

5.3 Acres Kanner Hwy., Stuart, FL

South Kanner Hwy., Stuart, FL just north of Indian St.

NAISouthcoast



Presented By
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Offered At:

\$3,675,000
(\$15.92/SF)

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Property Details

- Location: South Kanner Hwy., Stuart, FL just north of Indian Street
- Size: 5.32 +/- Acres
- Frontage: 369 feet on Kanner Hwy.
- Pricing: \$3,675,000 (\$15.92/SF)
- Zoning: CPUD Commercial PUD
- Municipality: City of Stuart
- Utility Provider: City of Stuart
- Traffic: 36,000 daily

Property Overview

This is a very rare parcel that does not have issues with wetlands, tree preservation, etc. It is also a nice convenient location with cross easements with the new 87,000 sq. ft. Cleveland Clinic Family Health Center, the 43,000 sq. ft. Certus Memory Center and a 154,3000 sq. ft. big box retailer. The site will also have access to a traffic light with full access and a great visibility. This is a site you do not want to miss!

	Population	Average Household Income	Median Age
1 Mile	6,458	\$73,994	41.3
3 Miles	42,572	\$104,317	46.9
5 Miles	41,513	\$112,329	51.7



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Regional Overview

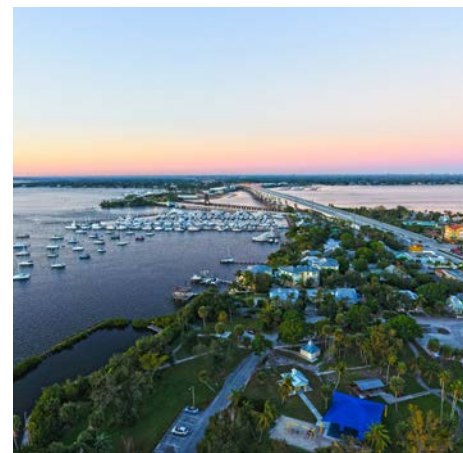
Martin County, FL

The cities that make up Martin County are Jensen Beach/Rio, Stuart/Sewall's Point, Hutchinson Island, Hobe Sound, Jupiter/ Tequesta, Palm City, Port Salerno and Indiantown. Martin County is a wonderful place to visit and live, with beaches, golf, fishing and boating. The County boasts arts amenities, quaint downtowns with shops, gourmet dining and galleries, museums, historic places, festivals and more.

Martin County is for...

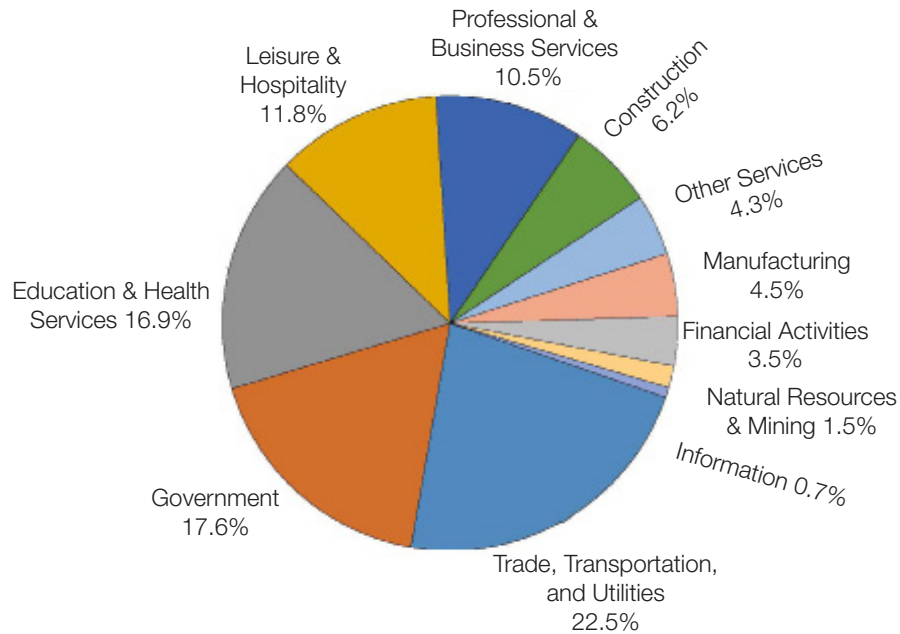
The golf enthusiast... Martin County is home to over 35 world-class golf courses all within a 15-mile radius. The sun worshiper... The County offers its visitors and residents alike some of the finest beaches on the east coast. The discriminating arts shopper... More than 20 galleries participate in a monthly First Thursday gallery night. Many of these galleries are in the historic downtowns of Stuart, Jensen Beach, Port Salerno and Hobe Sound. The music lover... The historic Lyric Theatre offers a wide-array of first class talent nearly 300 days a year... This acoustically amazing theatre features concerts for all music lovers, from classical to rock and roll, and theatrical performance.

For the die-hard festivals-goer... There are plenty to choose from and during the best Florida weather you can find. The Port Salerno Seafood Festival, Bookmania, ArtsFest, Pineapple Festival or one of the many festivals throughout the year. The Treasure Coast Children's Museum is a great place for the kids located at Indian Riverside Park which has a fabulous water play area, fishing, and a riverfront view. Often, there are also events in the park including concerts, orchid shows, and more. Indian Riverside Park also features the Maritime and Yachting Museum. Hutchinson Island houses the Elliott Museum which focuses on art, history and technology. Named after prolific inventor Sterling Elliott, the museum houses permanent including Model AA Trucks, early transportation, history of Stuart and surrounding regions and baseball memorabilia. For the more scientifically minded and curious kids, the Florida Oceanographic Coastal Center which offers a fun opportunity to learn more about our local ecosystem and even feed a stingray!

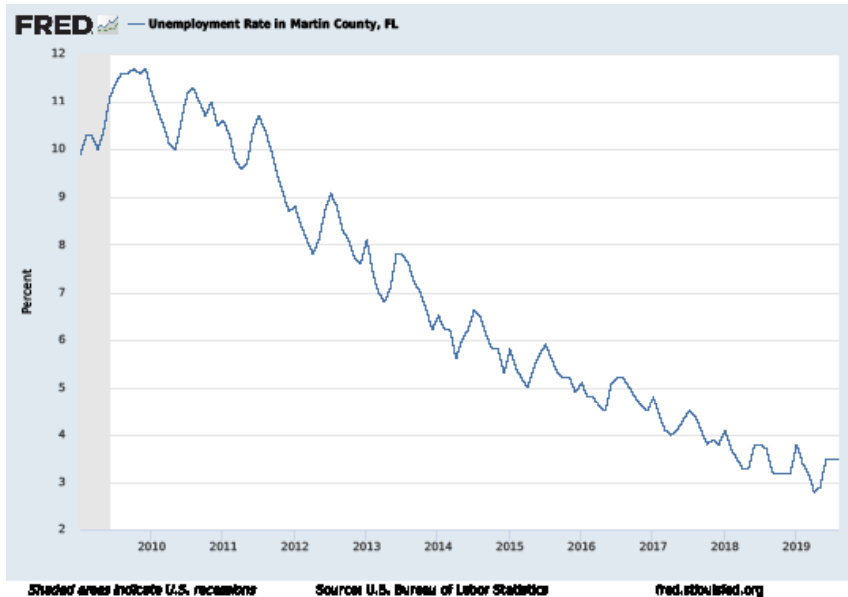


Economy

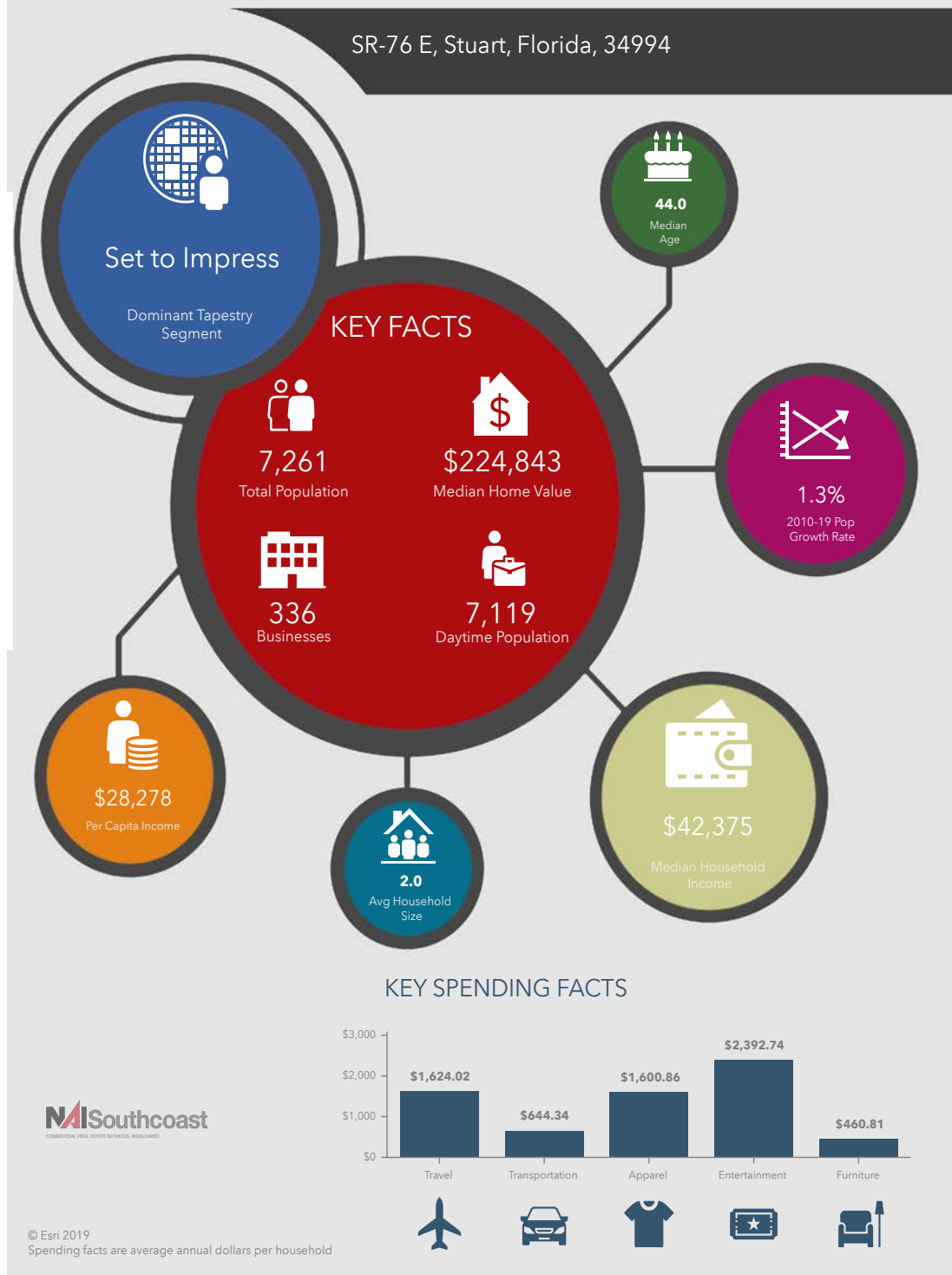
Martin County Employment by Industry



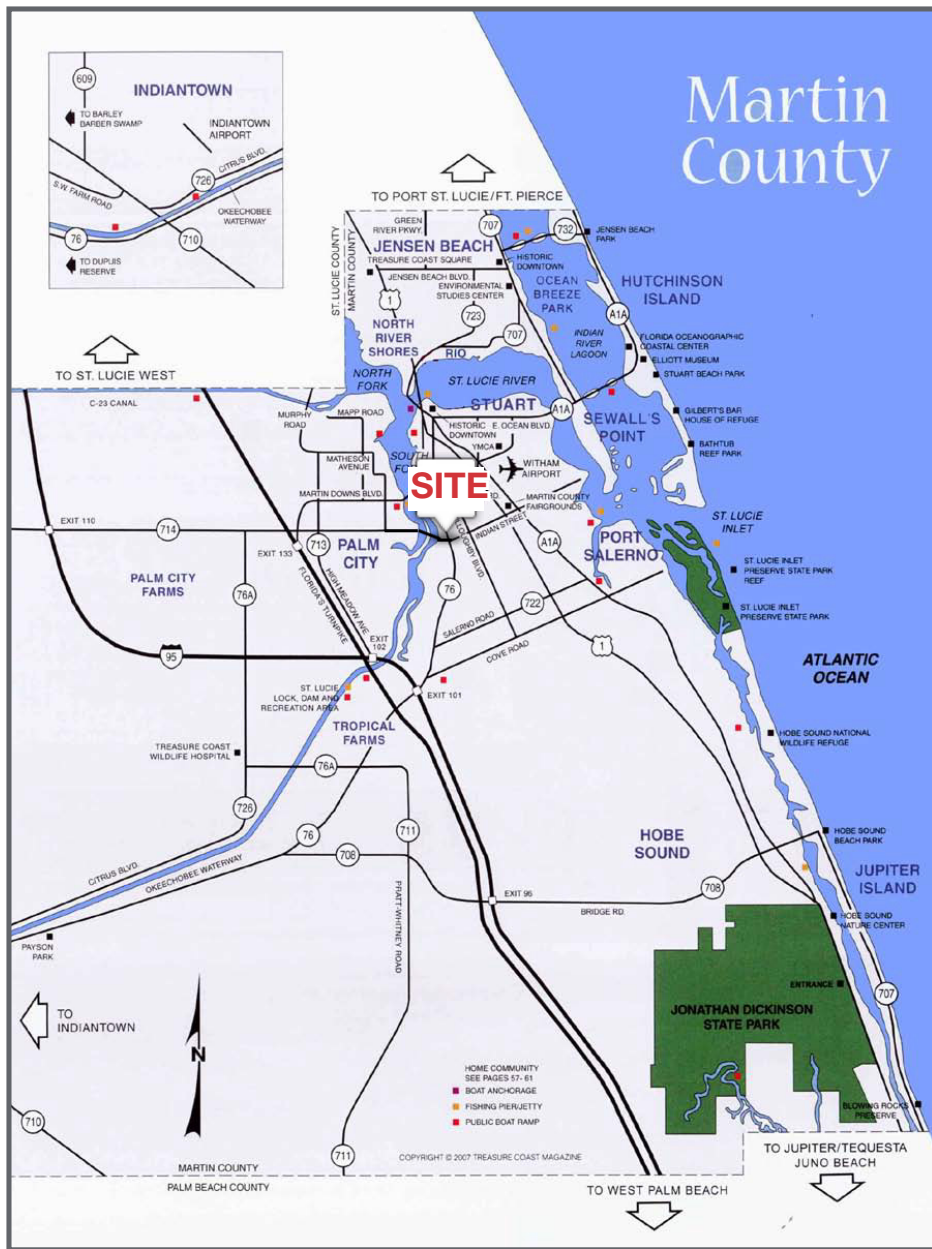
Martin County Unemployment: 2009 - 2019



SR-76 E, Stuart, Florida, 34994



Local and Regional Maps



LISTING AGENT



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