

# FOR LEASE

\$80,000/yr.

## 1.3 AC Vacant Land at Interchange

8000 SW Lost River Road, Stuart FL 34997



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

**Listing Contact:**

Janine Landolina | 772-285-2599 | [ileaseit@gmail.com](mailto:ileaseit@gmail.com)

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

# Property Details

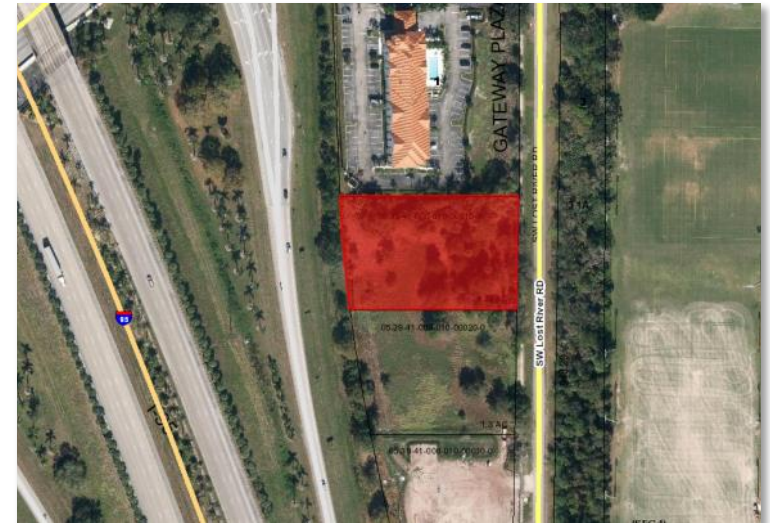
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<b>LEASE RATE</b>	\$80,000/yr.
<b>LAND SIZE</b>	57,194 sf
<b>ACREAGE</b>	1.3 AC
<b>FRONTAGE</b>	+/- 195' (SW Lost River Rd / I-95)
<b>TRAFFIC COUNT</b>	40,500 ADT (from SW Kanner Hwy)
<b>ZONING</b>	GC
<b>LAND USE</b>	Commercial General
<b>UTILITIES</b>	Public
<b>PARCEL ID</b>	05-39-41-000-010-00010-8

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- Exceptional 1.3 acre vacant land site sits alongside the north exit ramp of I-95 in Stuart, FL.
- Adjacent to the Holiday Inn Express, and in close proximity to restaurants, gas stations, and regional parks.
- The ready-to-build interchange site is high and dry, and currently zoned General Commercial; making it suitable for a wide range of uses including hotel, office, restaurant, quick service restaurant with drive-thru, and retail.
- Highly visible and easily accessible!



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2019 Population Estimate		2019 Average Household Income		Average Age	
1 Mile	1,625	1 Mile	\$83,076	1 Mile	50.20
3 Mile	15,871	3 Mile	\$91,583	3 Mile	47.10
5 Mile	57,914	5 Mile	\$77,840	5 Mile	45.80

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2024 Population Projection		2019 Median Household Income		Median Age	
1 Mile	1,736	1 Mile	\$61,071	1 Mile	55.90
3 Mile	16,538	3 Mile	\$66,637	3 Mile	51.90
5 Mile	61,204	5 Mile	\$57,840	5 Mile	49.30

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# Zoning Information

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<b>Commercial and Business Uses</b>	<b>GC</b>
Business and professional offices	P
Commercial amusements, indoor	P
Commercial amusements, outdoor	P
Commercial day care	P
Construction industry trades	P
Construction sales and services	P
Financial institutions	P
Flea markets	P
Funeral homes	P
General retail sales and services	P
Golf driving ranges	P
Hotels, motels, resorts and spas	P
Kennels, commercial	P
Limited retail sales and services	P
Marinas, commercial	P
Medical services	P
Pain management clinics	P
Parking lots and garages	P
Recreational vehicle parks	P

Residential storage facilities	P
Restaurants, convenience, with drive-through facilities	P
Restaurants, convenience, without drive-through facilities	P
Restaurants, general	P
Shooting ranges, indoor	P
Trades and skilled services	P
Vehicular sales and service	P
Vehicular service and maintenance	P
Veterinary medical services	P
Wholesale trades and services	P

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# Trade Area Map

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