

FOR LEASE

3,770 SF
IN-LINE SPACE AVAILABLE

THE GREAT GREEK
Mediterranean Grill

Jersey Mike's Subs

JOIN 
HEARTLAND
DENTAL



COMMERCIAL OUTPARCEL

RETAIL | FOOD SERVICE | OFFICES
6801 S KANNER HIGHWAY, STUART FL 34997



BARON LANDINGS
STUART

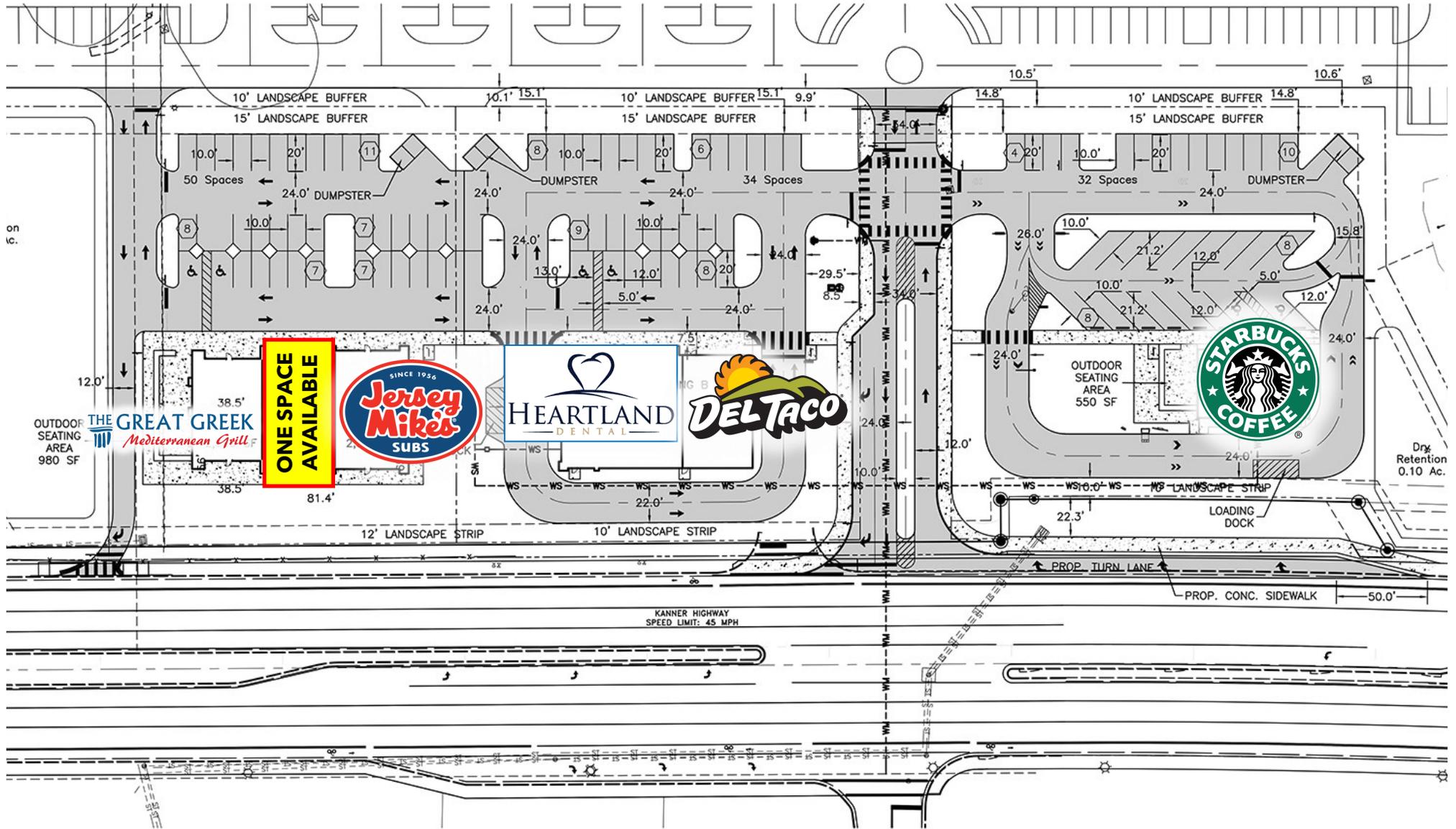
JEREMIAH BARON
& CO

COMMERCIAL REAL ESTATE

www.CommercialRealEstateLLC.com

PRESENTED BY: **JEREMIAH BARON** 772.528.0506 | **BRIAN SCHWAN** 772.215.1167

SITE PLAN



PROPERTY OVERVIEW

SITE ADDRESS	201 SE Baron Way, Stuart FL
LEASE RATE	\$45.00/SF NNN
SPACE(S) AVAILABLE	±3,770 SF
BUILDING SIZE	7,000 SF
BUILDING TYPE	Retail
ACREAGE	2.18 AC
FRONTAGE	390'
TRAFFIC COUNT	48,500 ADT
EXPECTED COMPLETION	2027
ZONING	GC–General Commercial
LAND USE	Commercial General
PARCEL ID	55-38-41-743-000-00010-0

Jeremiah Baron & Co. is pleased to present Baron Landings of Stuart, a major new redevelopment project currently under construction just off S. Kanner Highway in Stuart, Florida, with estimated completion in Q4 2026.

This ±2.18-acre retail development will feature three commercial outparcels with up to 7,000 SF available for lease. Join a growing lineup of national and regional brands including Starbucks, Heartland Dental, Del Taco, Jersey Mike's, and The Great Greek Mediterranean Grill.

The site offers strong highway frontage, excellent visibility, convenient access to I-95 and US-1, and sits adjacent to a future apartment community that will further drive daily traffic and demand.



VISUAL REPRESENTATION



3,770 SF
IN-LINE SPACE AVAILABLE

Jersey Mike's Subs

THE GREAT GREEK
Mediterranean Grill

FLOOR PLAN



TOTAL BUILDING AREA: 7,397 SF

AERIAL VIEW

FUTURE MULTIFAMILY DEVELOPMENT



THE GREAT GREEK
Mediterranean Grill

SPACE AVAILABLE HERE

The Jersey Mike's Subs logo, featuring the text "SINCE 1976" above "Jersey Mike's" and "SUBS" below it, all within a circular border.

SITE SURROUNDINGS



DEMOGRAPHICS

Population	1 mile	5 miles	10 miles
2020 Population	2,980	76,869	157,819
2024 Population	2,879	77,349	168,461
2029 Population Projection	2,997	81,126	181,614
Annual Growth 2020-2024	-0.8%	0.2%	1.7%
Annual Growth 2024-2029	0.8%	1.0%	1.6%
Median Age	53.1	51.4	53.6
Bachelor's Degree or Higher	24%	30%	33%
U.S. Armed Forces	1	105	145

Households	1 mile	5 miles	10 miles
2020 Households	1,260	33,090	69,464
2024 Households	1,192	33,159	73,815
2029 Household Projection	1,239	34,807	79,437
Annual Growth 2020-2024	-0.6%	0.4%	1.2%
Annual Growth 2024-2029	0.8%	1.0%	1.5%
Owner Occupied Households	1,101	26,137	62,283
Renter Occupied Households	137	8,670	17,154
Avg Household Size	2.3	2.2	2.2
Avg Household Vehicles	2	2	2
Total Specified Consumer	\$42.9M	\$1B	\$2.4B

Consumer Spending	5 miles Households
Education & Daycare	\$59,625,201
Health Care	\$59,152,774
Transportation & Maintenance	\$234,683,948
Household	\$182,876,055
Food & Alcohol	\$271,885,439
Entertainment, Hobbies & Pets	\$163,119,377
Apparel	\$49,409,880



CONTACT INFORMATION

Baron Landings Commercial

6801 S Kanner Highway
Stuart, FL 34997

\$45.00/SF NNN

LEASE RATE

Jeremiah Baron

Chairman/CEO
772.528.0506
jbaron@commercialrealestatellc.com

Brian Schwan

Sales & Leasing Associate
772.215.1167
bschwan@commercialrealestatellc.com

CONFIDENTIALITY & DISCLAIMER

The information contained in this lease brochure is proprietary and strictly confidential. It is intended solely for review by the party receiving it from Jeremiah Baron & Co. Commercial Real Estate LLC and may not be shared with any other person or entity without the prior written consent of Jeremiah Baron & Co. Commercial Real Estate LLC.

By accepting and reviewing this material, the recipient agrees to hold all information contained herein in the strictest confidence and not to reproduce, copy, or distribute any portion of this brochure. If the recipient has no interest in the subject property, this material should be promptly returned to Jeremiah Baron & Co. Commercial Real Estate LLC.

This lease brochure has been prepared to provide summary, unverified information regarding the subject property for the purpose of generating preliminary interest from prospective tenants. The information contained herein is not intended to be a comprehensive or detailed presentation and should not be relied upon as a substitute for independent due diligence.

Jeremiah Baron & Co. Commercial Real Estate LLC has not conducted any investigation and makes no warranty or representation, express or implied, as to the accuracy or completeness of the information contained herein. This includes, but is not limited to, representations regarding property size or square footage, zoning, permitted uses, operating expenses, future availability, physical condition, environmental matters, compliance with laws or regulations, or the financial condition or business prospects of any existing or proposed tenants.

All prospective tenants are encouraged to conduct their own independent investigation and analysis of the property and shall bear all costs and expenses associated with such investigation. The information contained herein has been obtained from sources believed to be reliable; however, no representation or warranty is made as to its accuracy or completeness.

