

Kanner Commons-Retail Development

S Kanner Highway, Stuart, FL 34994

NAI Southcoast



Presented by

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FOR LEASE:
Endcap/Inline
Space Available
Call for Pricing

OUTPARCELS:
For Sale/
Ground Lease/BTS
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A DEVELOPMENT BY:  **Hunington**

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Property Details

- Address: S Kanner Hwy, Stuart, FL
- Parcel IDs: 40-38-41-019-000-00020-0
- Pricing: Endcap/Inline Space Available: Call for Pricing
Outparcels: For Sale/Ground Lease/BTS: Call for Pricing
- Available Size: 5.28 Acres
- Frontage: 365' on Kanner Highway
- Estimated Delivery: Q2 - Q4 2027
- Access: Kanner Highway
- AADT: 40,500 on Kanner Highway

Property Overview

This high-visibility site is located directly along South Kanner Highway in Stuart, within one of the most rapidly growing areas of Martin County. Positioned immediately adjacent to the newly opened Costco, the property benefits from strong regional draw, pulling customers not only from Martin County but also neighboring St. Lucie and Palm Beach Counties. The Costco site is also set to include 378 new apartment units, further enhancing the residential density and customer base in the immediate area.

The property is ideally situated near the intersection of South Kanner Highway and Indian Street, just east of the St. Lucie River. It offers seamless access to US-1, I-95, and Florida's Turnpike, with Kanner Highway now surpassing US-1 in local traffic volume and becoming the dominant north-south retail corridor in the market. This section of Stuart is experiencing rapid growth, fueled by residential and commercial development.

In addition to the brand-new Costco, the site is located just minutes from Martin County High School, Cleveland Clinic's Family Health Center and Indigo Stuart, a new multifamily development contributing to the area's influx of residents. This location along a major thoroughfare as well as its proximity to a high-traffic regional anchor makes it a compelling opportunity for retailers looking to enter or expand within the Treasure Coast market.



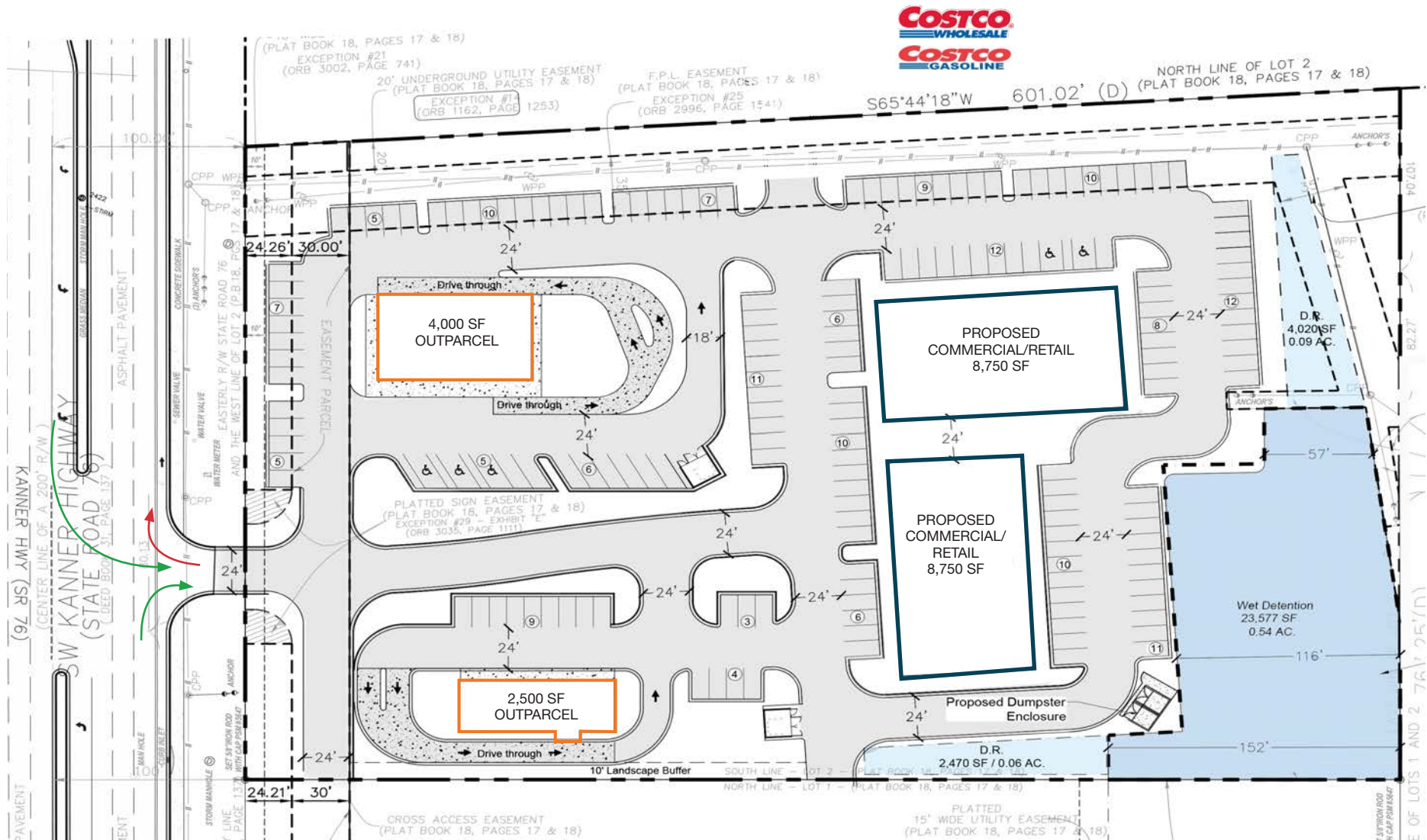
Demographic Highlights

	Average Household Income	Median Age
1 Mile	\$88,472	51.5
3 Miles	\$110,976	50.6
5 Miles	\$118,651	52.8

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Concept Site Plan



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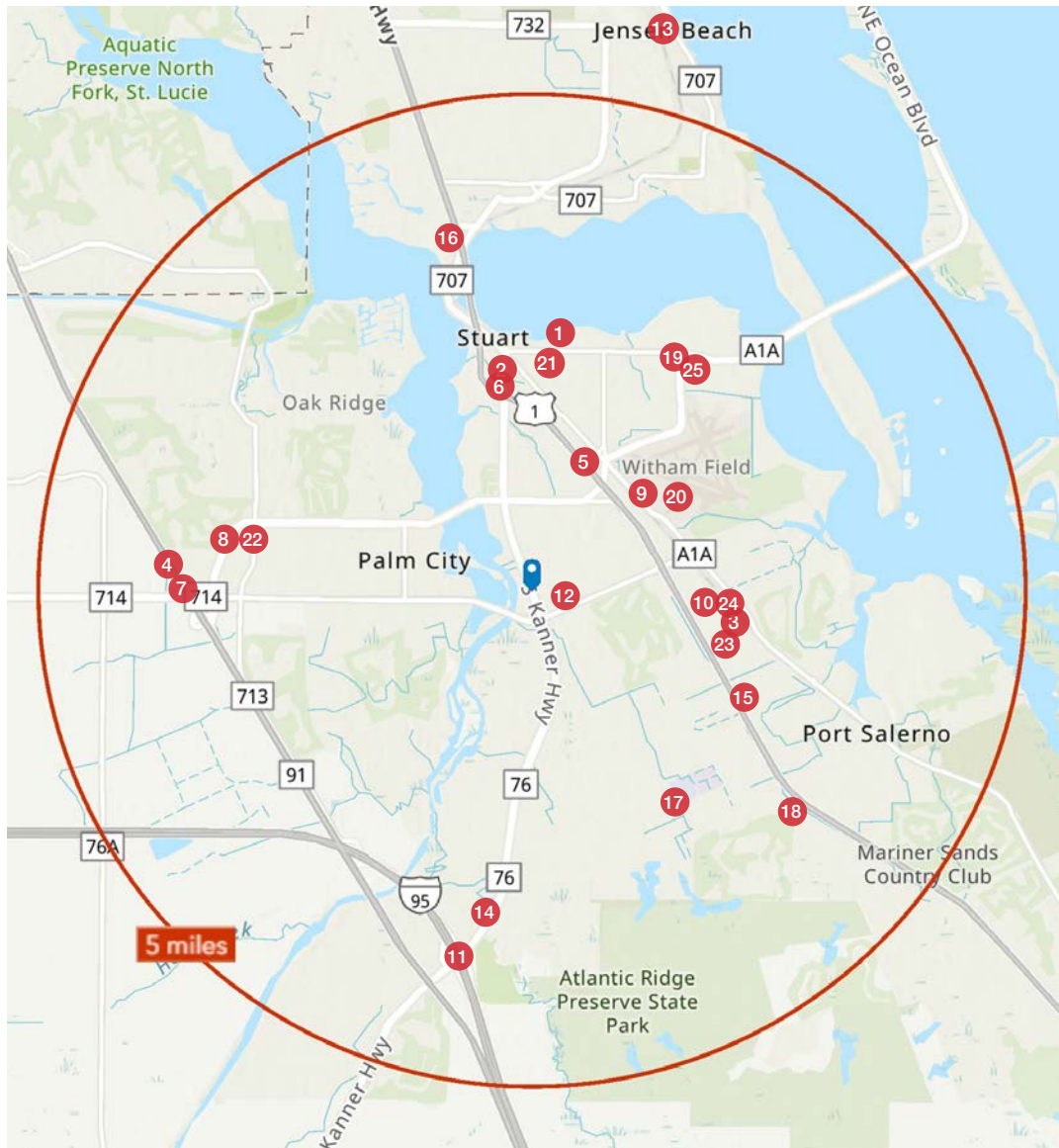
Retailer Map



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Major Employers



Major Employers

Employees

1	Martin Mem Hlth Systems Inc - Martin Health	1,500
2	Chicago Title Insurance III LP-Chicago Title	1,007
3	Labor Ready Southeast III LP-Labor Ready	666
4	Embraer Serices Inc - Embraer	600
5	Martin County School District	520
6	Seacoast Banking Corp Florida - SEACOAST	519
7	Armellini Industries Inc	450
8	Fast Food Enterprises 2 LLP - Burger King	437
9	Daher Aerospace Inc	400
10	Turbocombuster Technology Inc - Paradigm Precision	350
11	Melton Management Inc	349
12	Smiths Interconnect Americas Inc - Smiths Interconnect	308
13	Airplanes LLC-Airplanes Inc	304
14	Positive Behavior Support	304
15	Liberator Medical Holdings Inc	297
16	Principal Residential Mortgage	286
17	Eden Park Management Inc-Martin Nrsing Rstrtive Care Ct	280
18	Publix Super Markets Inc - Publix Super Markets 1783	268
19	Mid-Florida Anesthesia Assoc Inc	260
20	Embraer Aircraft Holding Inc - Embraer	240
21	Stuart News	225
22	Publix Super Markets Inc - Publix	222
23	Nuco2 Supply LLC	221
24	Florida Homexpress-South Inc	219
25	Martin Memorial Med Ctr Inc-Martin Memorial Medical Ctr S	211

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In the News

Stuart/Martin County Chamber of Commerce expects huge economic impacts with new Brightline station

MARTIN COUNTY, Fla. — Mar 5, 2024

Brightline officially announced on Monday that the city of Stuart will be the latest train station location in Martin County.

County leaders say the economic impacts will be the most notable.

"This is going to be an added addition to our merchants and businesses downtown," said Joseph Catrambone, the CEO of Stuart/Martin County Chamber of Commerce.

An estimated 600,000 people are expected to be attracted to the area, according to the Stuart/Martin County Chamber of Commerce.

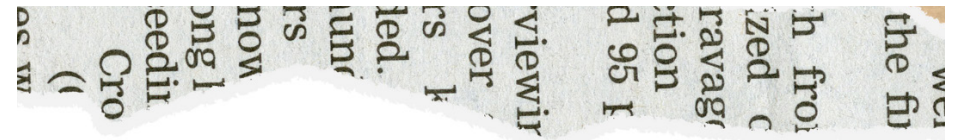
CEO Joseph Catrambone says he hopes to see some of that growth within the next year.....

abc 25 WPBF News

Jossie Carbonare, Reporter



Stuart has been discovered.



USA Today names Stuart Best Coastal Town in America 2024.

<https://www.wpbf.com/article/florida-stuart-usa-todays-2024-best-coastal-small-towns/60467025>

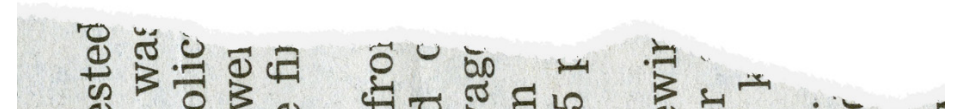
Skip Miami Beach, go to Stuart instead.

<https://www.thetravel.com/underrated-scenic-coastal-town-florida-stuart/>

10 Best Small Towns in America

<https://10best.usatoday.com/interests/explore/best-small-towns-2024/>

<https://www.tcpalm.com/story/news/local/martin-county/2025/05/28/florida-best-beaches-for-summer-in-clearwater-destin-stuart-delray-beach/83884974007/>



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Retail Insights

Retail Demand Outlook

(5 Miles)

The 5-mile radius around the S Kanner Hwy site is experiencing steady population growth, rising household incomes, and increasing consumer spending across key categories, signaling strong economic potential and opportunities for businesses to cater to evolving demands.

\$120,479

Average HH Income in 5 Miles

\$333 Million

Projected Spending **Growth**
in Gasoline by 2029

\$50 Million

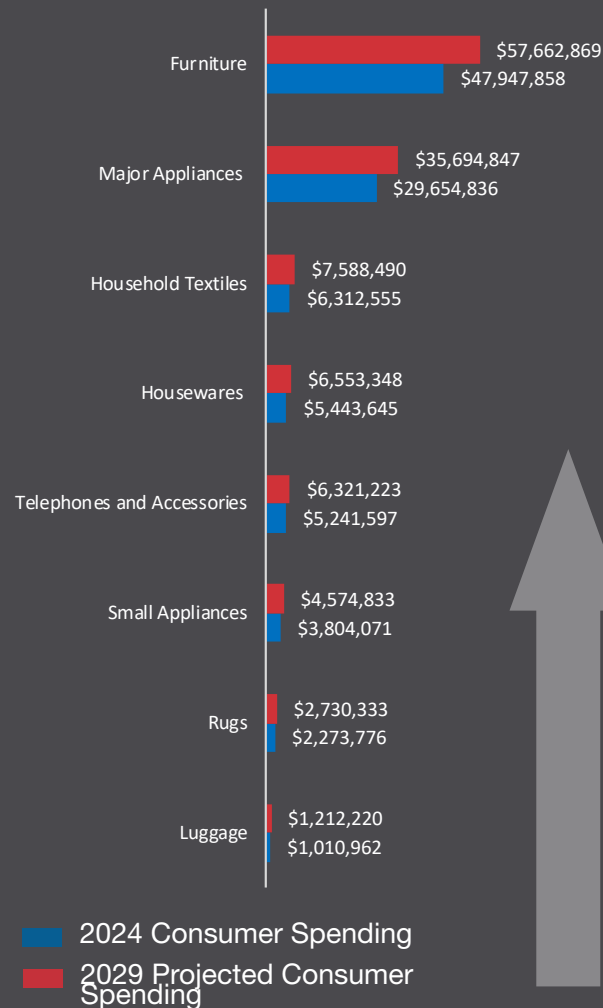
Projected Spending **Growth**
in Home Remodeling by 2029

\$42

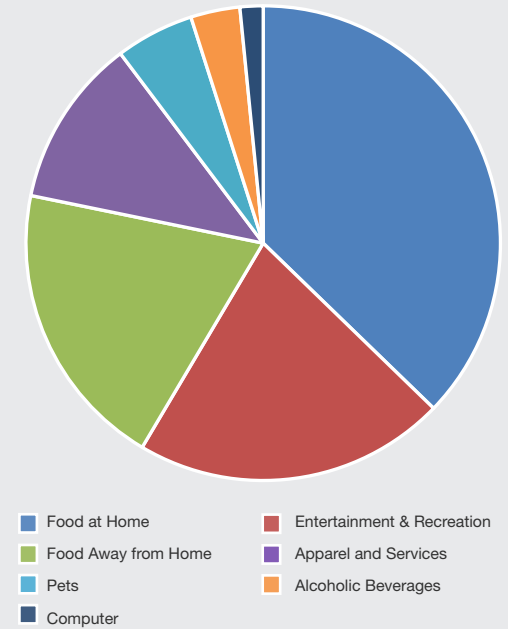
Projected Spending **Growth** in
Entertainment & Recreation by 2029

Household Category Growth

(5 Miles)



Top Consumer Spending Categories



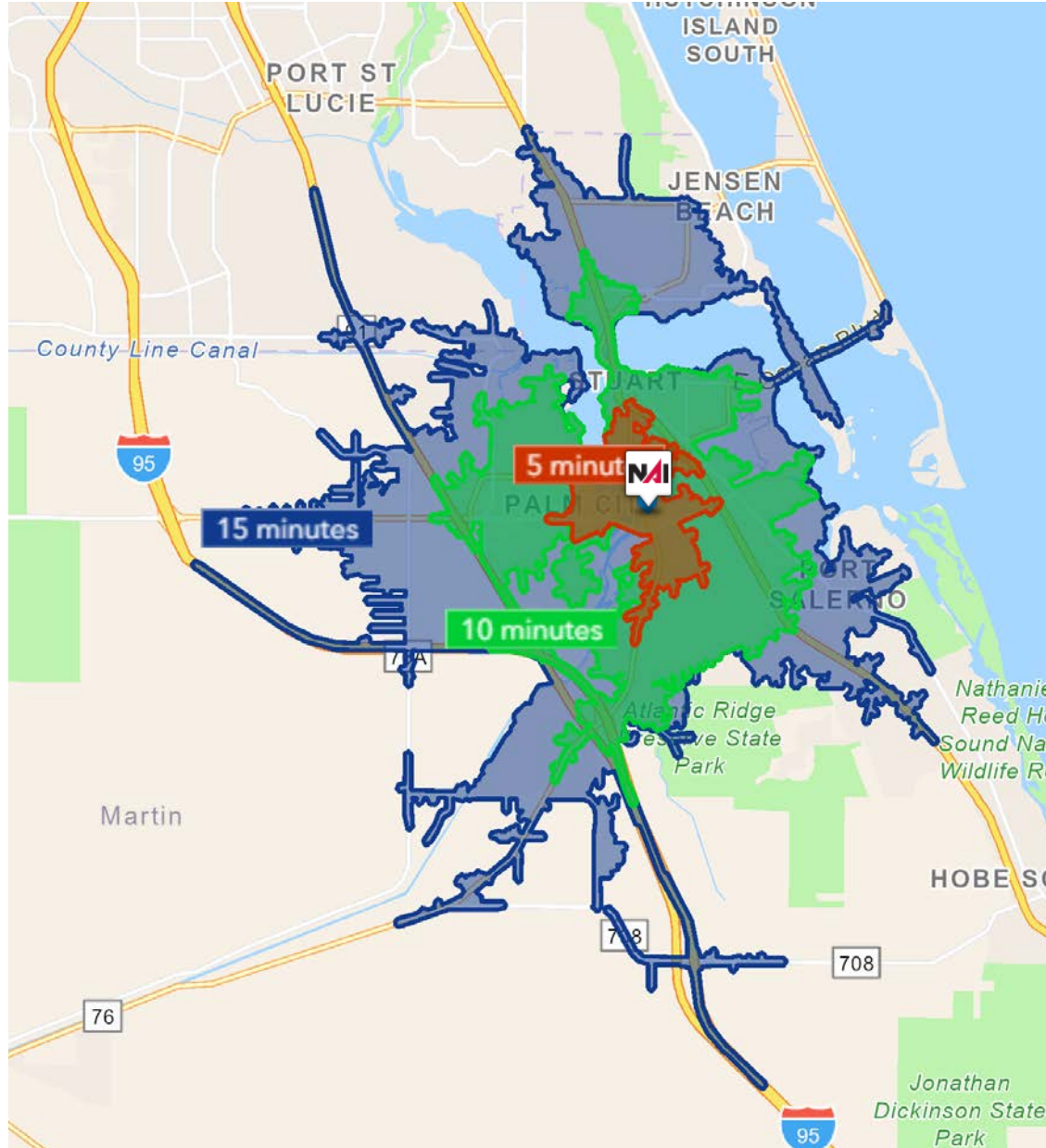
Food Spend Breakdown



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Drive Time

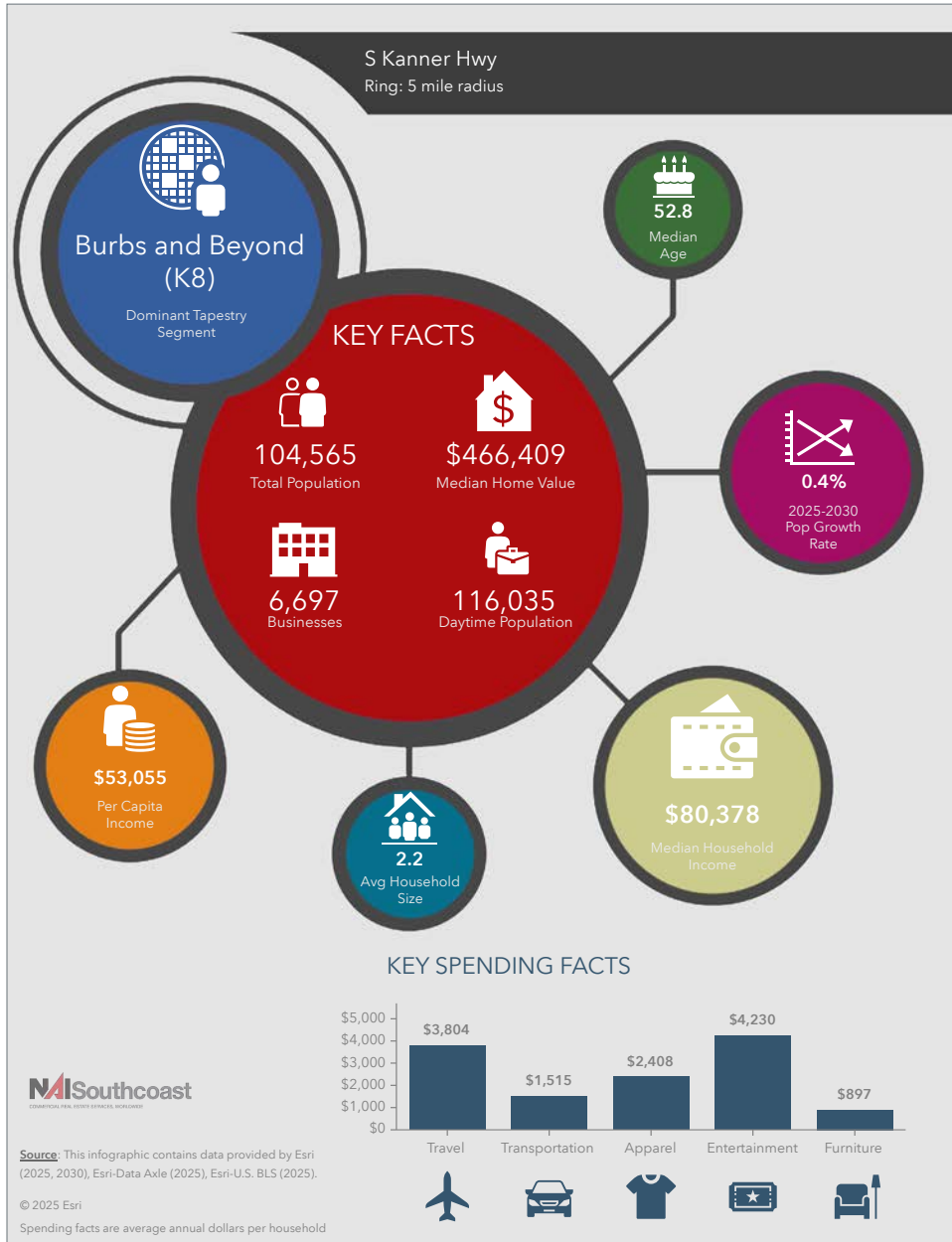


5 Minutes	10 Minutes	15 Minutes
11,401 2010 Population	53,876 2010 Population	95,138 2010 Population
14,293 2025 Population	61,352 2025 Population	110,463 2025 Population
25.36% 2010-2025 Population Growth	13.87% 2010-2025 Population Growth	16.10% 2010-2025 Population Growth
0.55% 2025-2030 (Annual) Est. Population Growth	0.33% 2025-2030 (Annual) Est. Population Growth	0.54% 2025-2030 (Annual) Est. Population Growth
51.8 2025 Median Age	50.0 2025 Median Age	52.3 2025 Median Age
\$88,494 Average Household Income	\$110,526 Average Household Income	\$118,244 Average Household Income
44.9% Percentage with Associates Degree or Better	47.2% Percentage with Associates Degree or Better	50.3% Percentage with Associates Degree or Better
56.9% Percentage in White Collar Profession	59.8% Percentage in White Collar Profession	63.0% Percentage in White Collar Profession

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2025 Demographics



Population

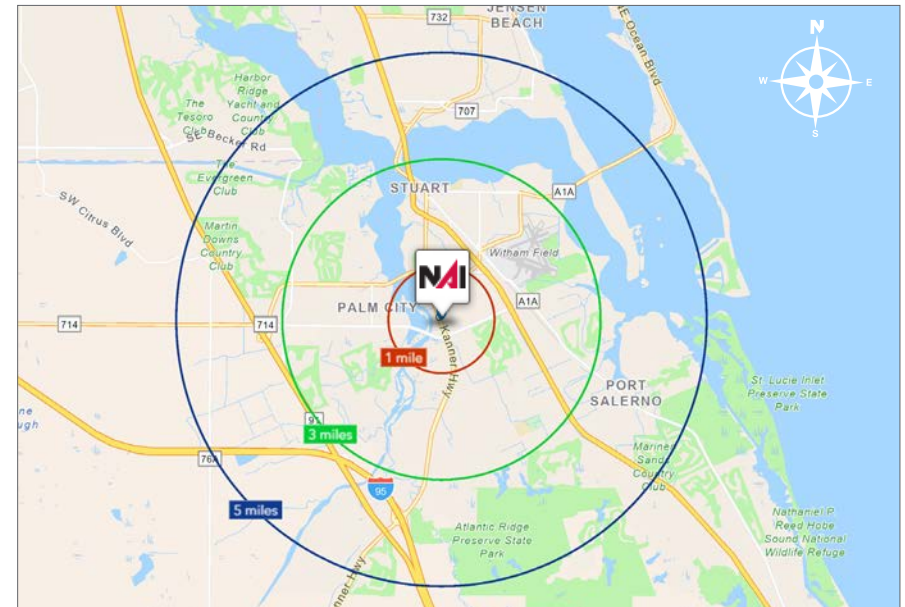
- 1 Mile: 8,181
- 3 Mile: 56,393
- 5 Mile: 104,565

Average Household Income

- 1 Mile: \$88,472
- 3 Mile: \$110,976
- 5 Mile: \$118,651

Median Age

- 1 Mile: 51.5
- 3 Mile: 50.6
- 5 Mile: 52.8





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