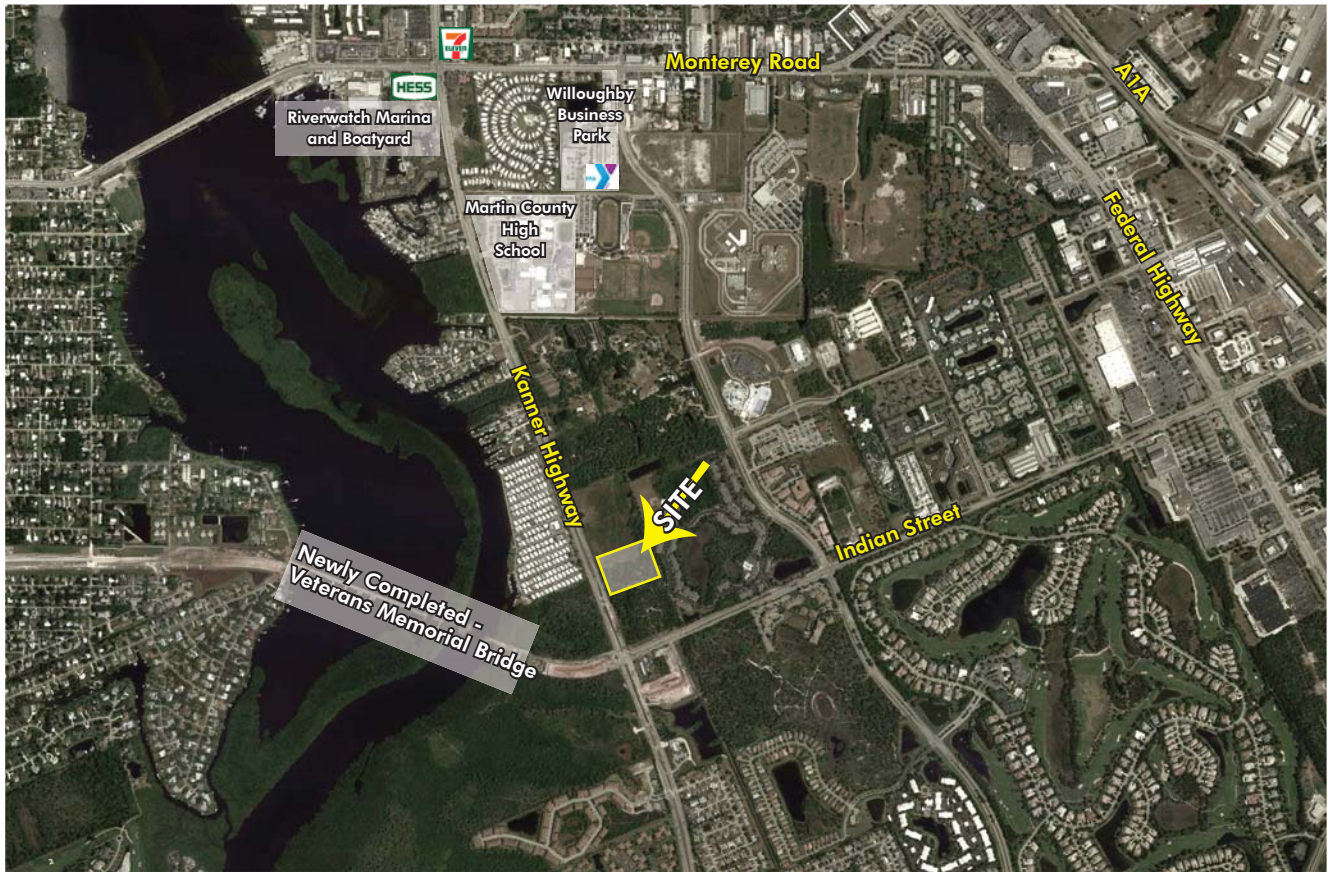


FOR SALE  
VACANT LAND  
± 5.79 ACRES

# PRIME DEVELOPMENT SITE ± 5.79 ACRES SOUTH KANNER HIGHWAY

STUART :: FLORIDA 34997



## PROPERTY FEATURES

- :: ± 5.79 acres
- :: Located at the Northeast quadrant of Kanner Highway & SE Indian Street
- :: Zoning CPUD - Office/Retail/Warehouse/Residential, City of Stuart
- :: ± 500 feet of frontage on Kanner Highway
- :: Traffic counts: Kanner Highway and SE Indian Street - 30,500 cars per day
- :: Located 1 mile from Federal Highway in the heart of Stuart, directly east of the new Veterans Memorial Bridge
- :: Ideal infill development location
- :: PCN: 40-38-41-001-011-00000-0

**ASKING PRICE**    **\$1,900,000 (\$7.31 PSF)**

FOR MORE  
INFORMATION  
PLEASE  
CONTACT

**Kirk Nelson**  
Associate  
+1 561 227 1803  
kirk.nelson@cbre.com

**Robert C. Smith**  
Senior Vice President  
+1 561 478 0330  
robert.c.smith@cbre.com

CBRE, Inc. | Licensed Real Estate Broker

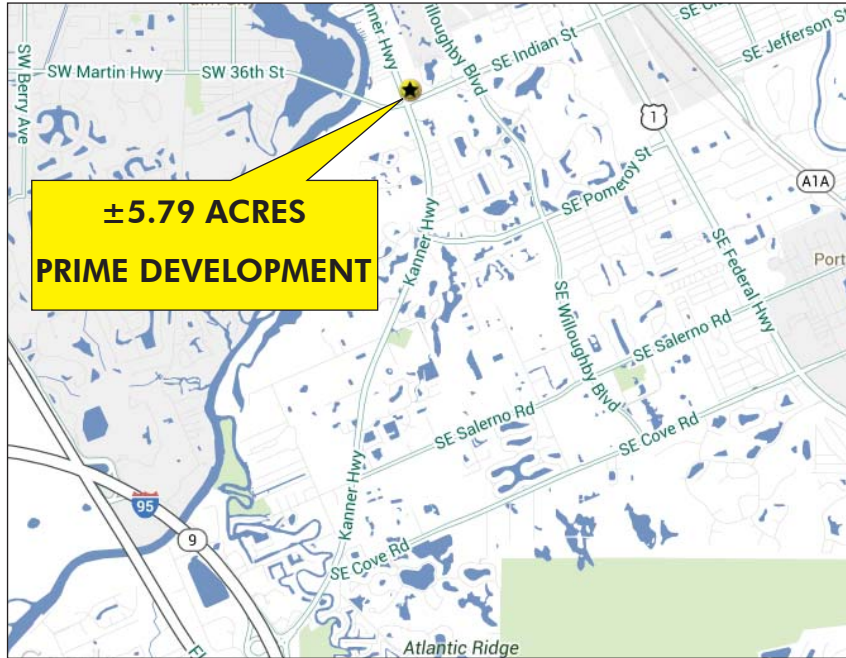
**CBRE**

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## LOCAL MAP



## DEMOGRAPHICS

2014 Estimated Demographics	Kanner Highway and Indian Street 1 mile	Kanner Highway and Indian Street 3 mile	Kanner Highway and Indian Street 5 mile
POPULATION	7,229	49,454	92,435
AVERAGE HOUSEHOLD INCOME	\$51,062	\$48,659	\$48,287
AVERAGE AGE	43.27	44.74	47.22
AVERAGE HOUSING VALUE	\$212,972	\$236,817	\$249,922

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NOTE: No cooperating brokerage commission shall be paid by the USPS. Buyer's broker, if any, shall seek commission compensation from the Buyer only.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the marketing materials or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner, and any conditions to the Owner's obligations have been satisfied or waived.

CBRE | 5100 Town Center Circle | Tower II - Suite 600 | Boca Raton, FL 33486 | [www.cbre.com/bocaraton](http://www.cbre.com/bocaraton)

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