

# FOR SALE/LEASE

## 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 22,000. 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 Use:	CG - General Commercial
Utilities:	To The Site
Available SF:	1.29 Acres

Price Reduced  
Lease Price

\$1,750,000

~~\$2,399,000~~

\$100,000



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SLC Commercial  
Realty & Development



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# Property Details

S KANNER HWY - 1.29 ACRES



SALE PRICE	\$1,750,000
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Location Information	
Building Name	S Kanner Hwy - 1.29 Acres
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

[CLICK HERE FOR PERMITTED USES](#)

Property Details	
Property Type	Land
Property Subtype	Retail
Lot Size	1.29 Acres
Corner Property	Yes
Waterfront	Yes
Utilities	To The Site

Parking & Transportation	
Street Parking	Yes

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

# Site Plan

S KANNER HWY - 1.29 ACRES

FOR SALE

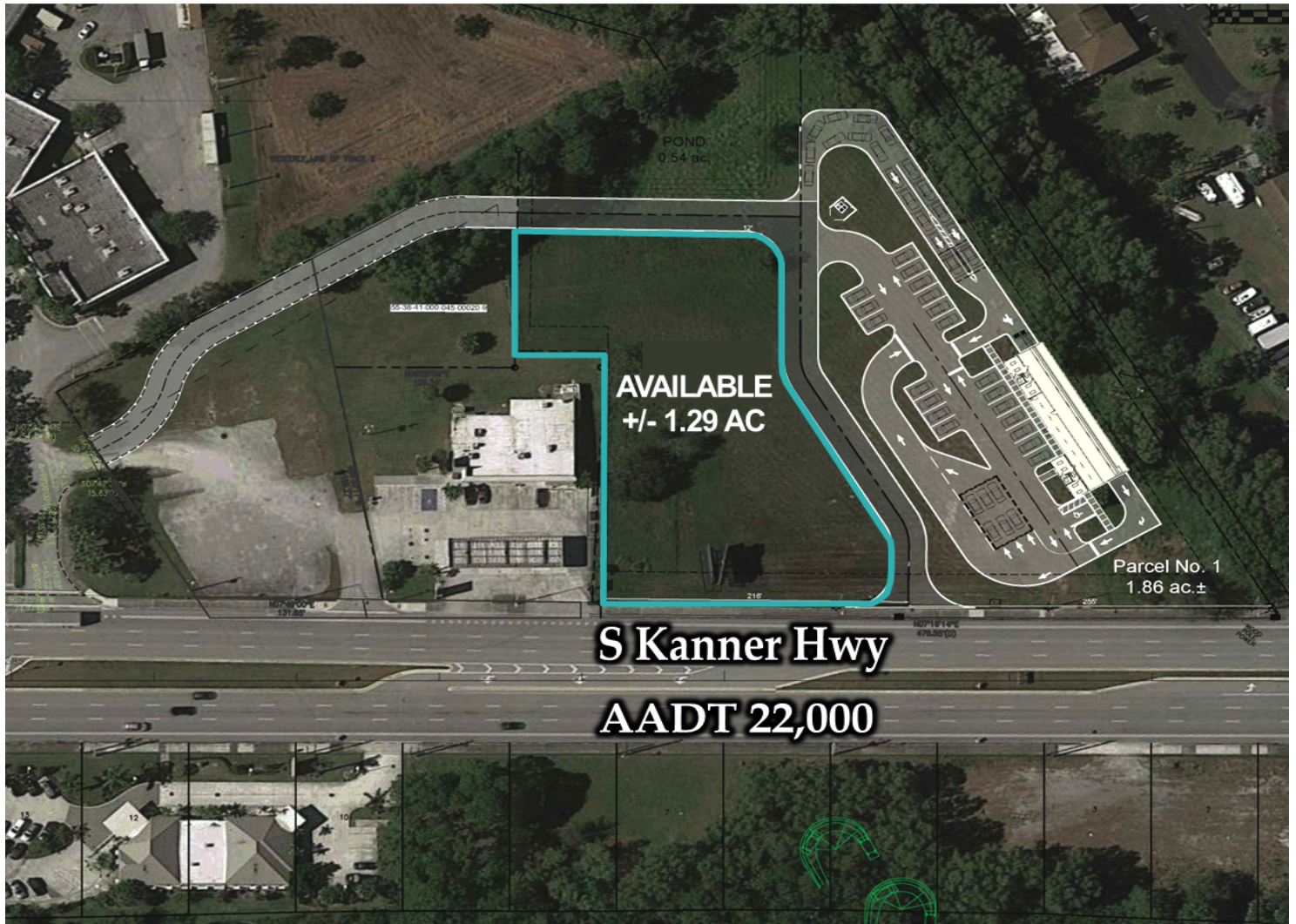




# Site Plan

S KANNER HWY - 1.29 ACRES

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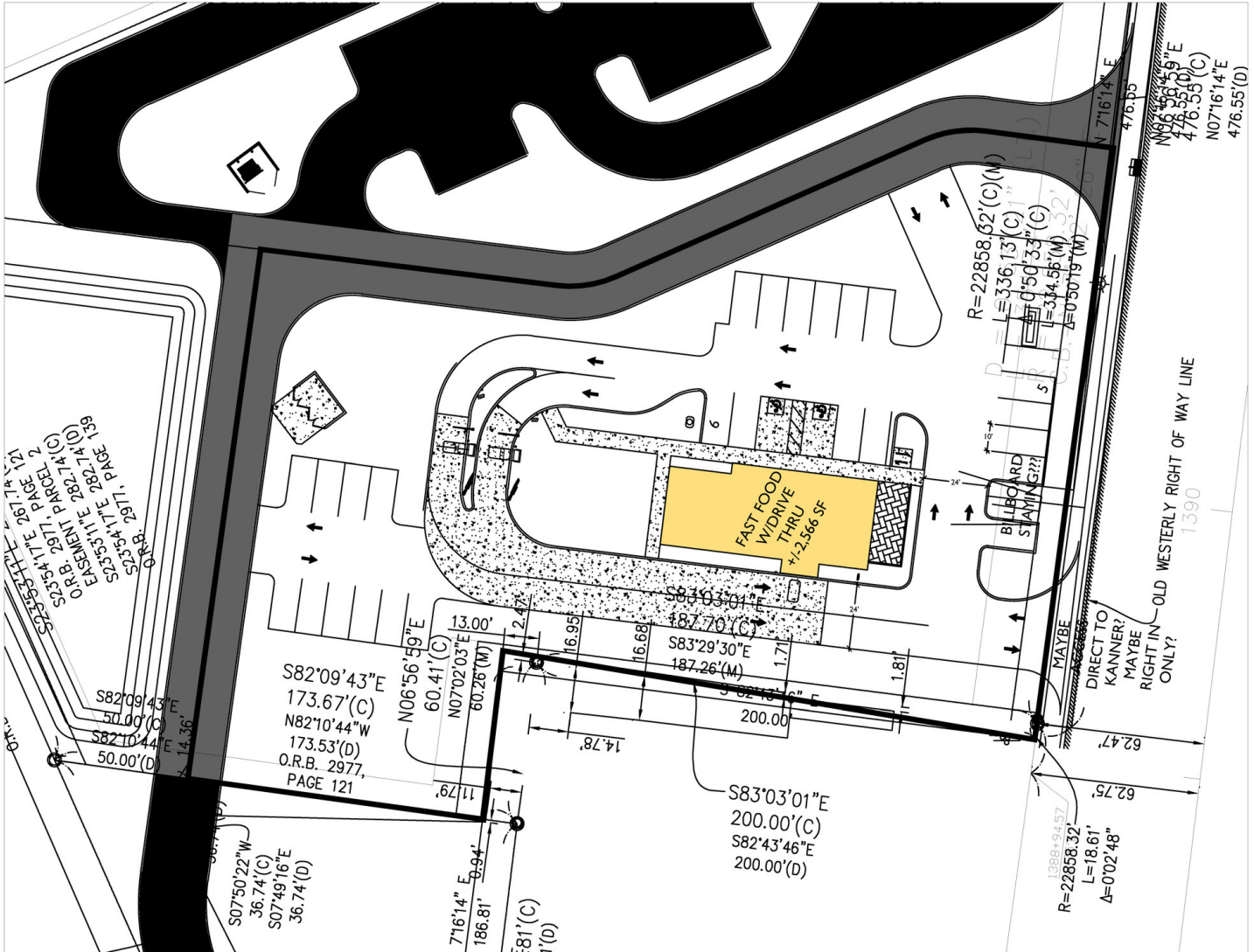




# Site Plan

S KANNER HWY - 1.29 ACRES

FOR SALE



## CONCEPTUAL SITE PLAN

Conceptual site plan for a drive-thru.

# Site Plan

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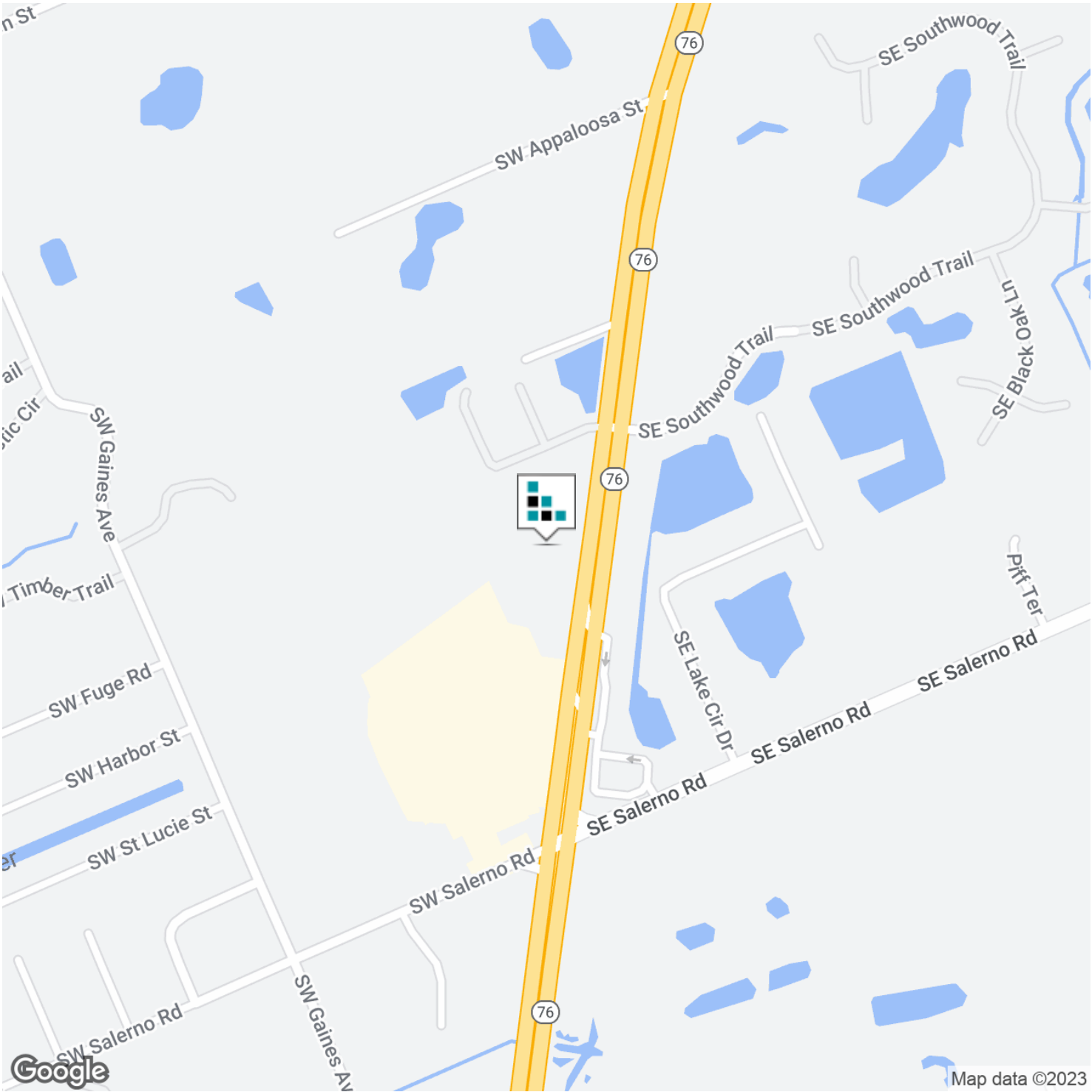




# Location Map

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# Traffic Count

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## TRAFFIC COUNT PROFILE

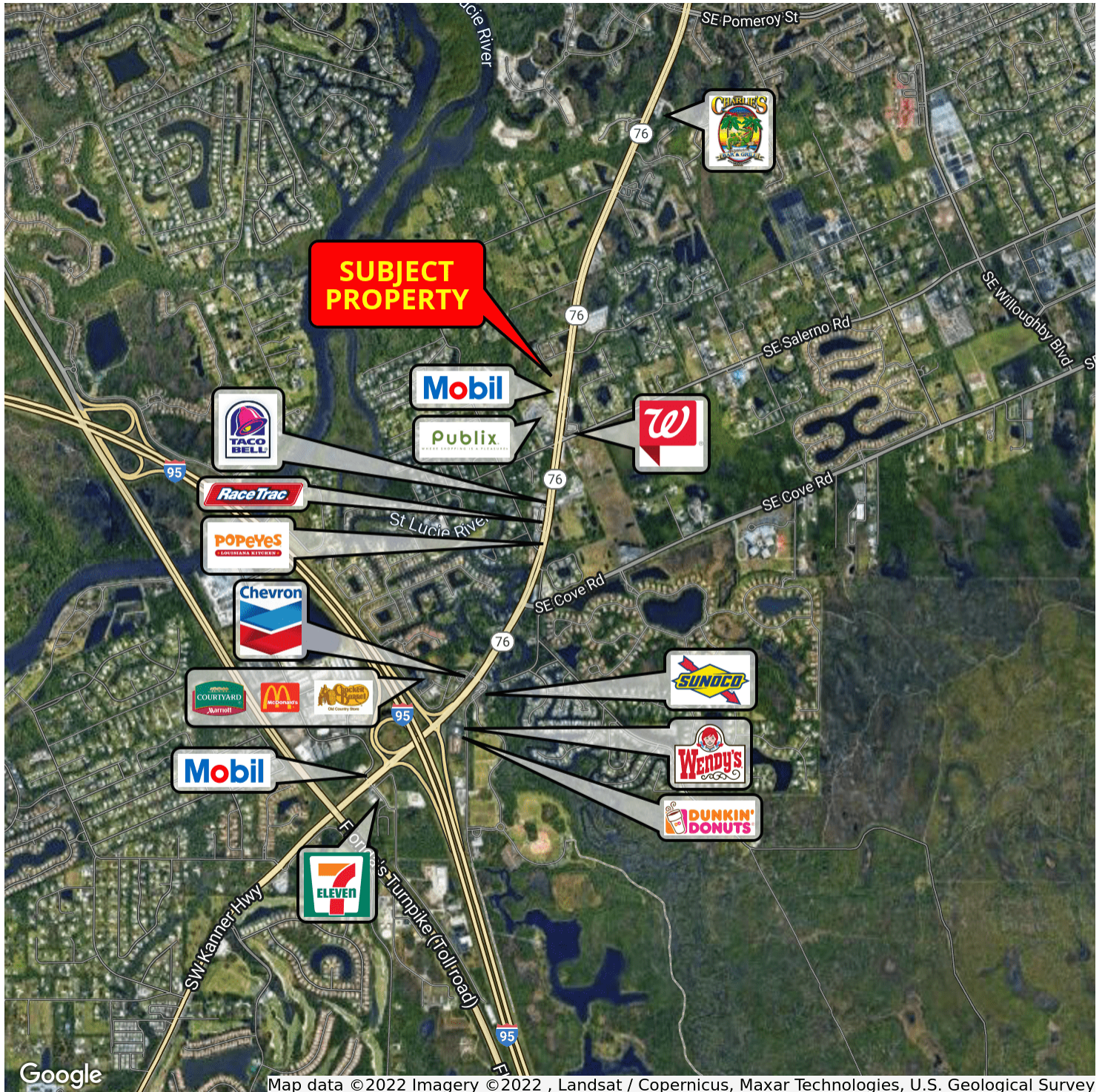
Street:	Closet Cross-Street:	Year Of Count:	Count:
Kanner Hwy	SW Gaines Ave	2004	27,521
Southwest Kanner Hwy	SE Cove Rd	2021	41,000



# Retailer Map

S KANNER HWY - 1.29 ACRES

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# Demographics Map & Report

S KANNER HWY - 1.29 ACRES

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,641	67,726	159,689
Average Age	49.0	47.9	48.9
Average Age (Male)	47.8	45.6	46.9
Average Age (Female)	50.2	49.4	50.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,101	28,027	66,970
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$79,867	\$77,626	\$79,824
Average House Value	\$277,879	\$289,562	\$287,985

\* Demographic data derived from 2020 ACS - US Census





# 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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