



FOR SALE

2500 S KANNER HWY

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Stuart, FL 34994

PROPERTY OVERVIEW

This 6,390 SF office building with ample parking, is in a prime location in a high traffic area of Stuart at the intersection of Monterey Road and Kanner Hwy. Ideal for an owner user. The front 4,890 sf is vacant and available. The rear 1,500 sf is leased. Outstanding monument signage.

LOCATION OVERVIEW

Great exposure on Kanner Hwy across from Wawa. Easy access to 95 and the Florida Turnpike. Traffic count 26,500 AADT.

OFFERING SUMMARY

Building Size:	6,390 SF
Land Size:	0.86 Acres
Land Use:	General Commercial
Zoning:	B-1 (Martin County)

[CLICK HERE FOR PERMITTED USES](#)

SALE PRICE

\$1,600,000



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Property Details & Highlights

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Property Name:	2500 S Kanner Hwy
Property Address:	2500 S KANNER HWY, Stuart, FL 34994
Property Type:	General Commercial
Tax District:	District Two MSTU
Lot Size:	0.86 AC
Building Size:	6,390 SF
Building Class:	C
Zoning:	B-1 (Martin County)
Cross Streets:	S Kanner and SW Monterey
Year Built:	1984
Number of Stories:	1

PROPERTY OVERVIEW

This 6,390 SF office building is in a prime location in a high traffic area of Stuart at the intersection of Monterey road and Kanner Hwy. Ideal for an owner user. The front 4,890 sf is vacant and available. The rear 1,500 sf is leased. With 19 designated parking spaces.

LOCATION OVERVIEW

Great exposure on Kanner Hwy across from Wawa. Easy access to 95 and the Florida Turnpike. Traffic count 26,500 AADT.



SALE HIGHLIGHTS

- Ample Parking
- Kitchenette
- Open Frame Porch
- Block with Stucco
- Large Monument

Additional Photos

2500 S KANNER HWY

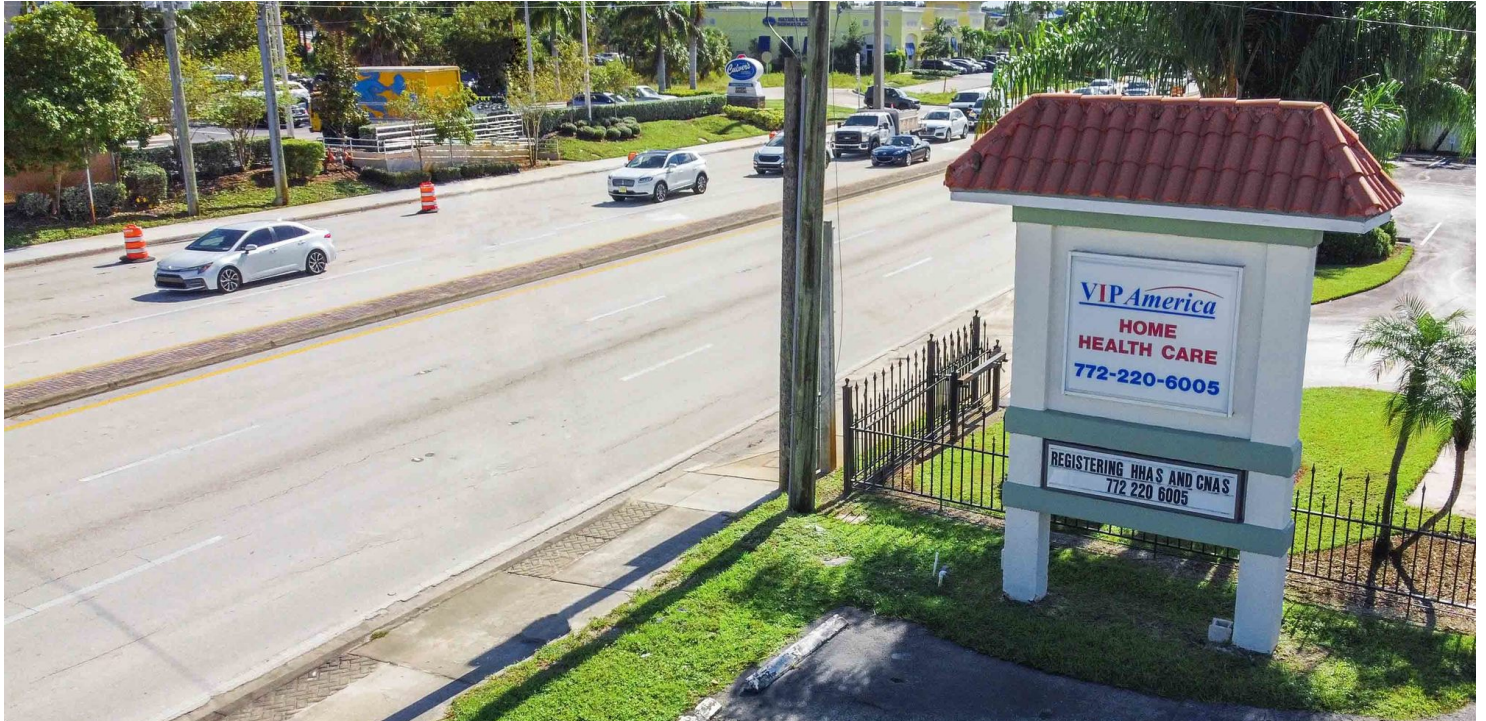
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Additional Photos

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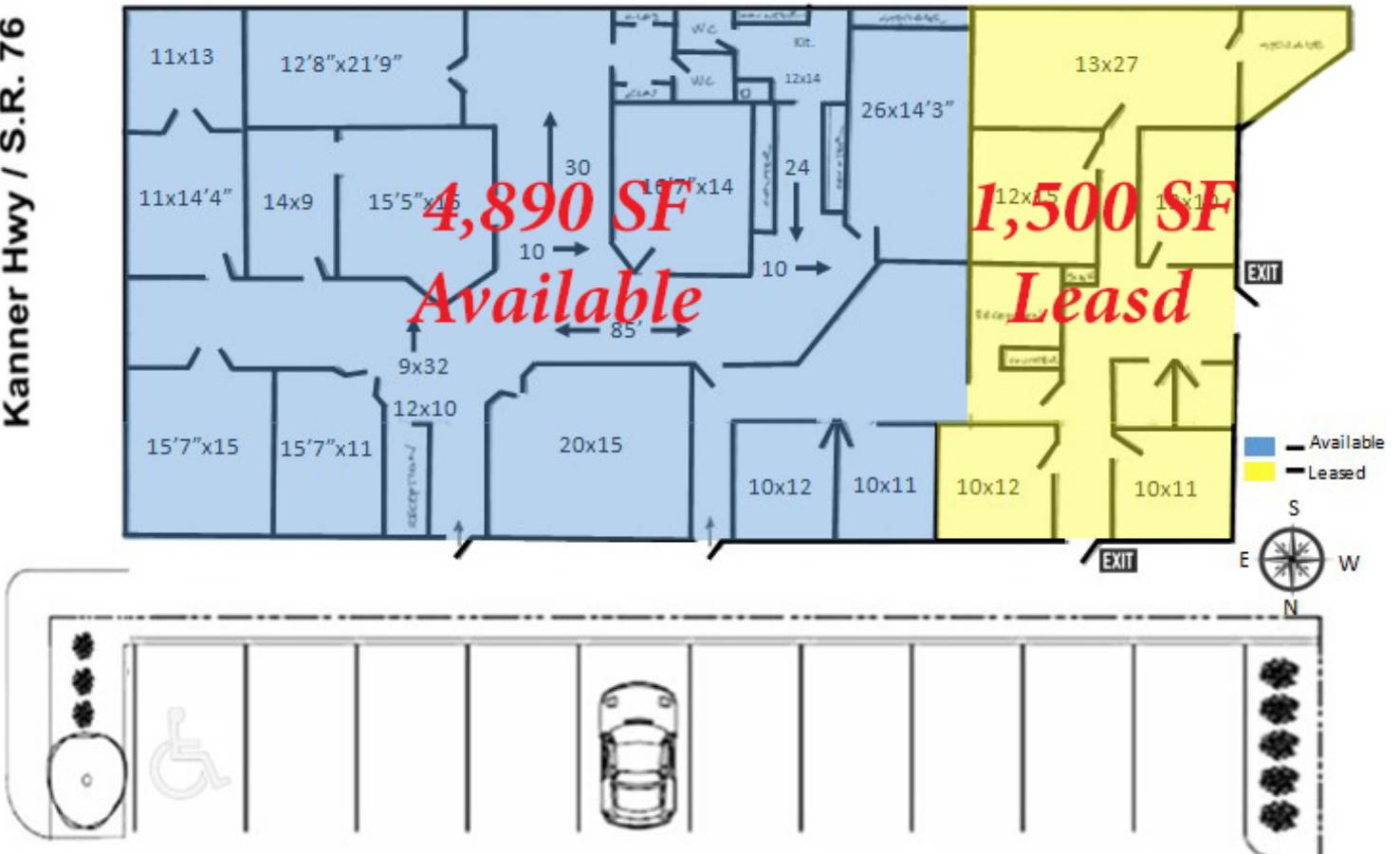


Floor Plan

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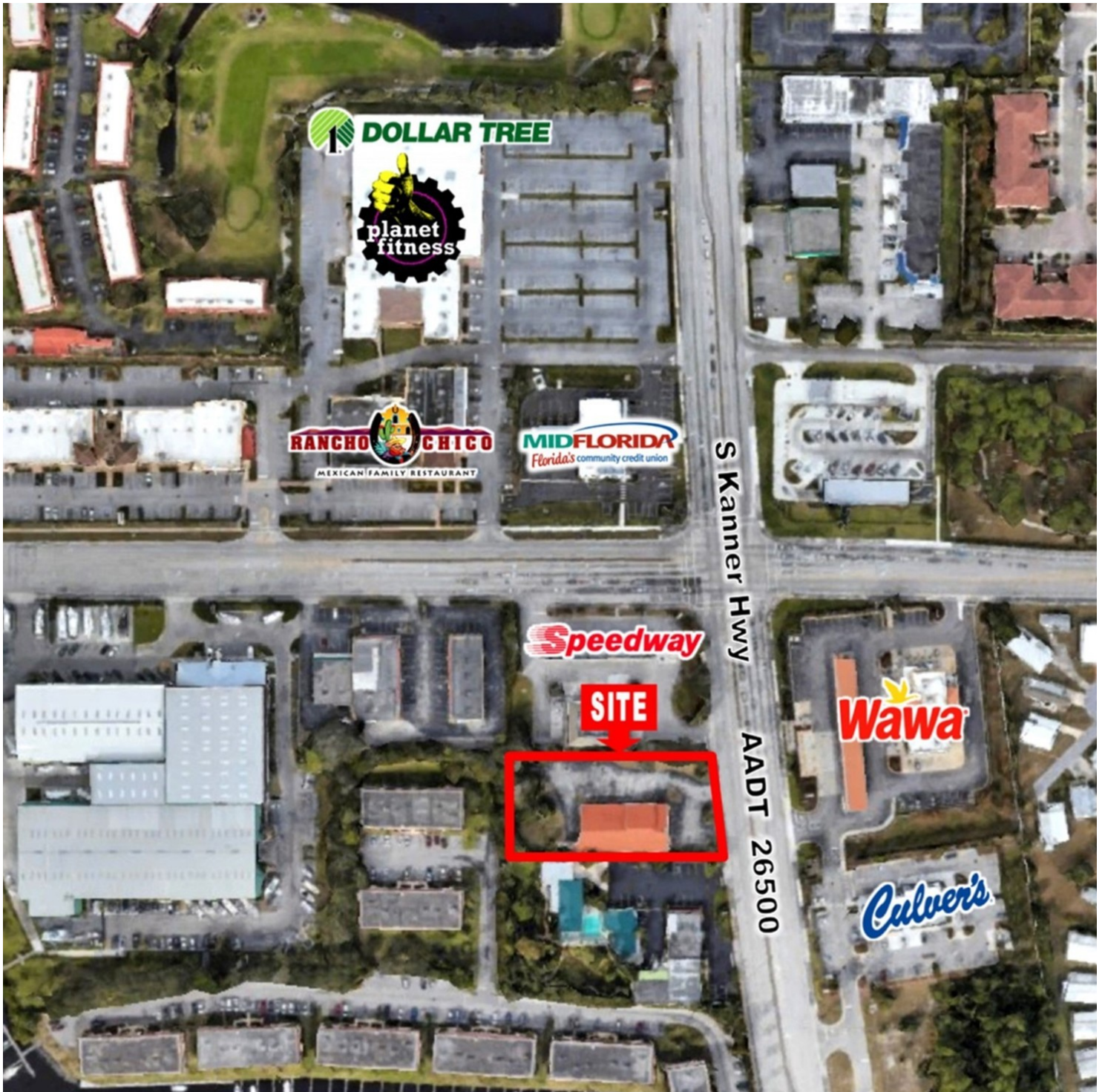
Kanner Hwy / S.R. 76



Site Plan

2500 S KANNER HWY

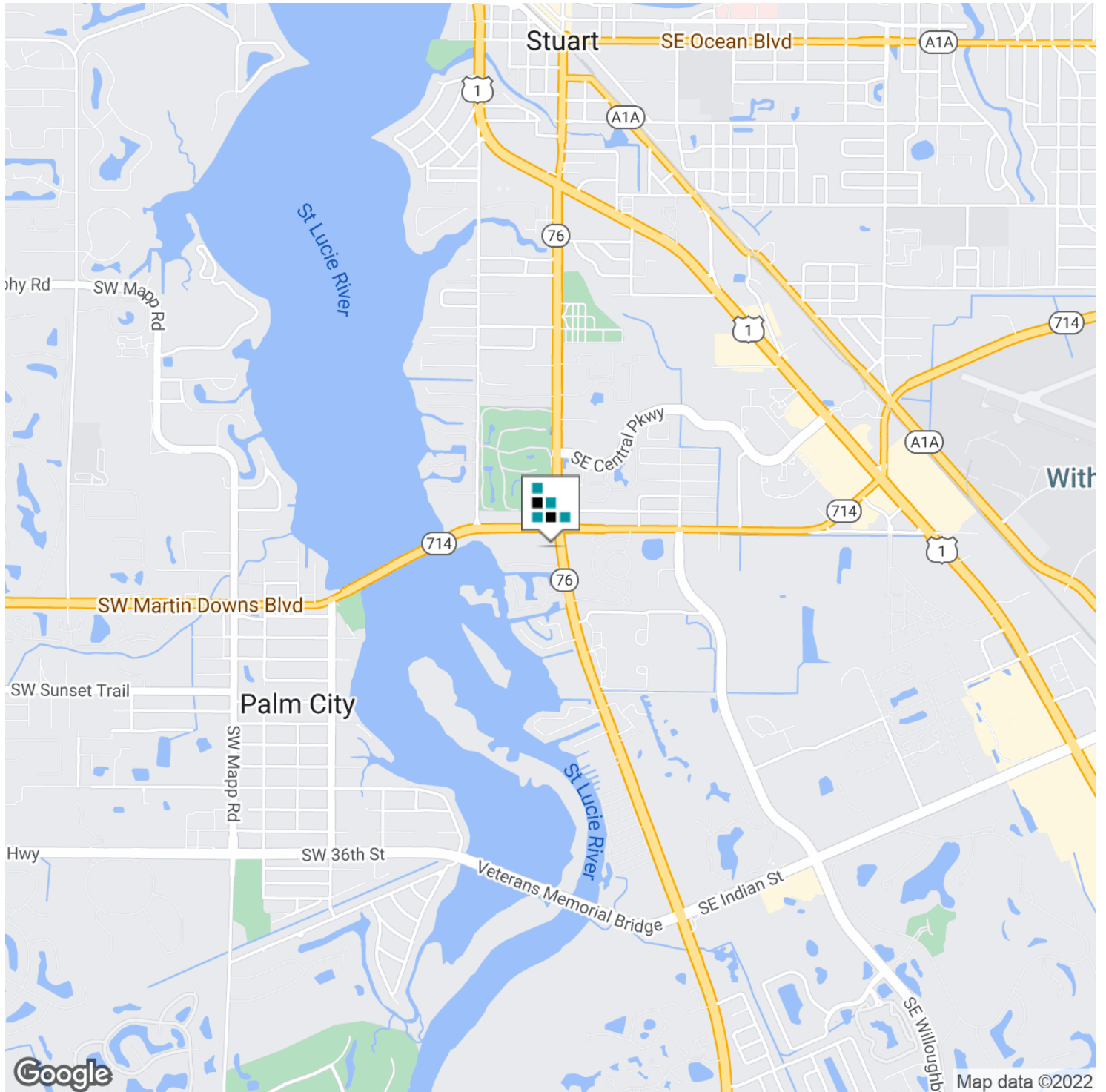
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Location Map

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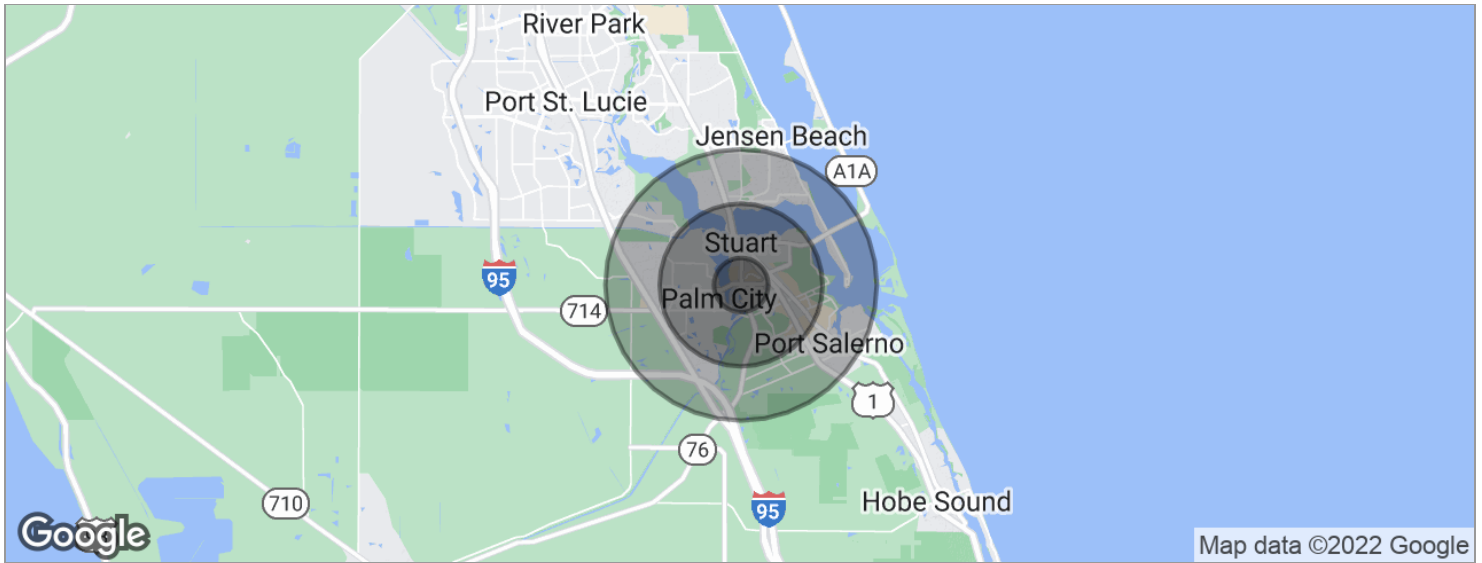
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Demographics Map

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,072	50,359	97,625
Median age	50.4	50.1	49.5
Median age (Male)	46.3	47.9	47.3
Median age (Female)	51.7	51.0	50.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,917	26,038	48,594
# of persons per HH	1.8	1.9	2.0
Average HH income	\$53,033	\$78,130	\$81,331
Average house value	\$186,537	\$270,356	\$310,966

* Demographic data derived from 2020 ACS - US Census

Disclaimer

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

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