

FOR SALE

**FUTURE MULTIFAMILY
DEVELOPMENT**



THE GREAT GREEK
Mediterranean Grill



AutoZone

RaceTrac

COMMERCIAL OUTPARCEL SITE

4.55-ACRES | RETAIL | FOOD SERVICE | OFFICES

6801 S KANNER HIGHWAY, STUART FL 34997

PRESENTED BY: **CHRIS BELLAND** 772.418.4506

CMB CRADY
MACKIN
BELLAND

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PROPERTY OVERVIEW

SITE ADDRESS	SE Baron Way, Stuart FL
PRICE	\$5,500,000
ACREAGE	±4.55-AC
FRONTAGE	390'
TRAFFIC COUNT	48,500 ADT
PROJECTED COMPLETION	2027
ZONING	GC—General Commercial
LAND USE	Commercial General

Exceptional opportunity to acquire ±4.55 acres of prime commercial development land within the highly anticipated Baron Landings mixed-use project in Stuart, Florida. The property is planned for three retail/commercial outparcels, creating a rare opportunity for developers, investors, owner-users, or retailers seeking a strategic presence in one of the Treasure Coast's fastest-growing corridors.

Situated along S. Kanner Highway, the site offers excellent visibility, strong frontage, and convenient access to both I-95 and US-1. Planned adjacent development includes a 308-unit luxury apartment community and a growing roster of established national and regional brands, creating a built-in customer base and long-term demand for commercial services.

The property's strategic location, strong demographics, and proximity to major transportation corridors places it as an ideal site for retail, restaurant, medical, professional office, or service-oriented uses.



AERIAL VIEW



FUTURE MULTIFAMILY
DEVELOPMENT



SPACE
AVAILABLE
HERE

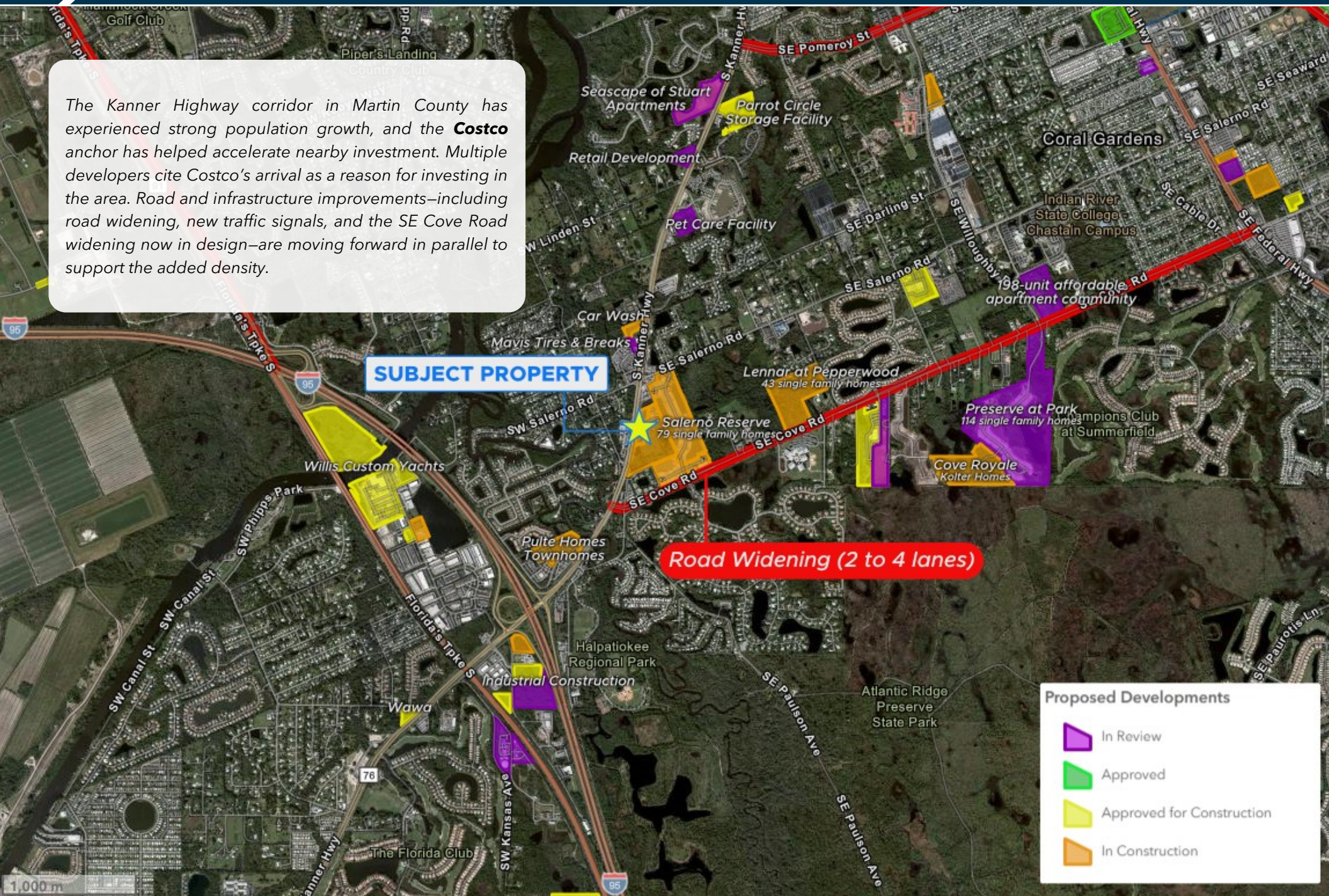


SITE SURROUNDINGS



AREA DEVELOPMENT

The Kanner Highway corridor in Martin County has experienced strong population growth, and the **Costco** anchor has helped accelerate nearby investment. Multiple developers cite Costco's arrival as a reason for investing in the area. Road and infrastructure improvements—including road widening, new traffic signals, and the SE Cove Road widening now in design—are moving forward in parallel to support the added density.



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

Commercial Outparcel Site

6801 S Kanner Highway
Stuart, FL 34997

\$5,500,000

PURCHASE PRICE

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