

# PRIME 1.9 AC DEVELOPMENT LAND

5445 S Kanner Highway, Stuart, FL 34997



FOR SALE | \$2,150,000

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

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# PROPERTY OVERVIEW

- Rare opportunity to acquire 1.9 acres of highly visible property with 550 feet of frontage along Kanner Hwy.
- The property currently features two single-family homes, providing an immediate revenue stream. However, these structures can be removed to make way for a new commercial development, with the site being particularly well-suited for a medical facility or other professional services.
- Its strategic location is just 5 minutes from I-95 and 2.7 miles from US-1, offering convenient access to major transportation routes.
- Zoning allows for a variety of uses, including multifamily development, professional services, business offices, retail, and more.
- Surrounding real estate includes a mix of national and local retailers, with proposed developments such as Starbucks, Chipotle, and new residential units further enhancing the area's commercial appeal.



PRICE	\$2,150,000
BUILDING SIZE	Building A–1,010 SF   Building B– 683 SF
BUILDING TYPE	Single Family
ACREAGE	1.90
FRONTAGE	550'
TRAFFIC COUNT	40,500 ADT
YEAR BUILT	Building A - 1959   Building B - 1957
CONSTRUCTION TYPE	Block with Stucco
ZONING	R-3A
LAND USE	Commercial Limited
PARCEL ID	55-38-41-000-049-00071-9

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# SITE PHOTOS



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# DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	4,236	1 Mile	\$78,260	1 Mile	44.3
3 Mile	40,889	3 Mile	\$87,017	3 Mile	45.3
5 Mile	94,119	5 Mile	\$91,877	5 Mile	48.7

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	4,438	1 Mile	\$59,549	1 Mile	46
3 Mile	43,007	3 Mile	\$63,305	3 Mile	47.3
5 Mile	98,940	5 Mile	\$65,635	5 Mile	53.4

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# PROPOSED BUILDING POTENTIAL



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# ZONING INFORMATION

## **Sec. 3.407. - R-3A Liberal Multiple-Family District.**

3.407.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 uses permitted in the R-3 Multiple-Family Residential District.
2. Restaurants and/or lunchrooms with an enclosed seating capacity of ten persons or more, excluding drive-ins, microbreweries or craft distilleries.
3. Beauty parlors and barbershops.
4. Dry cleaning and laundry pickup stations.
5. Fire stations.
6. Boat docks and dry and wet storage facilities under cover, and facilities for maintenance and repairs of boats or yachts, upon submission of plans for review and approval of the planning and zoning board.
7. Mobile home and travel trailer sales.
8. Gasoline or other motor fuel stations, provided all structures and buildings, except principal use signs, and including storage tanks shall be placed not less than 25 feet from any side or rear property lines.
9. Professional and business offices.
10. Retail stores.

3.407.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 at the building line:

1. Single-family structures: The minimum lot size shall be the same as above. A minimum of 600 square feet of living area shall be required, exclusive of carports, breezeways or utility rooms.
2. Two-family structures: The minimum lot size shall be 7,500 square feet, with a minimum width of 75 feet a minimum of 800 square feet of living area per two-family structure shall be required, exclusive of carports, breezeways or utility rooms.
3. Apartment buildings: There shall be a minimum building site of 15,000 square feet with a minimum width of 100 feet measured at the building line for the first four apartment units. For each additional apartment unit, 2,600 square feet shall be added to the required minimum building site and an additional five feet shall be added to the required minimum width at the building line. A maximum density of 15 apartment units may be permitted per acre depending on available community services and capital improvements. There shall be a minimum of 325 square feet of living area in each apartment unit.
4. Triplex structures: The minimum lot size shall be 11,250 square feet, with a minimum width of 88 feet; a minimum of 1,200 square feet of living area per three-family structure shall be required, exclusive of carports, breezeways or utility rooms.

# ZONING INFORMATION

## 3.407.C. Minimum yards required.

### 1. Front:

1 story: 20 feet.

2 stories: 25 feet.

### 2. Sides and rear:

1 story: 6 feet.

2 stories: 10 feet.

3. For structures in excess of two stories, five feet shall be added to the required yards per story.

4. No structure shall be built within 50 feet of the center line of any public platted right-of-way not a designated through-traffic highway.

5. No structure shall be built within 65 feet of the center line of a designated through-traffic highway.

6. No setback or yard shall be required adjacent to water frontage.

## 3.407.D. Building height regulations.

1. The maximum building height in this district shall be four stories or 40 feet.

## 3.407.E. Percentage of land coverage.

1. One- to four-story dwelling structures and accessory structures shall not occupy more than 30 percent of the building site required.

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# TRADE AREA MAP



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