

# VACANT COMMERCIAL LAND

0 S Kanner Highway, Stuart FL 34997



**3.6 AC COMMERCIAL LAND**



**FOR SALE | \$1,050,000**

**Jeremiah Baron  
& CO.**

**Commercial Real Estate, LLC**

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# PROPERTY OVERVIEW

- Expansive 3.6 acre commercial land located right off S Kanner Highway in Stuart, Florida.
- Over 400' of frontage to Kanner Highway which receives high traffic counts.
- Located just down the street from the newly proposed Costco location.
- Currently zoned as limited commercial allowing for several uses such as business and professional offices, construction industry trades, medical services, restaurants and more.
- About 5 miles away from the I-95 access ramp and less than 15 minutes away from US Highway 1.



<b>PRICE</b>	\$1,050,000
<b>ACREAGE</b>	3.6 AC
<b>FRONTAGE</b>	410'
<b>TRAFFIC COUNT</b>	36,500 ADT
<b>ZONING</b>	LC - Limited Commercial
<b>LAND USE</b>	Commercial Limited
<b>PARCEL ID</b>	55-38-41-000-049-00072-8

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# DEMOGRAPHICS

2020 Population Estimate		2020 Average Household Income		2020 Households Estimate	
1 Mile	4,412	1 Mile	\$92,666	1 Mile	1,795
3 Mile	37,247	3 Mile	\$84,934	3 Mile	16,441
5 Mile	85,130	5 Mile	\$86,349	5 Mile	40,814

2025 Population Projection		2020 Median Household Income		2025 Households Projection	
1 Mile	4,586	1 Mile	\$73,238	1 Mile	1,863
3 Mile	41,300	3 Mile	\$59,077	3 Mile	17,027
5 Mile	96,792	5 Mile	\$59,278	5 Mile	42,440

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# ZONING INFORMATION

## Limited Commercial - Commercial and Business Uses

Adult business		Kennels, commercial	
Ancillary retail use		Limited retail sales and services	P
Bed and breakfast inns	P	Marinas, commercial	
Business and professional offices	P	Marine education and research	
Campgrounds		Medical services	P
Commercial amusements, indoor	P	Pain management clinics	P
Commercial amusements, outdoor		Parking lots and garages	P
Commercial day care	P	Recreational vehicle parks	P
Construction industry trades	P	Recreational vehicle parks, limited to the number and configuration of units lawfully established prior to the effective date of this ordinance	
Construction sales and services	P	Residential storage facilities	P
Family day care		Restaurants, convenience, with drive-through facilities	
Financial institutions	P	Restaurants, convenience, without drive-through facilities	P
Flea markets		Restaurants, general	P
Funeral homes	P	Shooting ranges	
General retail sales and services		Shooting ranges, indoor	P
Golf courses		Shooting ranges, outdoor	
Golf driving ranges		Trades and skilled services	
Hotels, motels, resorts and spas	P	Vehicular sales and service	
		Vehicular service and maintenance	
		Veterinary medical services	P
		Wholesale trades and services	

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# ZONING INFORMATION

## Limited Commercial - Public and Institutional Uses

Administrative services, not-for-profit	P
Cemeteries, crematory operations and columbaria	
Community centers	P
Correctional facilities	
Cultural or civic uses	P
Dredge spoil facilities	
Educational institutions	P
Electrical generating plants	
Fairgrounds	
Halfway houses	
Halfway houses, on lots where such use was lawfully established prior to the effective date of this ordinance	
Hospitals	
Neighborhood assisted residences with six (6) or fewer residents	
Neighborhood boat launches	
Nonsecure residential drug and alcohol rehabilitation and treatment facilities	
Nonsecure residential drug and alcohol rehabilitation and treatment facilities, on lots where such use was lawfully established prior to the effective date of this ordinance	
Places of worship	P
Post offices	P
Protective and emergency services	P
Public libraries	P
Public parks and recreation areas, active	P
Public parks and recreation areas, passive	P
Public vehicle storage and maintenance	
Recycling drop-off centers	P
Residential care facilities	P
Solid waste disposal areas	

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# TRADE AREA MAP



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