

FOR LEASE

3,770 SF
IN-LINE SPACE AVAILABLE



COMMERCIAL OUTPARCEL

RETAIL | FOOD SERVICE | OFFICES

6801 S KANNER HIGHWAY, STUART FL 34997

PRESENTED BY: JEREMIAH BARON | 772.528.0506 & BRIAN SCHWAN | 772.215.1167



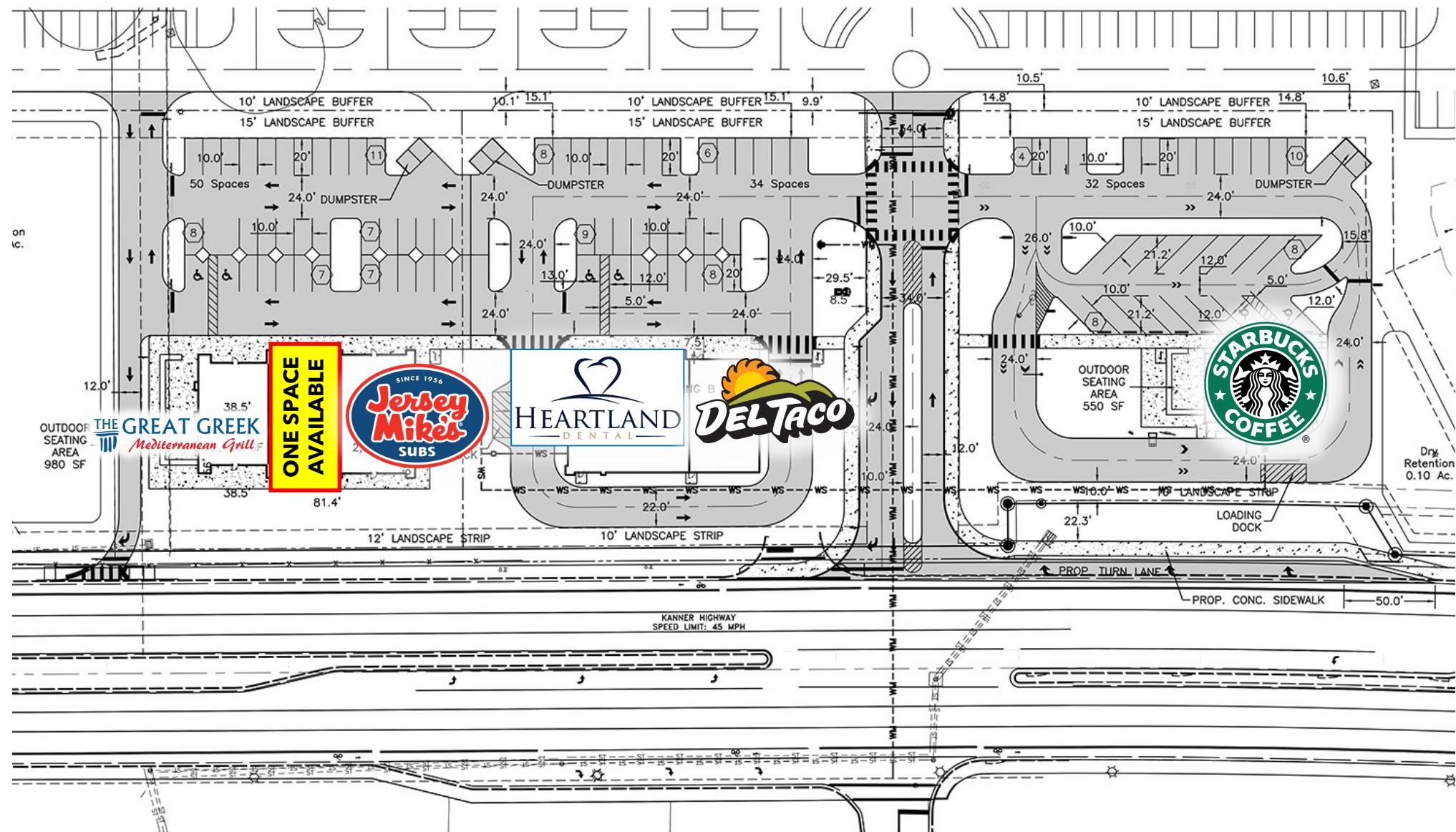
BARON LANDINGS
STUART

JEREMIAH BARON
& CO

COMMERCIAL REAL ESTATE

www.CommercialRealEstateLLC.com

SITE PLAN



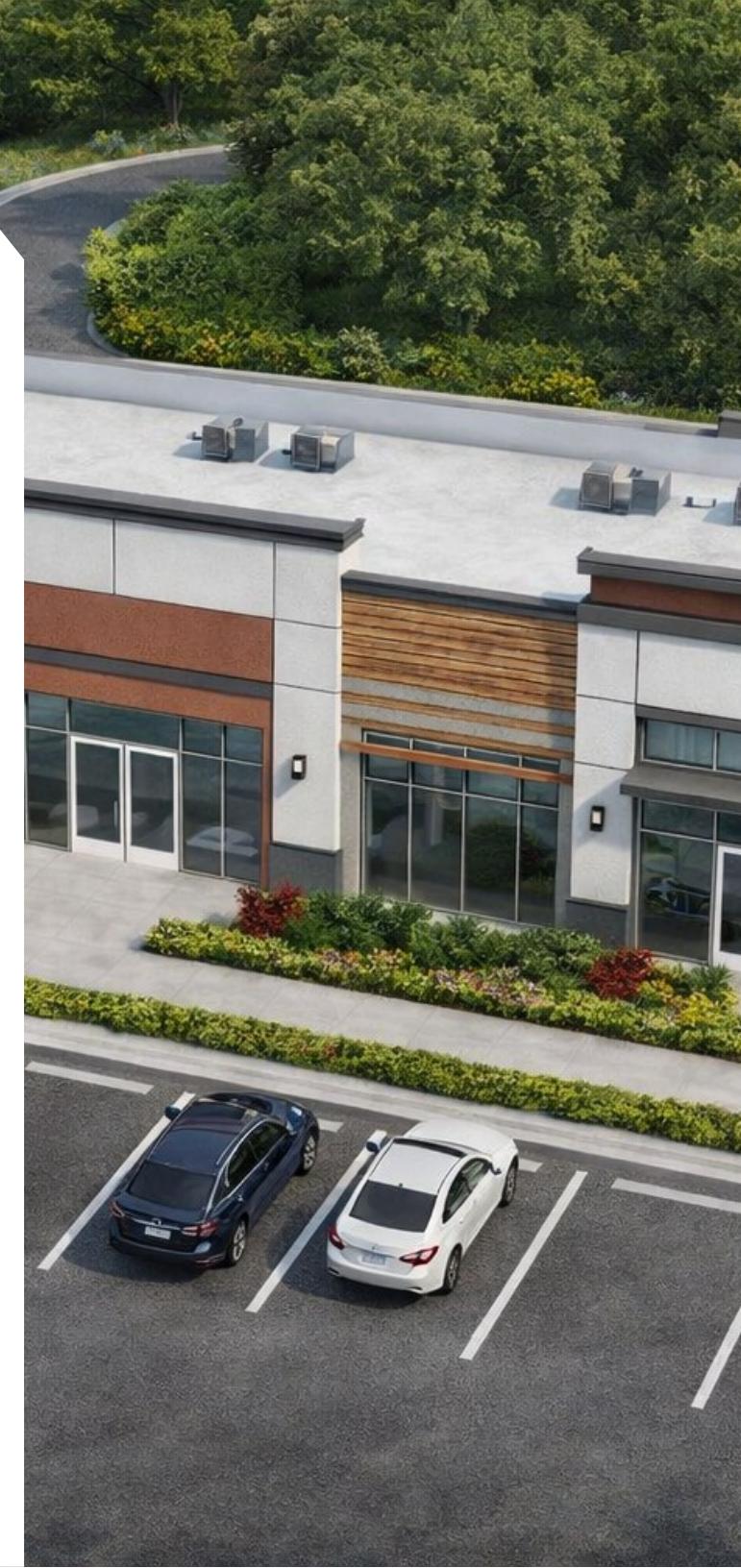
PROPERTY OVERVIEW

SITE ADDRESS	201 SE Baron Way, Stuart FL
LEASE RATE	Starting at \$38.00/SF NNN
SPACE(S) AVAILABLE	±3,770 SF
BUILDING SIZE	7,000 SF
BUILDING TYPE	Retail
ACREAGE	2.18 AC
FRONTAGE	390'
TRAFFIC COUNT	48,500 ADT
EXPECTED COMPLETION	2027
ZONING	GC-General Commercial
LAND USE	Commercial General
PARCEL ID	55-38-41-743-000-00010-0

Jeremiah Baron & Co. is pleased to present Baron Landings of Stuart, a major new redevelopment project currently under construction just off S. Kanner Highway in Stuart, Florida, with estimated completion in Q4 2026.

This ±2.18-acre retail development will feature three commercial outparcels with up to 7,000 SF available for lease. Join a growing lineup of national and regional brands including Starbucks, Heartland Dental, Del Taco, Jersey Mike's, and The Great Greek Mediterranean Grill.

The site offers strong highway frontage, excellent visibility, convenient access to I-95 and US-1, and sits adjacent to a future apartment community that will further drive daily traffic and demand.



VISUAL REPRESENTATION



FLOOR PLAN



TOTAL BUILDING AREA: 7,397 SF

AERIAL VIEW

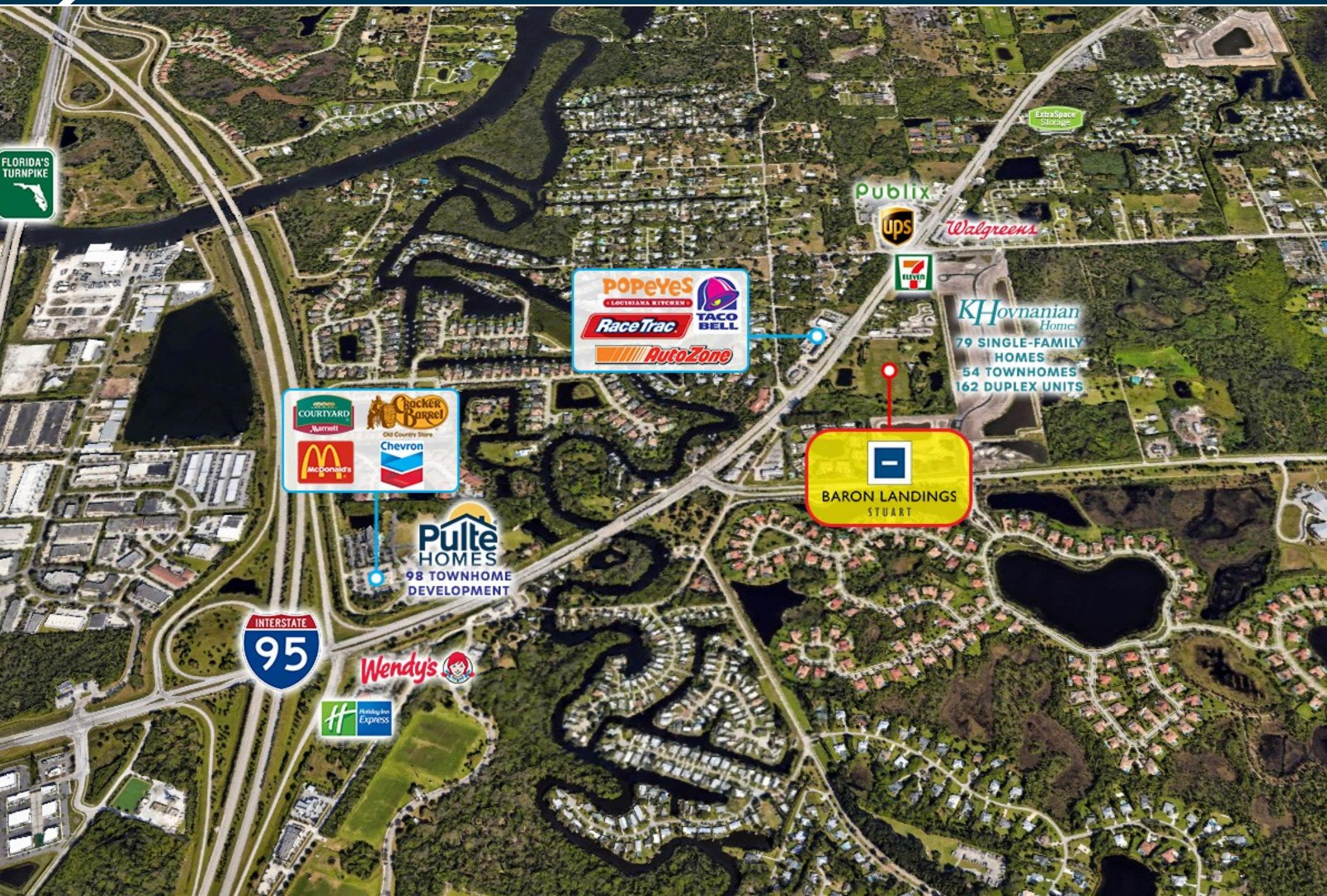
FUTURE MULTIFAMILY DEVELOPMENT



SPACE
AVAILABLE
HERE



SITE SURROUNDINGS



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

Baron Landings Commercial
6801 S Kanner Highway
Stuart, FL 34997

\$38.00/SF NNN

STARTING RATE

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