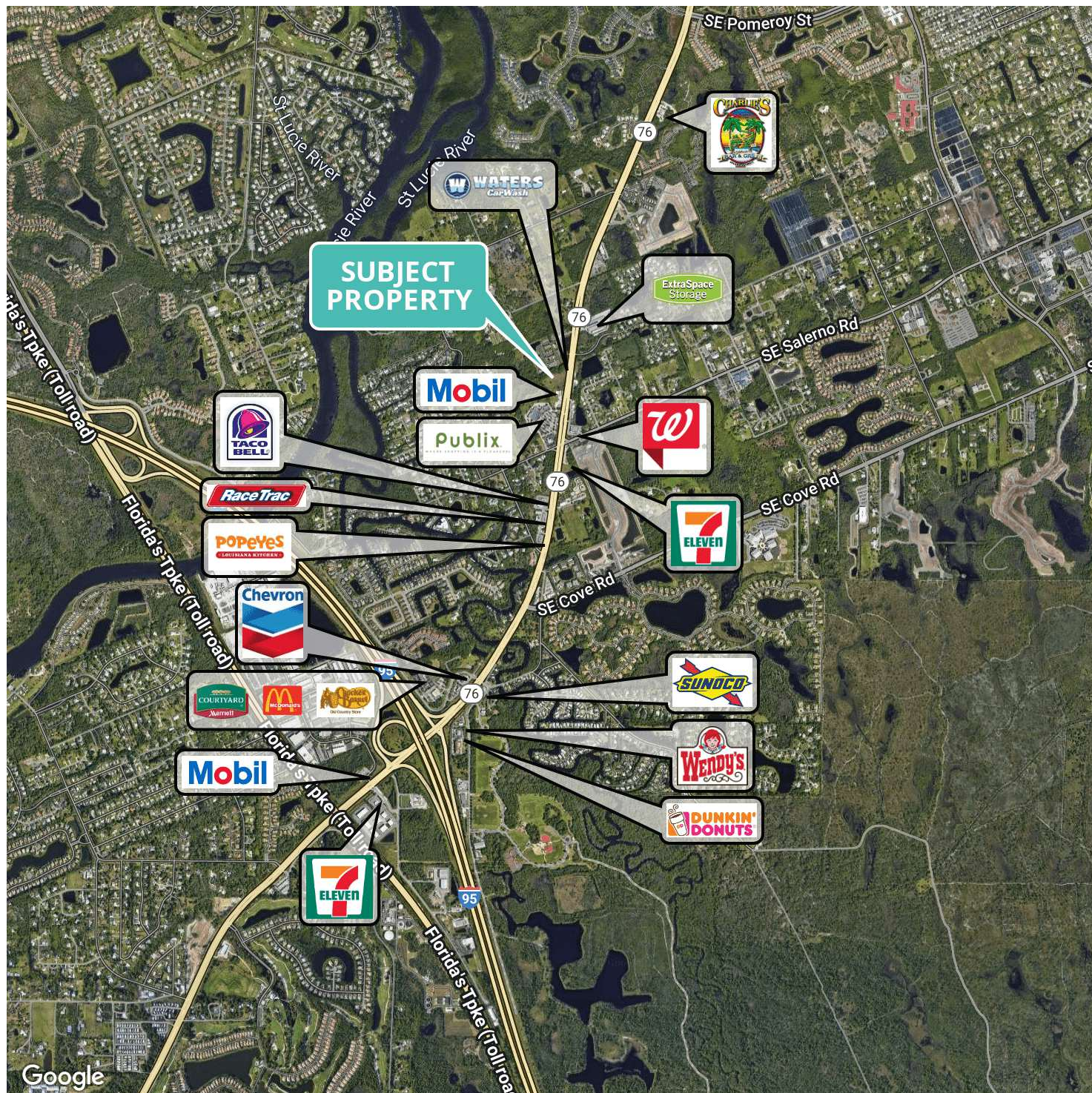
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Retailer Map

S KANNER HWY - 7,000 SQUARE FEET

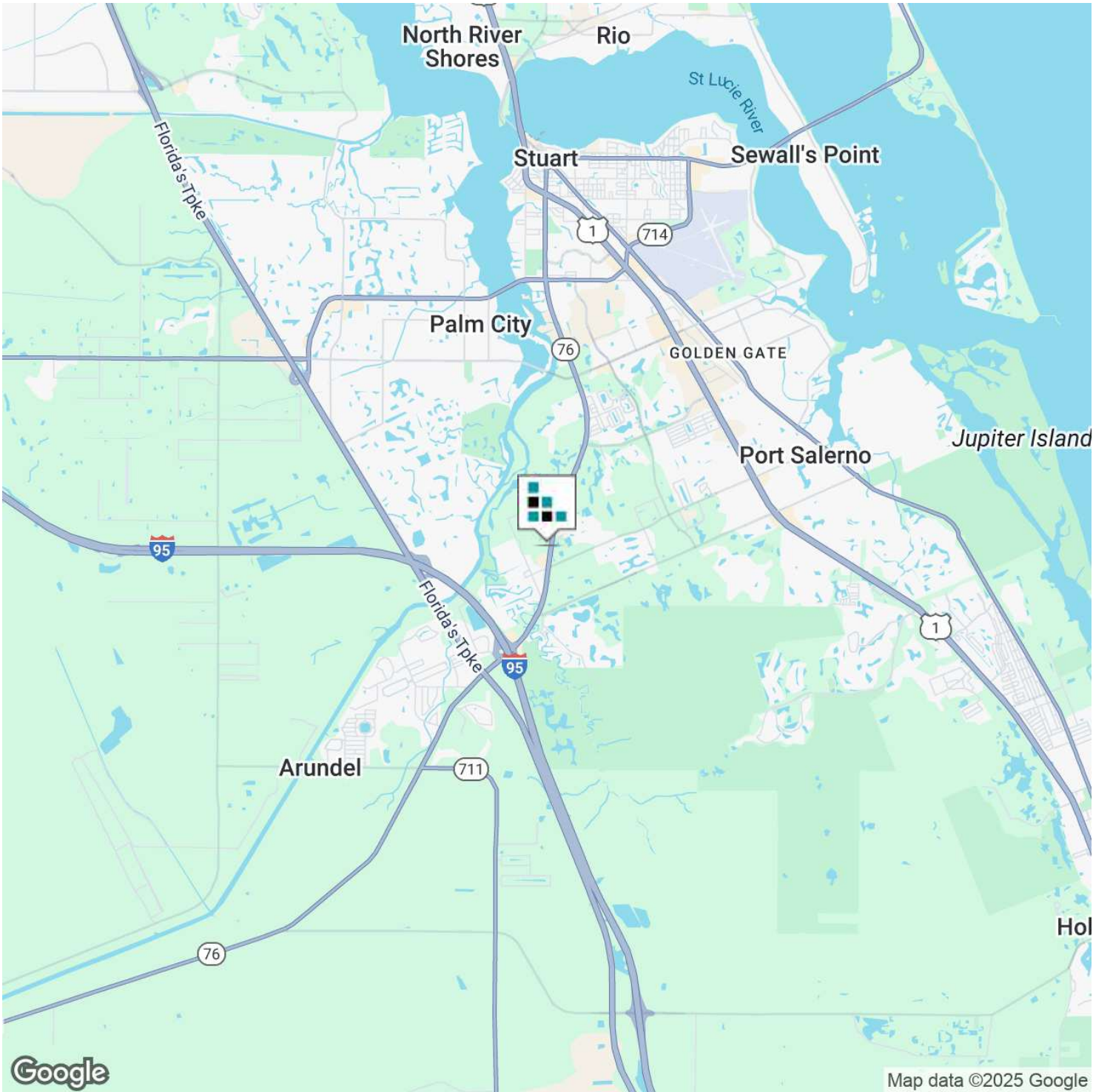
FOR LEASE



Location Map

PROPOSED 7,000 SF RETAIL BUILDING

FOR SALE

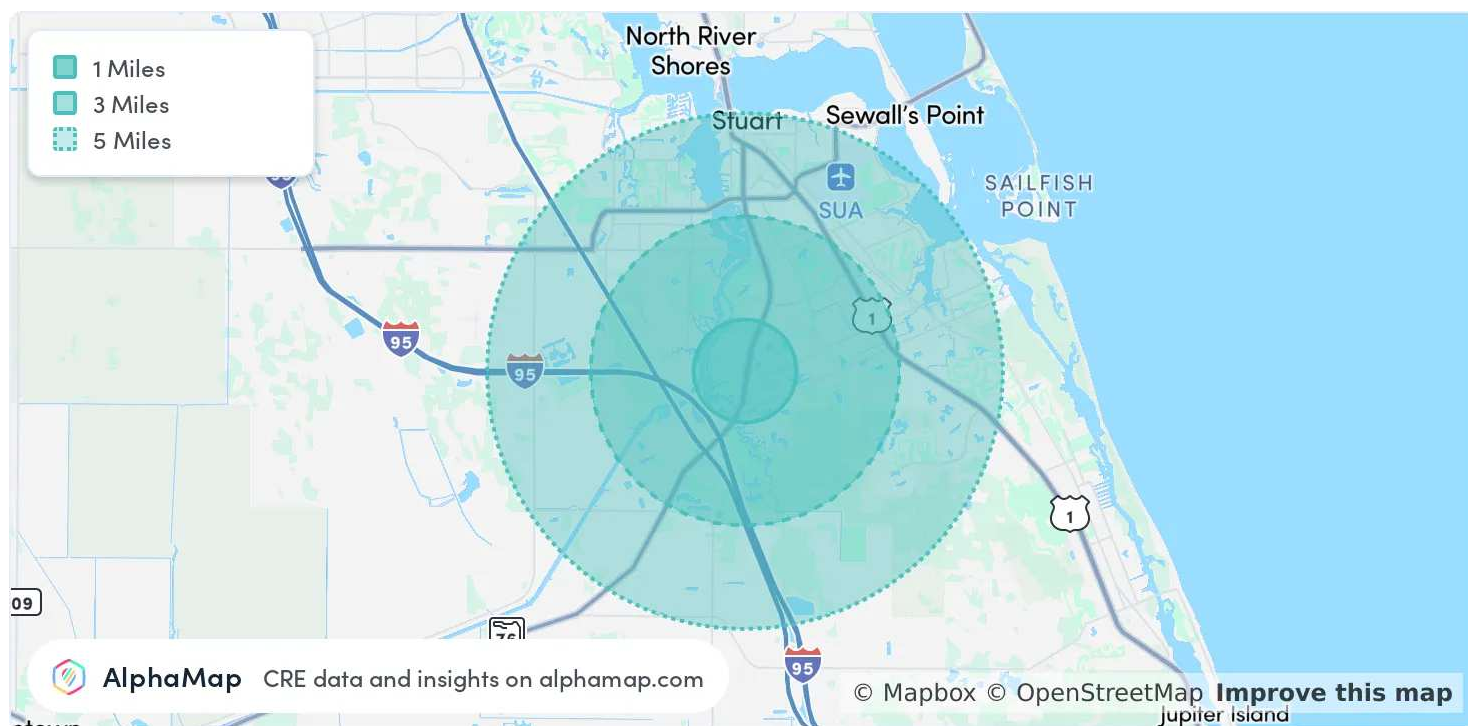


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Area Analytics

PROPOSED 7,000 SF RETAIL BUILDING

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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

Disclaimer

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