

2.55 AC WATERFRONT COMMERCIAL LAND

7290 S Kanner Hwy. Stuart, FL 34997



FOR SALE | \$3,800,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

Dana Hills

772.286.5744 Office

561.513.0070 Mobile

dana@commercialrealestatellc.com

Chris Belland

772.286.5744 Office

772.418.4506 Mobile

cbelland@commercialrealestatellc.com

PROPERTY OVERVIEW

- Discover an exceptional opportunity to own 2.55 acres of prime commercial land with direct water access to the St. Lucie River.
- This versatile property is fully fenced and features gated access, ensuring privacy and security.
- Strategically positioned at the signalized intersection of Cove Road and S Kanner Highway, the site offers high visibility and easy access.
- 4 boat slips and two 160-foot floating docks provide seamless access to the St. Lucie River, making this site ideal for marine-related businesses or recreational opportunities.
- Versatile established residential home ideally suited for conversion into an office or other business use.
- Perfect for a variety of uses, including marina operations, office space, retail, or redevelopment projects.



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 (Martin)
LAND USE	Low Density
	55-38-41-000-042-00071-4
PARCEL ID	55-38-41-000-042-00080-3

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE

Dana Hills
772.286.5744 Office
561.513.0070 Mobile
dana@commercialrealestatellc.com

Chris Belland
772.286.5744 Office
772.418.4506 Mobile
cbelland@commercialrealestatellc.com

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

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

Dana Hills

772.286.5744 Office

561.513.0070 Mobile

dana@commercialrealestatellc.com

Chris Belland

772.286.5744 Office

772.418.4506 Mobile

cbelland@commercialrealestatellc.com

ZONING INFORMATION

Sec. 3.417. B-1 Business District.

3.417.A. Uses permitted. In this district, a building or structure or land shall be used for only the following purposes, subject to any additional limitations pursuant to section 3.402:

1. Any use permitted in a HB-1 Limited Business District.
2. Churches or schools may be constructed on property presently owned and held for such purposes, if such construction is commenced within five years from the date of September 14, 1965.
3. Offices, banks, theatres (not drive-ins), beauty parlors, bars and nightclubs, photograph studios, dry cleaning and laundry pickup stations, barbershops, florists, automobile salesrooms, used car lots, parking lots and storage garages, telephone exchanges, restaurants and lunchrooms, police and fire stations, motels and hotels, golf driving ranges and putt-putt golf.
4. Mechanical garages and gasoline and other motor fuel stations, so long as such work is confined within a building, and vehicles awaiting repair shall be screened from view on the street and abutting property.
5. Signs appertaining to the above uses.
6. Refuse and storage areas, which shall be screened from view.

3.417.B. Required lot area and width. Lots or building sites shall have an area of not less than 7,500 square feet, with a minimum width of 60 feet measured along the front property line. Structures in this district shall be limited to 35 feet. Motels and hotels shall comply with the minimum requirements of the HR-2 Multiple-Family Residential District.

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

Dana Hills

772.286.5744 Office

561.513.0070 Mobile

dana@commercialrealestatellc.com

Chris Belland

772.286.5744 Office

772.418.4506 Mobile

cbelland@commercialrealestatellc.com

ZONING INFORMATION

Sec. 3.416. HB-1 Limited Business District.

3.416.A. Uses permitted. In this district, buildings, structures, land or water shall be used only for the following purposes, subject to any additional limitations pursuant to section 3.402:

1. Appliance stores including radio and television service.
2. Art and antique shops.
3. Banks or drive-in banks.
4. Bakeries.
5. Barber and beauty shops.
6. Book, stationery, camera or photographic supplies.
7. Cafes or restaurants, but excluding drive-in restaurants.
8. Clothing, shoes, millineries, dry goods and notions.
9. Furniture and home furnishings, including office furniture and equipment.
10. Florists, nurseries or gift shops.
11. Gasoline stations, subject to the approval of the planning and zoning board and the County commission after public hearing, as not creating traffic or safety hazards and as being in accordance with the spirit and purpose of this chapter.
12. Groceries, fruit, vegetables, meat markets, delicatessens, catering and supermarkets.
13. Hardware and paints.
14. Jewelry stores.
15. Laundry and dry cleaning pickup stations and self-service laundries.
16. Professional Offices; medical, dental; real estate; lawyer; engineer, architect; tax consultant; veterinary clinics, provided no animals are boarded or kept overnight. No animals shall be permitted outside of the walls of the main structure.
17. Shoe repair shops.
18. Storage garages or private automobile parking.
19. Theatres, but excluding drive-in theatres.
20. Pharmacies and medical marijuana dispensing facilities, provided any medical marijuana dispensing facility shall be located no closer than 500 feet from any public or private school. The distance between school property and licensed premises shall be measured on a straight line connecting the nearest point of the school property to the nearest point of the building of the licensed premises, as documented by a survey prepared by a licensed surveyor.

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

Dana Hills

772.286.5744 Office

561.513.0070 Mobile

dana@commercialrealestatellc.com

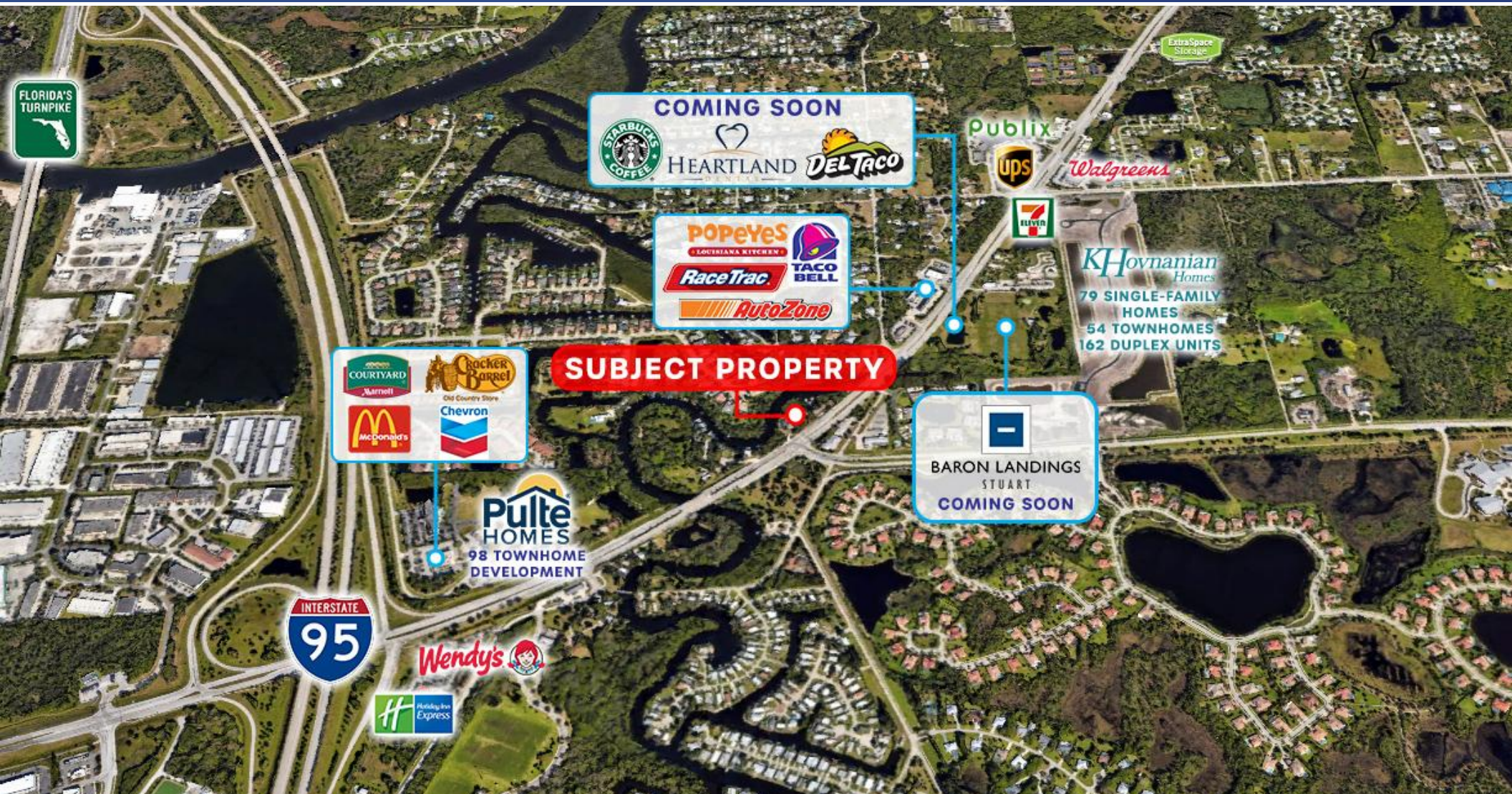
Chris Belland

772.286.5744 Office

772.418.4506 Mobile

cbelland@commercialrealestatellc.com

TRADE AREA MAP



**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE

Dana Hills
772.286.5744 Office
561.513.0070 Mobile
dana@commercialrealestatellc.com

Chris Belland
772.286.5744 Office
772.418.4506 Mobile
cbelland@commercialrealestatellc.com