



IDEAL FOR A
GAS STATION
WITH A
C-STORE

BUILD TO SUIT OPPORTUNITY
2.29 AC | GREAT FOR A NATIONAL BRAND!

SW KANNER HIGHWAY / SW LOCKS ROAD, STUART FL 34997

Jeremiah Baron
& CO.

Commercial Real Estate, LLC



BUILD TO SUIT OPPORTUNITY 2.29 AC LAND

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PROPERTY DETAILS

| | |
|--|------------------------------------|
| SW KANNER HIGHWAY / SW LOCKS ROAD, STUART FL 34997 | |
| LEASE RATE | CALL FOR PRICING |
| PROPOSED BUILDING TYPE | Retail / Service Station / Storage |
| ACREAGE | 2.29 AC |
| FRONTAGE | +/- 527' |
| TRAFFIC COUNT | 23,000 ADT (2021) |
| ZONING | GC |
| LAND USE | Commercial General |
| PARCEL ID | 08-39-41-000-004-00050-6 |

SUMMARY

Jeremiah Baron & Co. are pleased to present a build to suit opportunity situated on a 2.29 acre commercial land in Stuart, Florida.

The property is located on the signalized corner of SW Kanner Highway and SW Locks Road, and it is also one of the last few remaining general commercial zoned parcel in the immediate area. Site is also available as a land lease.

Proposed plans would allow for a service station with a convenience store.

The area is rapidly growing as just south of the property there are proposed plans for a 28 single-family home development. Surrounding area features a mixture of residential and industrial related businesses.

Only a short distance away from the I-95 access ramp which connects to the area of Port St. Lucie, West Palm Beach, and more.

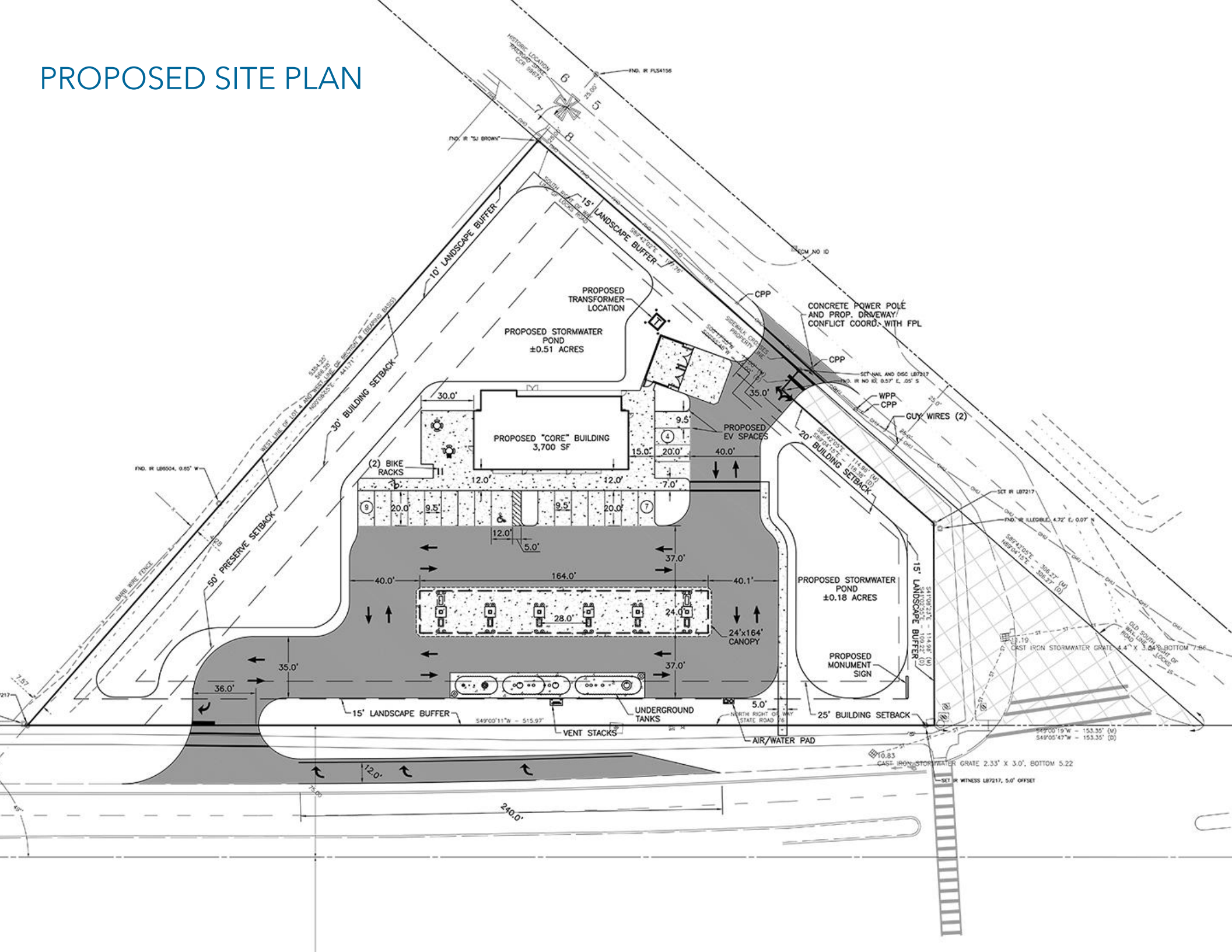


PROPERTY OVERVIEW

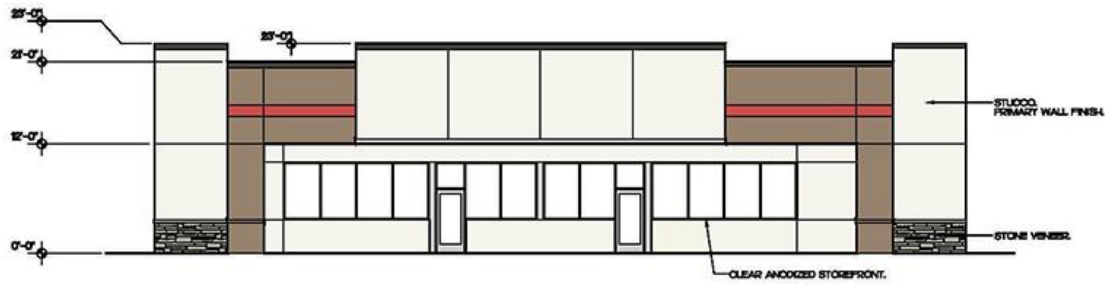


| | |
|----------------|------------------------------------|
| ACCESS | SW Locks Road SW Kanner Highway |
| TRAFFIC COUNTS | 23,000 ADT (2021) |
| FRONTAGE | +/- 527' |
| PARCEL ID | 08-39-41-000-004-00050-6 |
| ZONING | GC (Martin) |

PROPOSED SITE PLAN



PROPOSED ELEVATIONS



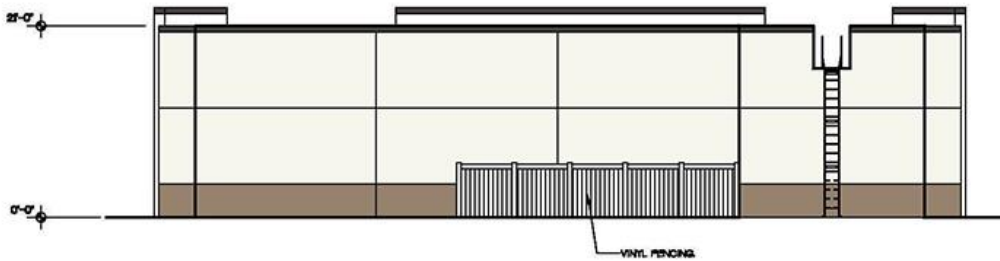
1 SOUTH ELEVATION-PRIMARY FACADE
SCALE: 1/8"=1'-0"



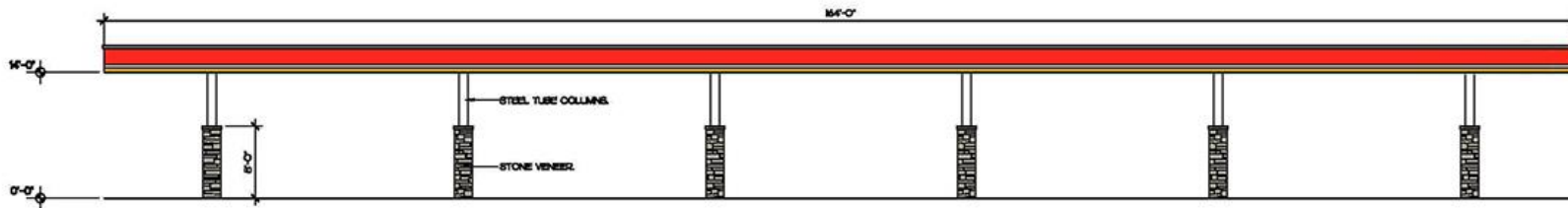
2 EAST ELEVATION-PRIMARY FACADE
SCALE: 1/8"=1'-0"



3 WEST ELEVATION-SECONDARY FACADE
SCALE: 1/8"=1'-0"



4 NORTH ELEVATION-SECONDARY FACADE
SCALE: 1/8"=1'-0"



5 FUEL DISPENSING CANOPY
SCALE: 1/8"=1'-0"

PAINT COLORS BASED ON DESIGN: BENJAMIN MOORE

| | |
|--|------------------|
| | VAPOR AF-35 |
| | RIVERBANK |
| | REDSTONE 2009-10 |

STONE VENEER BASED ON DESIGN: ELDORADO STONE





SUBJECT PROPERTY

INDUSTRIAL PARK

INTERSTATE
95

Mobil

FLORIDA'S
TURNPIKE

7
ELEVEN

Chevron

COURTYARD
Marriott

ROCKER
BARREL
Old Country Store

McDonald's

SUNOCO

Wendy's

DUNKIN'
DONUTS

BP
baskin
robbins

H
Holiday Inn
Express

Halpatiokee
Regional Park

SW KANNER HIGHWAY / SR 76

Florida's Turnpike (Toll road)

ZONING INFORMATION

CG - Commercial General - Martin County

| Commercial and Business Uses | GC |
|-----------------------------------|----|
| Adult business | |
| Ancillary retail use | |
| Bed and breakfast inns | |
| Business and professional offices | P |
| Campgrounds | |
| Commercial amusements, indoor | P |
| Commercial amusements, outdoor | P |
| Commercial day care | P |
| Construction industry trades | P |
| Construction sales and services | P |
| Family day care | |
| Financial institutions | P |
| Flea markets | P |
| Funeral homes | P |
| General retail sales and services | P |
| Golf courses | |
| Golf driving ranges | P |
| Hotels, motels, resorts and spas | P |
| Kennels, commercial | P |
| Limited retail sales and services | P |

| | |
|---|---|
| Marinas, commercial | P |
| Marine education and research | |
| Medical services | P |
| Pain management clinics | P |
| Parking lots and garages | P |
| Recreational vehicle parks | P |
| Recreational vehicle parks, limited to the number and configuration of units lawfully established prior to the effective date of this ordinance | |
| Residential storage facilities | P |
| Restaurants, convenience, with drive-through facilities | P |
| Restaurants, convenience, without drive-through facilities | P |
| Restaurants, general | P |
| Shooting ranges | |
| Shooting ranges, indoor | P |
| Shooting ranges, outdoor | |
| Trades and skilled services | P |
| Vehicular sales and service | P |
| Vehicular service and maintenance | P |
| Veterinary medical services | P |
| Wholesale trades and services | P |

DEMOGRAPHICS

| RADIUS | 1 MILE | 3 MILE | 5 MILE |
|--|-----------|-----------|----------|
| | | | |
| 2022 Estimated Population | 3,293 | 12,874 | 46,306 |
| 2027 Projected Population | 3,396 | 13,271 | 47,662 |
| 2010 Census Population | 2,952 | 11,585 | 42,070 |
| | | | |
| 2022 Estimated Households | 1,313 | 5,214 | 19,390 |
| 2027 Projected Households | 1,348 | 5,360 | 19,913 |
| 2010 Census Households | 1,211 | 4,771 | 17,858 |
| | | | |
| 2022 Estimated White | 3,118 | 11,947 | 42,268 |
| 2022 Estimated Black or African American | 68 | 329 | 1,720 |
| 2022 Estimated Hawaiian & Pacific Islander | 3 | 11 | 47 |
| 2022 Estimated American Indian or Native Alaskan | 10 | 54 | 272 |
| 2022 Estimated Other Races | 53 | 234 | 850 |
| | | | |
| 2022 Estimated Average Household Income | \$109,917 | \$110,972 | \$96,267 |
| 2022 Estimated Median Household Income | \$81,421 | \$85,926 | \$75,474 |
| | | | |
| Median Age | 54.60 | 52.30 | 50.50 |
| Average Age | 48.50 | 47.40 | 46.60 |