

OFFICE/WAREHOUSE FLEX CONDO

2,375 SF in the Kanner Commercial Center

8526 SW Kansas Ave., Stuart, FL 34997

FOR LEASE

\$18.00/SF NNN



8526

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PROPERTY OVERVIEW

Run your office and operations under one roof. This fully air-conditioned 2,375 SF unit pairs private offices up front with a rear warehouse bay and 12' overhead door. A great fit for showroom, service, contractor or light distribution users, with quick access to Kanner Highway and I-95.

Key Features

- Multiple private office spaces
- Warehouse bay at the rear with a 12' overhead door
- Separate pedestrian entry to the warehouse bay
- Entire unit fully air-conditioned (office and warehouse)
- Located within the established Kanner Commercial Center
- Signalized intersection just off SW Kanner Highway
- Minutes from the I-95 interchange



The information herein is deemed reliable but not guaranteed and is subject to change, prior sale/lease, or withdrawal without notice. Independent verification is recommended.

Lease Rate	\$18.00/SF NNN
Available Space	2,375 SF
Space Type	Office/Warehouse Flex
Loading	12' overhead door + pedestrian entry
Parking	91 surface spaces
Year Built	2007
Traffic Count	20,500 ADT (S Kanner Hwy)
Zoning	LC – Limited Commercial District
Land Use	Commercial Limited
Highway Access	SW Kanner Highway / I-95
Parcel ID	08-39-41-005-002-00040-0

INTERIOR PHOTOS



DEMOGRAPHICS

1-Mile Radius

2025 Population **3,389**

2030 Projection **3,504**

2025 Households **1,373**

Owner Occupied HH **1,292**

Renter Occupied HH **125**

3-Mile Radius

2025 Population **13,713**

2030 Projection **14,051**

2025 Households **5,427**

Owner Occupied HH **5,032**

Renter Occupied HH **514**

5-Mile Radius

2025 Population **46,811**

2030 Projection **48,178**

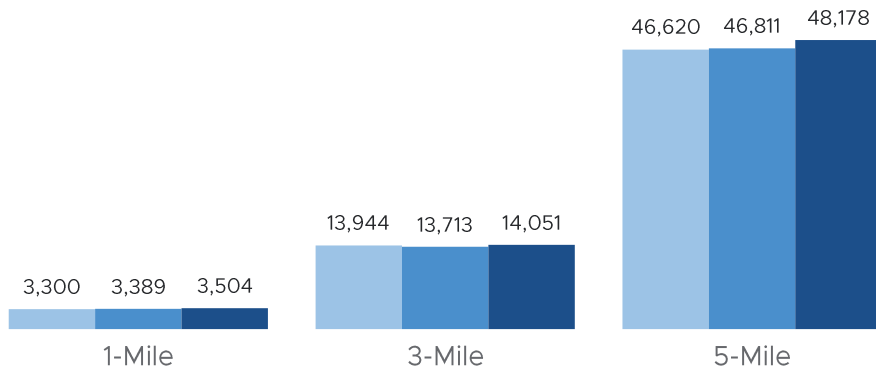
2025 Households **19,667**

Owner Occupied HH **16,208**

Renter Occupied HH **4,015**

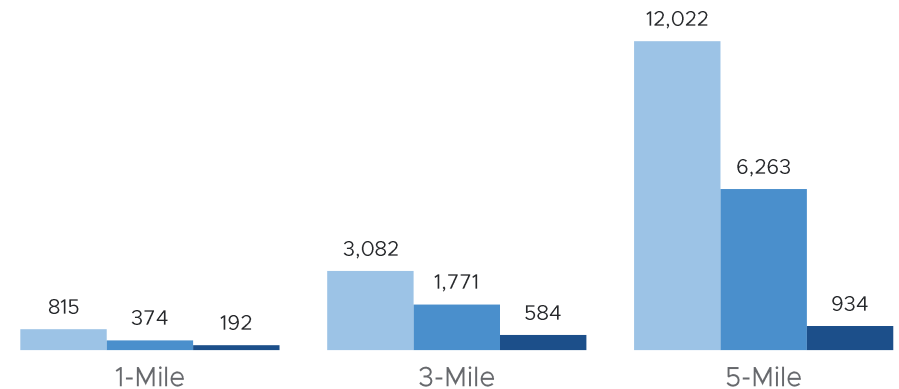
Population Growth

■ 2020 ■ 2025 ■ 2030 Projection



Worker Travel Time to Job

■ < 30 Min ■ 30-60 Min ■ 60+ Min



ZONING INFORMATION

LC – Limited Commercial District. Land use designation Commercial Limited. All uses below are listed as Permitted (P); uses most relevant to an office/warehouse flex user are highlighted in blue.

Business and professional offices	P	Construction industry trades	P	Construction sales and services	P
Limited retail sales and services	P	Business-to-business sales and marketing	P	Medical and dental labs	P
Administrative services, not-for-profit	P	Veterinary medical services	P	Biomedical research	P
Bioscience research	P	Computer & electronic components research and assembly	P	Computer & electronic products research and assembly	P
Computer programming / software research	P	Computer system design	P	Electromedical apparatus research and assembly	P
Electronic equipment research and assembly	P	Laser research and assembly	P	Lens research	P
Management, scientific and technical services	P	Marine research	P	Medical equipment assembly	P
Credit bureaus	P	Credit intermediation and related activities	P	Customer care centers	P
Customer support	P	Data processing services	P	Management services	P
Securities, commodity contracts	P	Technical support	P	Transaction processing	P

TRADE AREA MAP

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