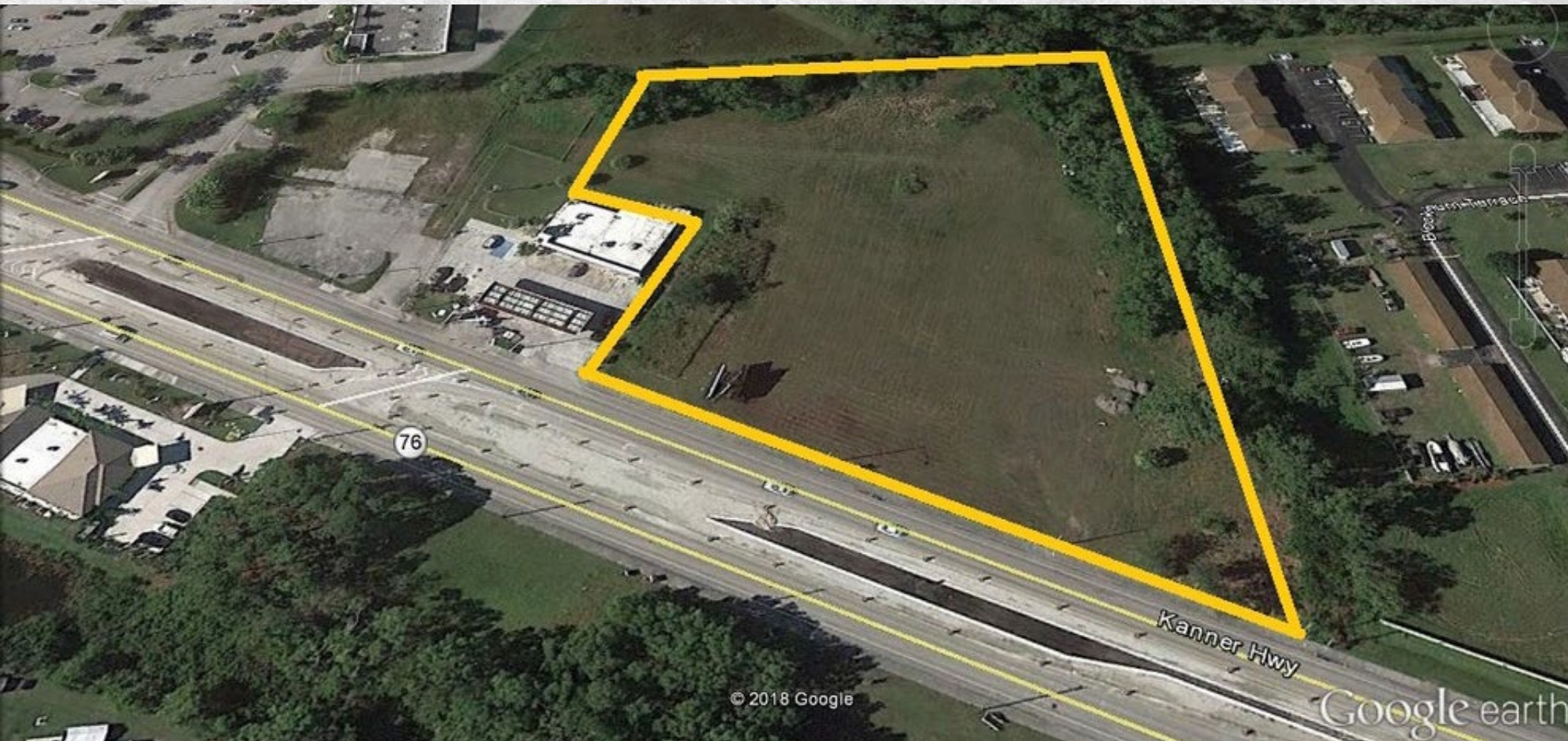


**3.8 ACRE LOT: GENERAL COMMERCIAL**  
ON KANNER HIGHWAY  
**\$2,200,000**

IDEAL DEVELOPMENT OPPORTUNITY ON MARTIN COUNTY'S FASTEST GROWING COMMERCIAL CORRIDOR, KANNER HIGHWAY. THIS 3.8 ACRE LOT IS HIGH AND DRY, CLEARED, AND READY FOR DEVELOPMENT.



**Christenson**  
**Commercial**  
REAL ESTATE

759 S. FEDERAL HWY • SUITE 217 • STUART, FL 34994

**Derrick Christenson**  
Licensed, RE Broker Associate  
Derricksoldit@aol.com  
☎ +1.772.419.5076  
☎ +1.772.201.3154



## PROPERTY OVERVIEW

Prime General Commercial Parcel with shared access to busy Publix Shopping Center in Stuart! Ideal development opportunity on Martin County's fastest growing commercial corridor. High and dry elevation, cleared, and ready for development.

## LOCATION OVERVIEW

Located immediately adjacent to the Publix Shopping Center at Kanner Crossing, at the Intersection of Kanner Highway and Salerno Road in Stuart, Martin County, Florida, approximately 1 mile east of the I-95 interchange.

## DEMOGRAPHICS

|                   | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 2,866    | 19,753   | 38,105   |
| Total Population  | 6,540    | 46,965   | 90,817   |
| Average HH Income | \$54,628 | \$75,986 | \$79,459 |

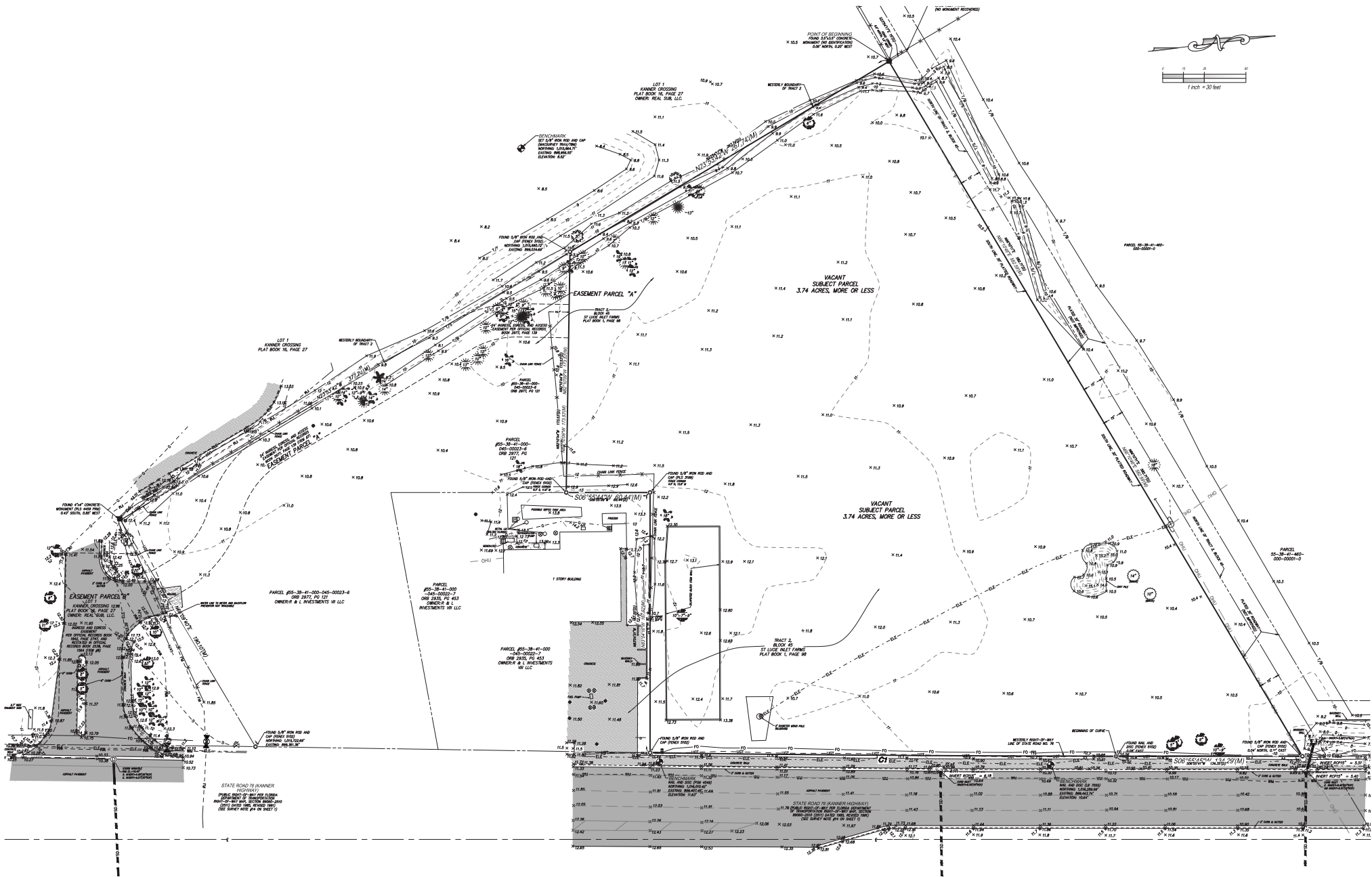
## PRICE

\$2,200,000



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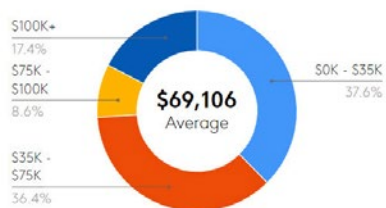
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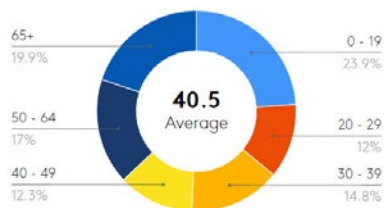
## DEMOGRAPHICS

In 2017, Martin County, FL had a population of 156k people with a median age of 51.6 and a median household income of \$55,588.

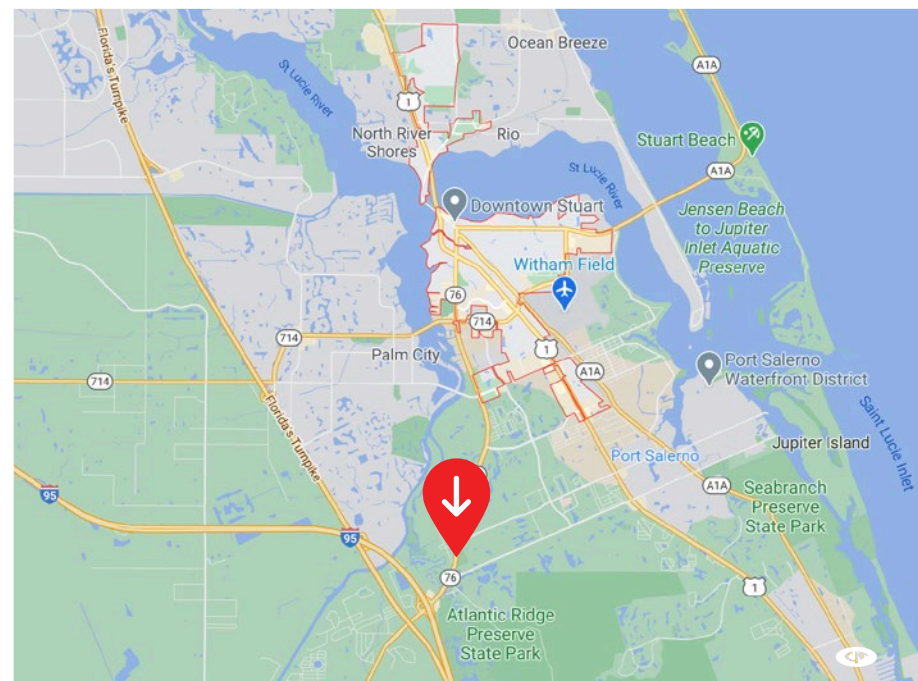
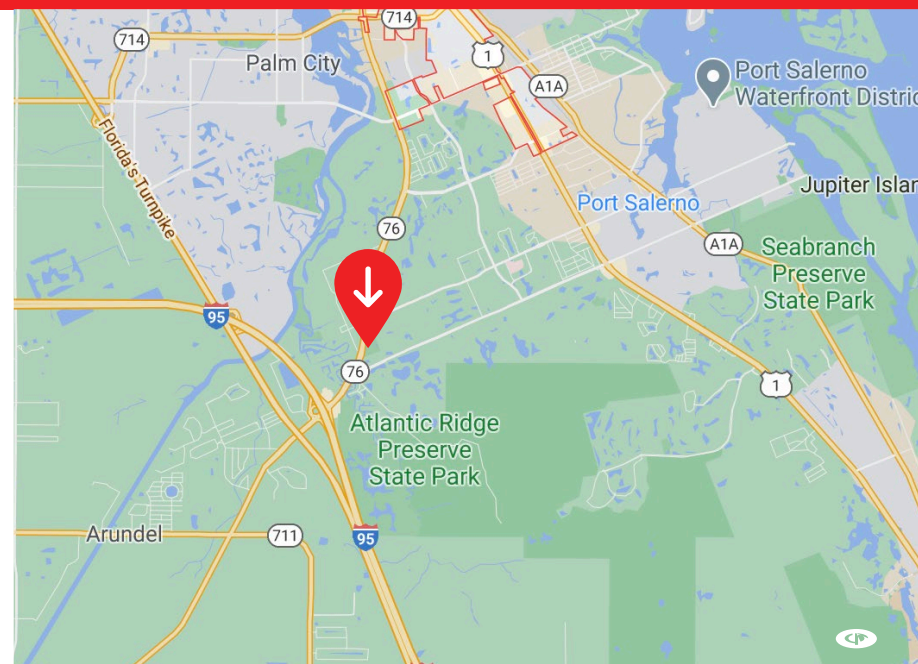
HOUSEHOLD INCOME



AGE DISTRIBUTION



|                                 | 1 MILE    | 3 MILE    | 5 MILE    |
|---------------------------------|-----------|-----------|-----------|
| Total Population                | 6,319     | 48,629    | 88,418    |
| 2010 Population                 | 6,560     | 46,521    | 80,932    |
| 2024 Population                 | 6,560     | 51,191    | 93,724    |
| Employees                       | 7,245     | 27,573    | 56,836    |
| Total Businesses                | 721       | 3,057     | 6,274     |
| Average Household Income        | \$69,106  | \$66,552  | \$77,218  |
| Median Household Income         | \$46,226  | \$49,263  | \$56,040  |
| Total Consumer Spending         | \$53M     | \$472.01M | \$972.6M  |
| Median Age                      | 39.5      | 48.0      | 52.8      |
| Households                      | 2,302     | 21,229    | 39,851    |
| Percent College Degree or Above | 13%       | 16%       | 18%       |
| Average Housing Unit Value      | \$305,825 | \$296,573 | \$332,750 |



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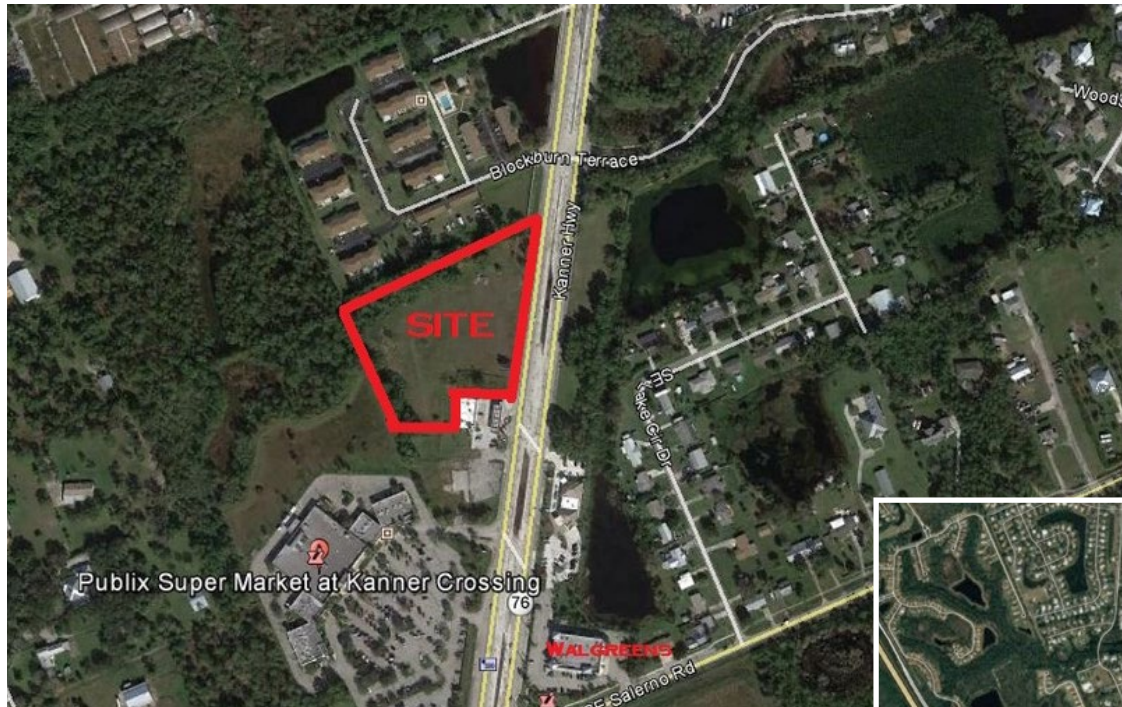
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## SITE LOCATION

## NEARBY BUSINESSES



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