

PRIME 1.9 AC DEVELOPMENT LAND

550' of Frontage on Kanner Hwy | 39,500 ADT

5445 S Kanner Highway, Stuart, FL 34997

FOR SALE

\$2,150,000



1.9 ACRES

DEVELOPMENT POTENTIAL

Medical / Imaging

Professional Office

Retail

5 MIN TO I-95

2.7 miles to US-1

CMB
CRADY MACKIN BELLAND
COMMERCIAL REAL ESTATE

49 SW Flagler Ave. Suite 301
Stuart, FL 34994
772.286.5744
www.cmbcommercial.com

Matthew Mondo
772.236.7780 Mobile
772.286.5744 Office
mmondo@cmbcommercial.com

PROPERTY OVERVIEW

An exceptional development opportunity consisting of 1.9 acres with 550 feet of frontage along S Kanner Highway and exposure to approximately 39,500 vehicles daily. The land use designation supports medical, office, retail, and multifamily uses. Located five minutes from I-95 and near national retailers and growing residential communities, the property includes two existing homes that offer potential rental income during the planning process.

Investment Highlights

- **High visibility:** 550' of frontage and 39,500 ADT on Kanner Hwy
- **Regional access:** 5 minutes to I-95; 2.7 miles to US-1
- **Flexible zoning:** R-3A with Commercial Limited land use supports office, retail, restaurant and multifamily uses
- **Holding income:** two existing single-family homes can generate income until redevelopment
- **Growing trade area:** national and local retailers nearby, with a future Starbucks, Heartland Dental and new residential units proposed



Price	\$2,150,000
Price / Acre	\$1,131,579
Acreage	1.90 AC (±82,764 SF)
Frontage	550' S Kanner Hwy
Traffic Count	39,500 ADT
Existing Improvements	Bldg A: 1,010 SF (1959) Bldg B: 683 SF (1957)
Building Type	Single-family
Construction	Block with Stucco
Zoning	R-3A (Liberal Multiple-Family)
Land Use	Commercial Limited
Parcel ID	55-38-41-000-049-00071-9

DEVELOPMENT POTENTIAL



The site's frontage, access and zoning support a range of new development. The existing homes can be removed to make way for a commercial project, with the site particularly well suited to a medical facility or other professional services.

Up to 15

Units / Acre (Multifamily)

4 Stories

Max. Height (40 ft)

±28

Theoretical Max. Units

Permitted Use Highlights

Professional and business offices

Retail stores

Restaurants (enclosed seating, no drive-in)

Beauty parlors and barbershops

Multifamily, townhome and duplex residential

Dry cleaning / laundry pickup

Fuel stations (with setbacks)

Densities and uses subject to site plan approval, available services and the Martin County code. Buyer to verify.

SURROUNDING AREA

NORTH



DEMOGRAPHICS

1-Mile Radius

Population	5,098
Median HH Income	\$68,476
Median Age	47.3
Households	2,087

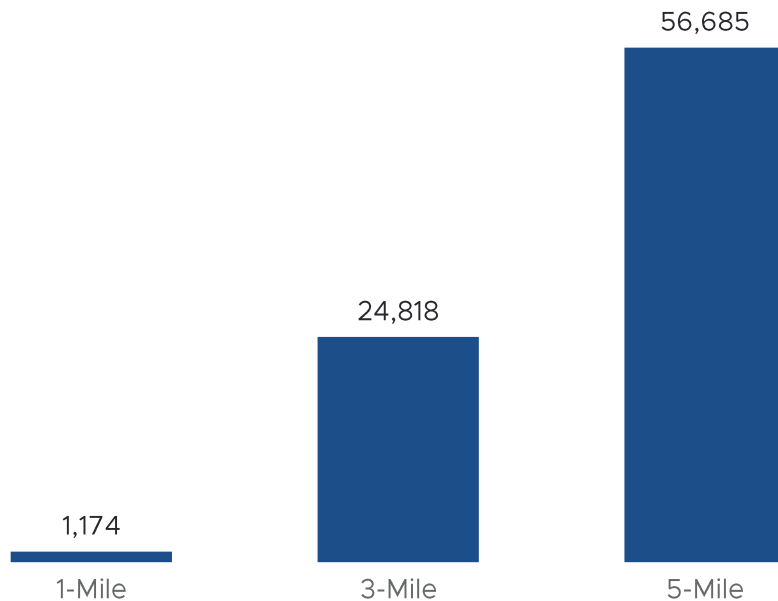
3-Mile Radius

Population	41,949
Median HH Income	\$97,289
Median Age	47.4
Households	17,707

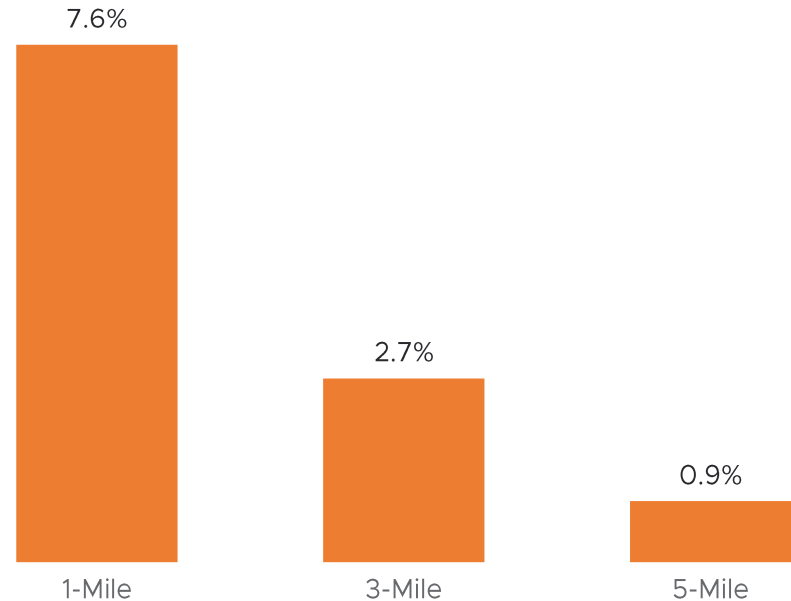
5-Mile Radius

Population	96,441
Median HH Income	\$97,542
Median Age	51.5
Households	43,388

Employees



5-Yr Population Growth



ZONING INFORMATION

R-3A Liberal Multiple-Family District (Martin County Sec. 3.407). Permits all R-3 Multiple-Family uses plus the commercial uses below. Future land use: Commercial Limited.

Permitted Uses (3.407.A)

- ▶ Any use permitted in R-3 Multiple-Family
- ▶ Restaurants / lunchrooms (10+ enclosed seats; no drive-ins, microbreweries or craft distilleries)
- ▶ Beauty parlors and barbershops
- ▶ Dry cleaning and laundry pickup stations
- ▶ Fire stations
- ▶ Covered boat docks, storage and repair (with P&Z approval)
- ▶ Mobile home and travel trailer sales
- ▶ Fuel stations (structures and tanks 25'+ from side/rear lines)
- ▶ Professional and business offices
- ▶ Retail stores

Development Standards (3.407.B-E)

Min. Lot	7,500 SF; 60' width
Apartments	15,000 SF site for first 4 units + 2,600 SF per unit; max 15 units/AC
Front Yard	20' (1 story) / 25' (2 stories)
Side & Rear	6' (1 story) / 10' (2 stories); +5' per story above 2
Highway Setback	65' from centerline of a through-traffic highway
Max. Height	4 stories or 40 feet
Lot Coverage	30% for 1-4 story dwellings

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COURTYARD  HACKER BARREL TESLA



Costco
WHOLESALE
2.5 MILES NORTH

Walgreens



Anderson Middle School

**Treasure Coast
Classical Academy**

 Indian Heritage College