

2.55 AC RIVERSIDE LAND

7290 S Kanner Hwy. Stuart, FL 34997



FOR SALE | \$3,800,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

- An outstanding opportunity to acquire a 2.55-acre property with 1,057 feet of shoreline along the South Fork of the St. Lucie River.
- This estate includes four boat slips, two 160-foot floating docks, ample parking, and a single-family home.
- Conveniently situated just 0.06 miles from I-95 and 3.5 miles from US-1.



PRICE	\$3,800,000
BUILDING SIZE	1,377 sf
BUILDING TYPE	Single Family
ACREAGE	2.55 AC
FRONTAGE	845'
TRAFFIC COUNT	46,500 ADT
YEAR BUILT	1958
CONSTRUCTION TYPE	Wood Frame Stucco
ZONING	B-1
LAND USE	Low Density
PARCEL ID	55-38-41-000-042-00071-4 55-38-41-000-042-00080-3

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DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	2,314	1 Mile	\$116,765	1 Mile	51.20
3 Mile	68,676	3 Mile	\$94,194	3 Mile	51.50
5 Mile	158,859	5 Mile	\$97,504	5 Mile	51.10

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	2,331	1 Mile	\$92,818	1 Mile	56
3 Mile	68,136	3 Mile	\$74,657	3 Mile	58
5 Mile	160,205	5 Mile	\$74,236	5 Mile	57

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ZONING INFORMATION

		Implementing Zoning Districts														
		R-1A	R-1	R-2	R-3	B-1	B-2	B-3	B-4	P	I	H	PUD	Urban District	East Stuart Neighborhood	S.E. Ocean Blvd.
Commercial						X	X	X	X				CPUD IPUD MXPUD UPUD			X
Public						X	X	X	X	X	X	X	CPUD PSPUD MXPUD UPUD	X	X	X
Institutional				X	X	X	X	X		X		X	RPUD MXPUD UPUD	X		X
Recreation		X	X	X	X	X	X	X		X			PSPUD MXPUD UPUD	X		X
Downtown re-development		X	X	X	X	X	X	X	X	X			RPUD CPUD PSPUD MXPUD UPUD	X		
East Stuart Neighborhood		X	X	X	X	X	X	X	X	X			RPUD CPUD MXPUD PSPUD	X	X	
Conservation		X	X	X	X	X	X	X	X	X	X	X	PSPUD	X		

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TRADE AREA MAP



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