

JOIN STARBUCKS, DEL TACO & HEARTLAND DENTAL!
2,000–7,000 SF AVAILABLE



COMMERCIAL OUTPARCEL
RETAIL / RESTAURANT OPPORTUNITIES

6801 S KANNER HIGHWAY, STUART FL 34997

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE



BARON LANDINGS
STUART

Site plan for a commercial development along Kanner Highway. The plan shows three main buildings: Building A (2,000 SF), Building B (4,000 SF), and Building C (2,500 SF). Building A is highlighted with a red border. The plan also includes parking areas with 50, 34, and 32 spaces, outdoor seating areas (980 SF and 550 SF), and landscaping buffers. A Starbucks logo is visible near Building C. The site is bordered by Kanner Highway (Speed Limit 45 MPH) and a proposed turn lane and sidewalk are shown at the bottom. A dry retention pond (0.10 Ac) is located to the right of the site.



BARON LANDINGS STUART

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COMMERCIAL OUTPARCEL RETAIL / RESTAURANT OPPORTUNITIES

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COMMERCIAL REAL ESTATE



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PROPERTY SUMMARY

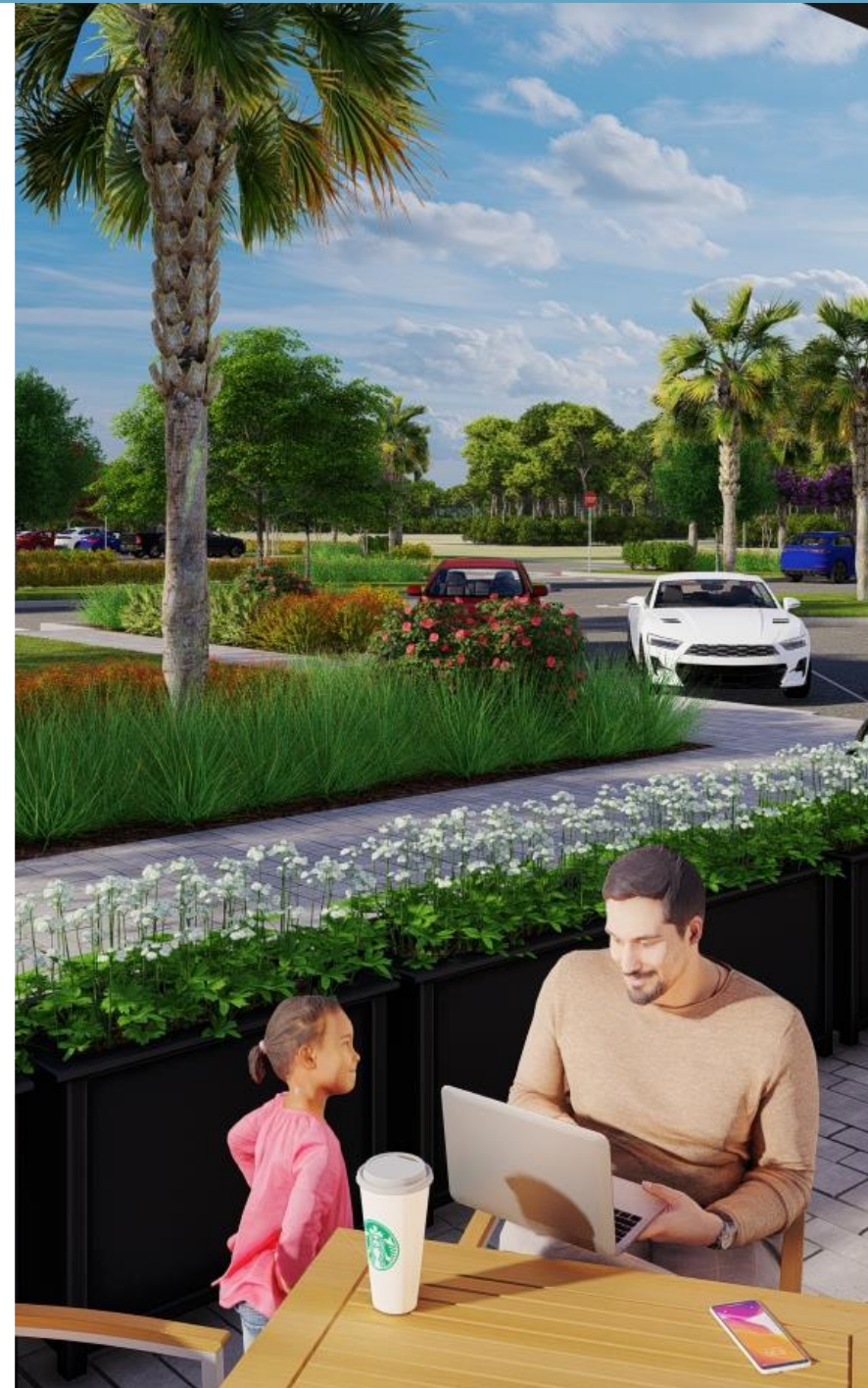
Jeremiah Baron & Co. is pleased to present one of the biggest redevelopment projects taking place just off S Kanner Highway in Stuart, Florida.

Huge opportunity to join National brands! The proposed Baron Landings of Stuart will feature 4.85 acres consisting of three commercial outparcels. There is currently up to 7,000 sf available to lease. Future tenants include Starbucks, Heartland Dental, and Del Taco.

Site offers great frontage to a very busy highway that is only about a mile away from the I-95 access ramp, and less than 5 miles away from US Highway 1.

Located just across the street from recently developed Popeye's Louisiana Kitchen, RaceTrac, Autozone, Taco Bell, and adjacent to a proposed 7-Eleven location.

The City of Stuart sits along Florida's Treasure Coast as part of the Port St. Lucie MSA. The area features an economy driven by the retail service, hospitality, construction and government sectors. Stuart provides quick access to nearby metropolitan centers Fort Pierce and West Palm Beach via Highway 1. The city of Stuart is served by the West Palm Beach Airport, 40 miles away, Fort Lauderdale Airport 86 miles away, and the public use Latham Field Airport located across the street from the site.



PROPERTY DETAILS

6801 S KANNER HIGHWAY, STUART FL 34997	
LEASE RATE STARTING AT	\$35.00/sf NNN
SPACE(S) AVAILABLE	
BUILDING A	2,000 - 7,000 SF
ACREAGE	4.85 AC
FRONTAGE	+/- 1,540'
TRAFFIC COUNT	41,811 ADT (2021)
NORTHBOUND TRAFFIC	8,112 (AM) 12,579 (PM)
SOUTHBOUND TRAFFIC	8,295 (AM) 12,825 (PM)
EXPECTED COMPLETION	TBD
ZONING	PUD-C
LAND USE	Commercial General
PARCEL ID	55-38-41-000-043-00030-2



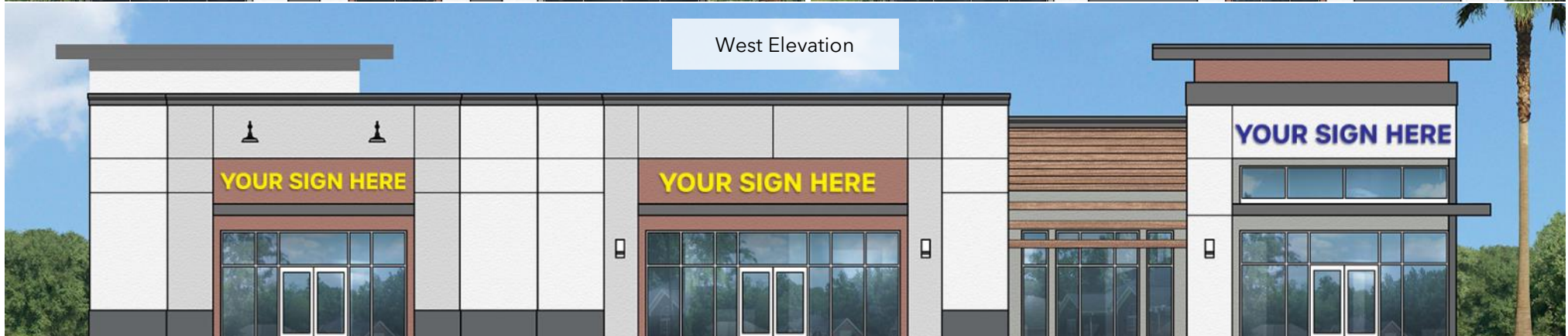
South Elevation



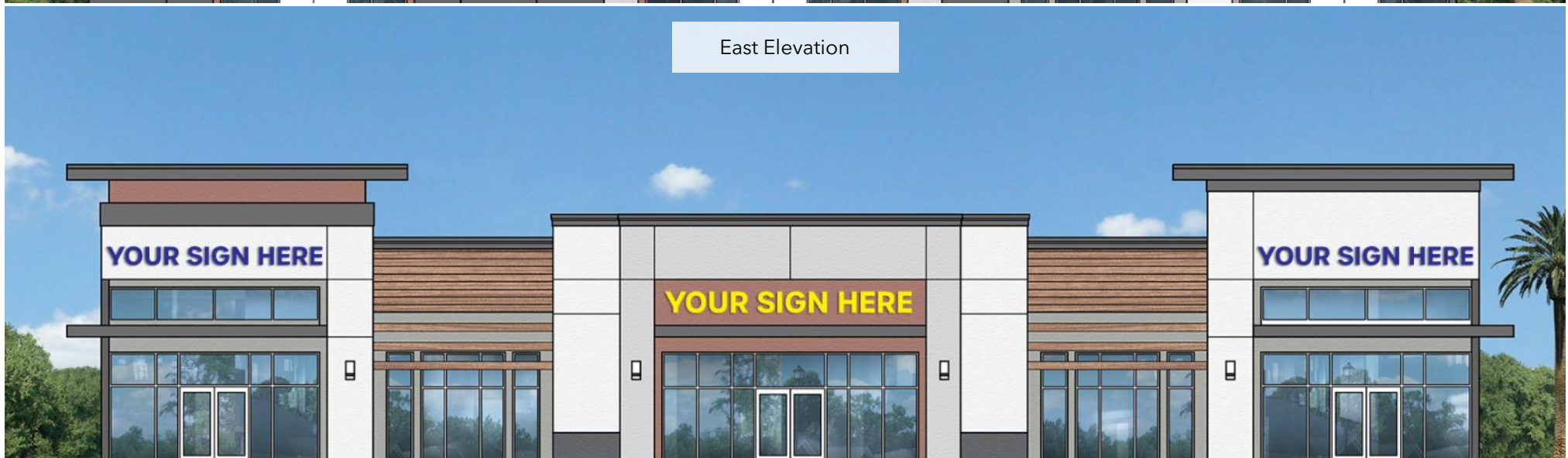
North Elevation

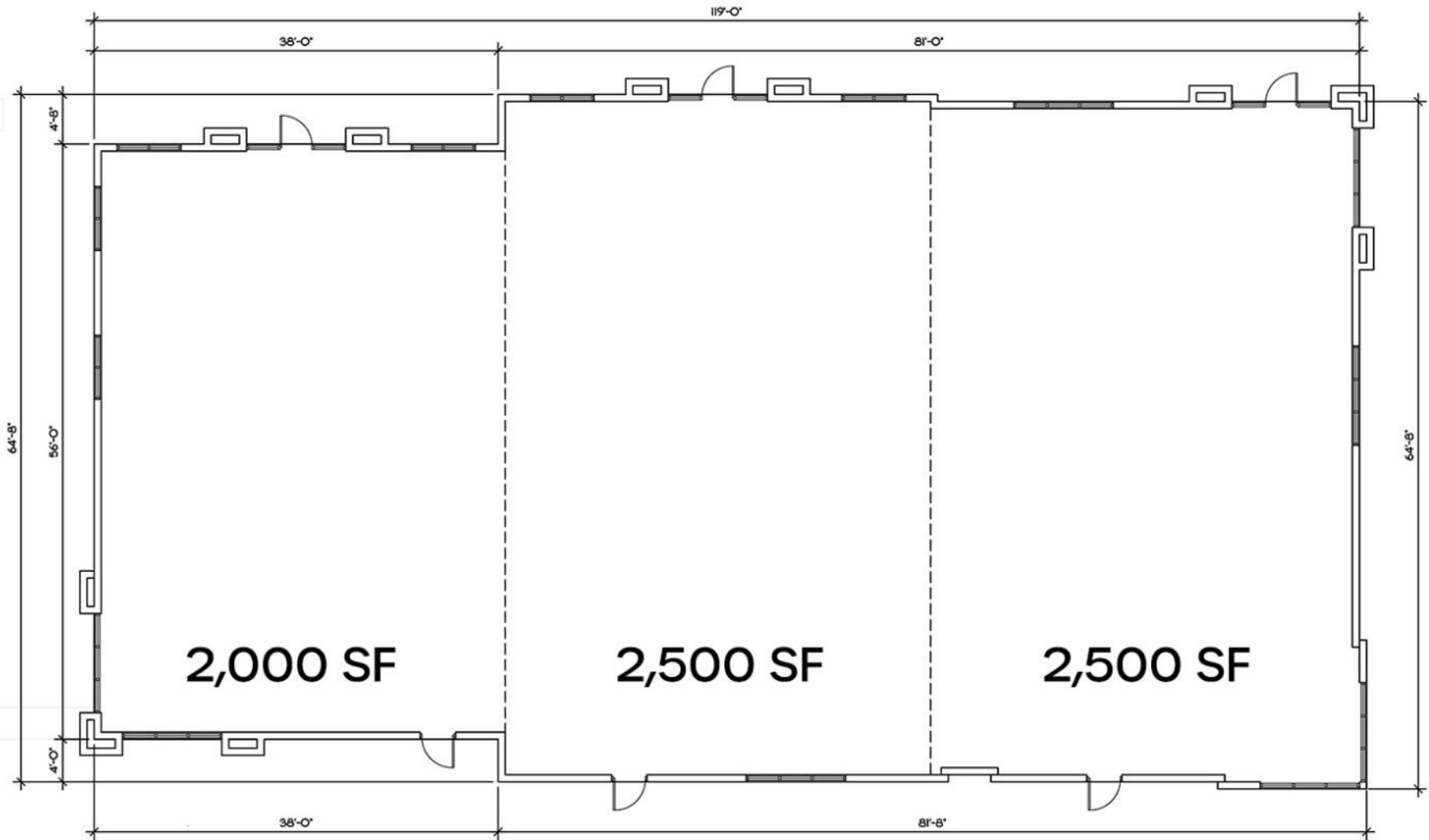


West Elevation



East Elevation





1 FLOOR PLAN
SCALE: 1/4"=1'-0"



Neighboring Tenant–Starbucks



Neighboring Tenants–Del Taco & Heartland Dental







HIDDEN KEY
28 TOWNHOMES
(PERMITTING)

HIDDEN KEY
172 APARTMENTS
(IN CONSTRUCTION)

SAILFISH CAY
61 TOWNHOMES
(APPROVED)

COSTCO
378 APARTMENTS
(PERMITTING)

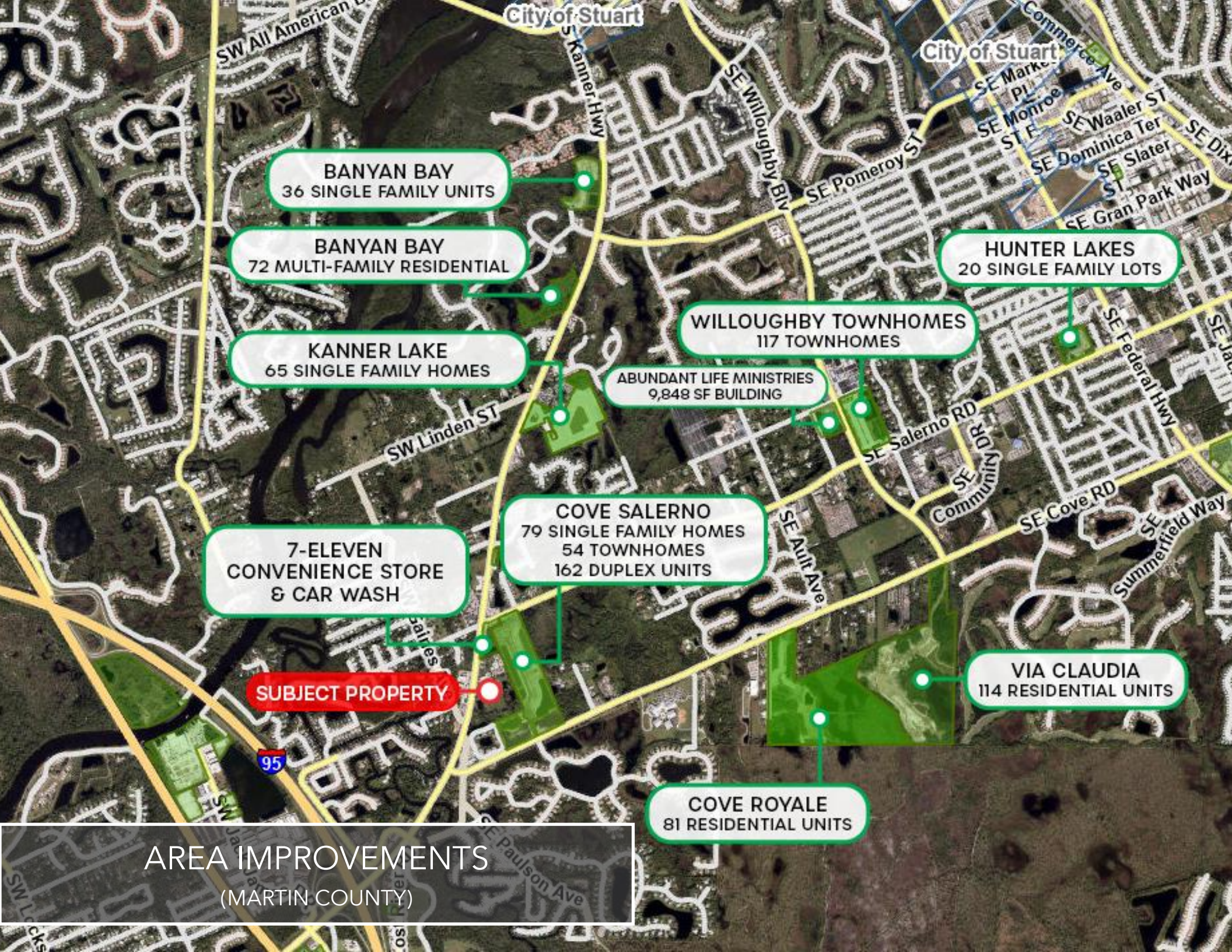
BRIDGEVIEW
212 APARTMENTS
(IN CONSTRUCTION)

WAYPOINT APTS
270 APARTMENTS
(IN CONSTRUCTION)

EDEN
COMMERCIAL & APARTMENTS
(IN REVIEW)

SUBJECT PROPERTY

AREA IMPROVEMENTS
(CITY OF STUART)



BANYAN BAY
36 SINGLE FAMILY UNITS

BANYAN BAY
72 MULTI-FAMILY RESIDENTIAL

KANNER LAKE
65 SINGLE FAMILY HOMES

WILLOUGHBY TOWNHOMES
117 TOWNHOMES

ABUNDANT LIFE MINISTRIES
9,848 SF BUILDING

HUNTER LAKES
20 SINGLE FAMILY LOTS

7-ELEVEN
CONVENIENCE STORE
& CAR WASH

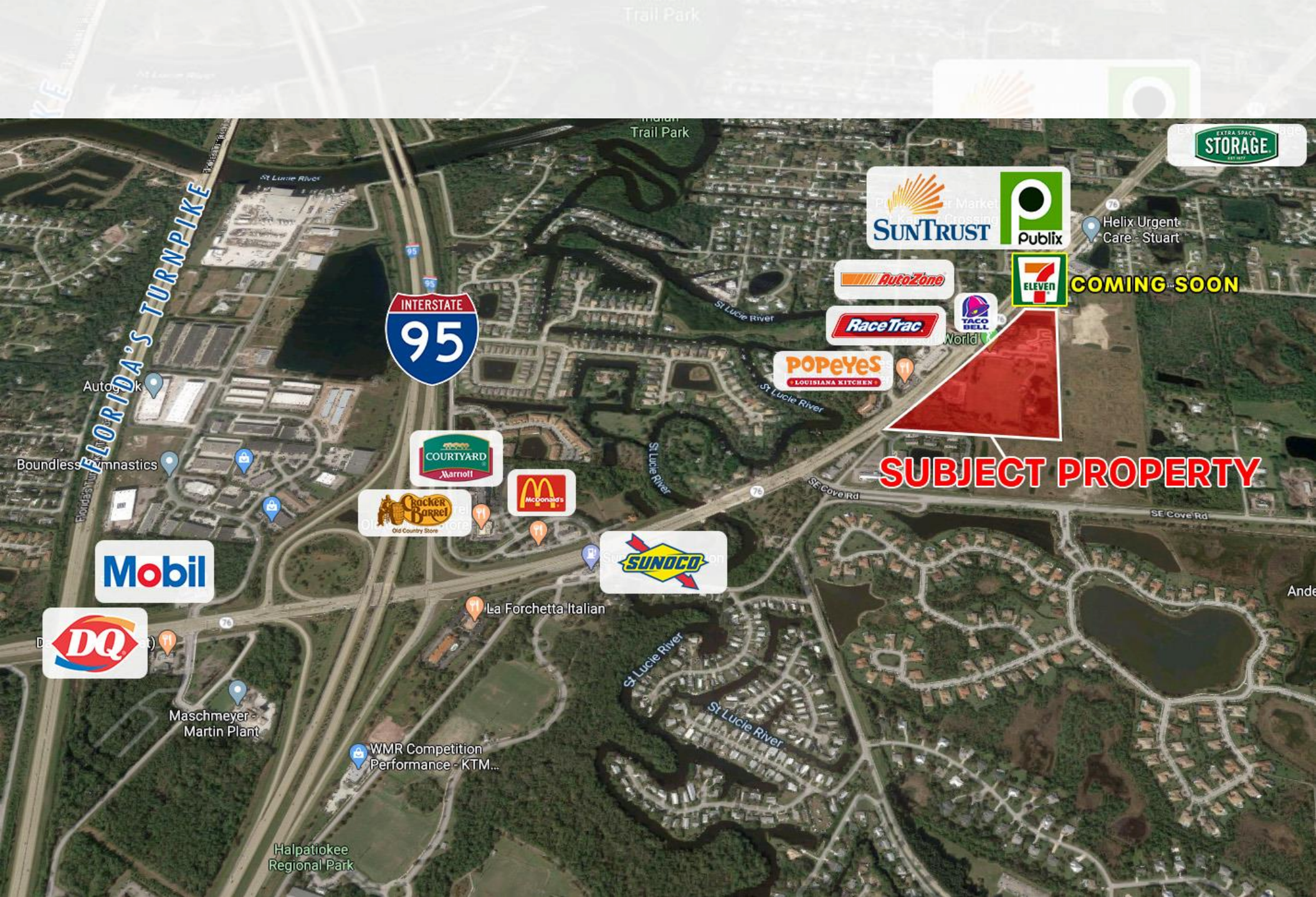
COVE SALERNO
79 SINGLE FAMILY HOMES
54 TOWNHOMES
162 DUPLEX UNITS

SUBJECT PROPERTY

VIA CLAUDIA
114 RESIDENTIAL UNITS

COVE ROYALE
81 RESIDENTIAL UNITS

AREA IMPROVEMENTS
(MARTIN COUNTY)



ZONING INFORMATION

DIVISION 5. - PLANNED UNIT DEVELOPMENTS

Sec. 3.241. - Purpose and intent.

The Planned Unit Development (PUD) is an alternative to the standard zoning districts in which the landowner and the Board of County Commissioners negotiate the zoning standards that will apply to a specific parcel of land such that the resulting development will be of superior quality and design while protecting the health, safety and welfare of the general public.

Sec. 3.242. - Applicability of standards of this article to PUD.

The zoning standards for each PUD shall be set forth in a PUD agreement, which shall be a written, mutual agreement signed by the landowner and the Board of County Commissioners. The PUD agreement shall include a master and/or a final development plan and shall comprehensively set forth all of the zoning standards that shall apply to the subject parcel of land and shall be approved pursuant to article 10.

Sec. 3.243. - Status of previously adopted PUD agreements.

All PUD agreements adopted prior to the effective date of this ordinance shall continue to be governed by the terms of such agreements. All PUD zoning designations shall be indicated on the Zoning Atlas.

Sec. 3.244. - Standards for PUD zoning agreements.

All PUD zoning agreements, as well as amendments to such agreements,

shall be consistent with the CGMP. Applicants for PUD zoning shall have the burden of demonstrating that the proposed PUD zoning standards will protect the health, safety and welfare of the general public to a greater extent than would have been possible pursuant to the standard zoning regulations set forth in this article.

Areas designated Agricultural on the Future Land Use Map shall not be eligible for PUD zoning.

Areas designated Agricultural Ranchette on the Future Land Use Map shall comply with all applicable policies of the Comprehensive Growth Management Plan. In particular, any PUD within the Agricultural Ranchette Future Land Use designation shall be consistent with the following:

The plan recognizes the primary value of these lands for small agricultural operations and open space, and, therefore, assigns reasonable development options consistent with the existing and anticipated agricultural character in the area. A density of one unit per five gross acres shall be permitted within the areas designated for agricultural ranchettes. However, residential development on these lands should be related to agricultural uses. These areas are situated in locations removed from urban services, have developed at very sparse densities, and maintain their original agricultural and rural character.

DEMOGRAPHICS

RADIUS		1 MILE	3 MILE	5 MILE
2023 Estimated Population		2,628	75,511	163,515
2028 Projected Population		2,638	74,934	165,166
2010 Census Population		2,320	71,396	143,605
2023 Estimated Households		1,201	32,680	72,382
2028 Projected Households		1,203	32,397	72,963
2010 Census Households		1,066	30,990	63,875
2023 Estimated White		2,423	67,006	145,392
2023 Estimated Black or African American		75	4,490	10,740
2023 Estimated Hawaiian & Pacific Islander		2	122	229
2023 Estimated American Indian or Native Alaskan		12	989	1,346
2023 Estimated Other Races		47	1,411	3,008
2023 Estimated Average Household Income		\$110,707	\$93,355	\$97,699
2023 Estimated Median Household Income		\$89,462	\$74,106	\$74,377
Median Age		54.2	50.8	53.1
Average Age		49.1	47.2	48.5