

FOR SALE

PRIME COMMERCIAL SITES

STUART, FL



LOCATION: Join RaceTrac, Publix, Walgreens, SunTrust, Hair Cuttery, Metro PCS, UPS Store and others at the intersection of Kanner Highway & Salerno Road in Stuart, FL. Less than 3/4 mile to I-95 (Exit 101), which is home to Cracker Barrel, McDonalds, Wendy's, Dunkin Donuts, Chevron, Mobil, Marriott Courtyard and Holiday Inn Express.

SIZE: Lot 1 - 1.195 acres, Lots 3 & 4 - 1.74 acres.

ZONING: GC - General Commercial zoning. Land Use is Commercial General. Unincorporated Martin County, FL. (List of permitted uses attached)

COMMENTS: Traffic Counts: Kanner Highway = 27,521 cars per day. Population: 3 miles - 23,485, 5 miles - 65,755.

PRICE: LOT 1 - \$985,000.00 (Sale Pending) , LOT 3 & 4 - \$1,175,000.00

For more information please contact:

Jeffrey D. Chamberlin
CCIM, SIOR, President, Broker
chamberlin@slccommercial.com

OR

Paula Chamberlin
Associate
paula@slccommercial.com

Office: 772.220.4096 * Fax: 772.220.4585 * www.slccommercial.com

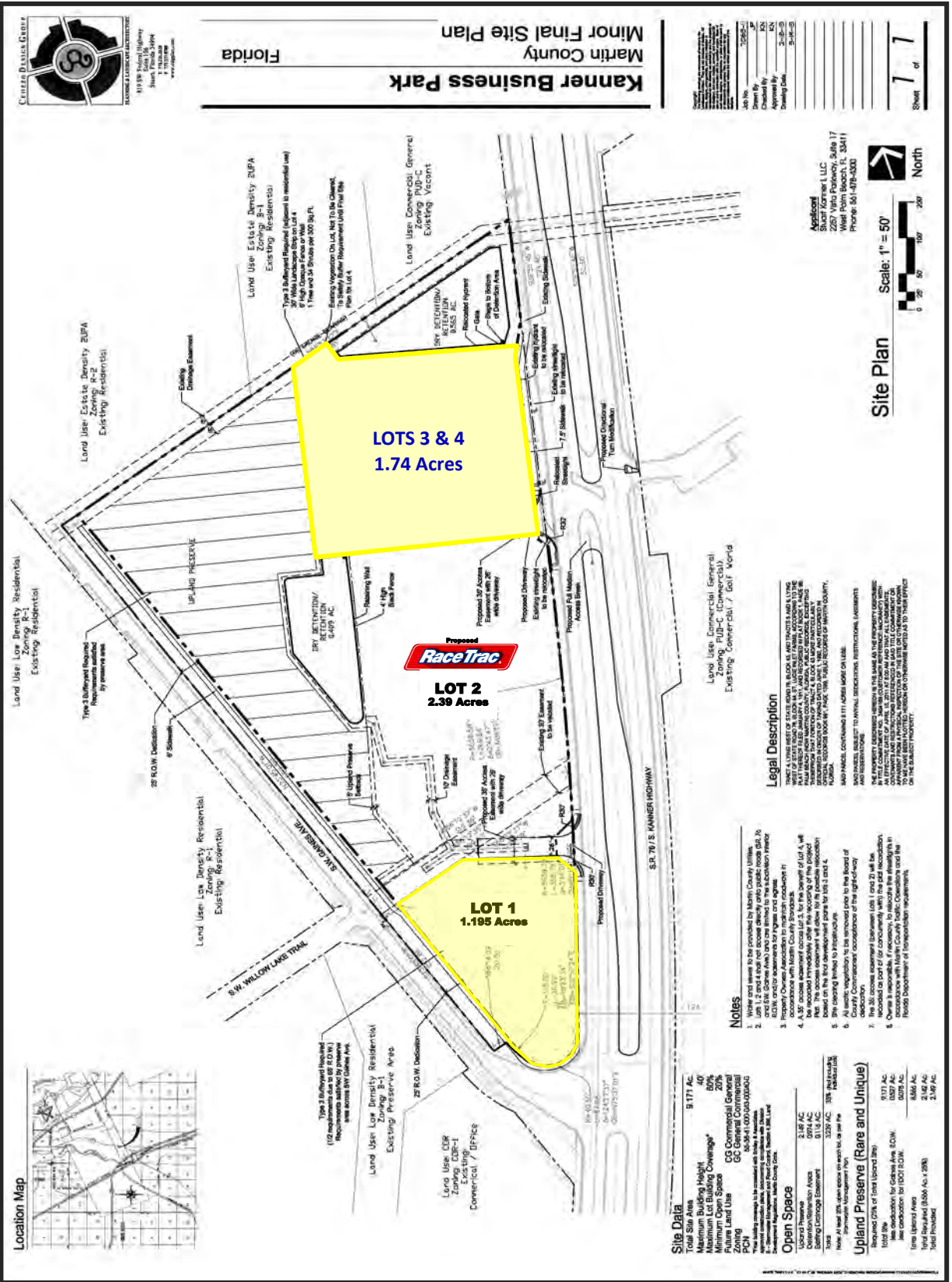


SLC Commercial
Realty & Development



SITE PLAN

772-220-4096 SLC COMMERCIAL



Create Design Group, Inc.
 110 SW Federal Highway
 Suite 106
 Jacksonville, FL 32202
 Phone: 772-220-4096
 www.createdesigndesign.com

Kanner Business Park
 Martin County
 Florida
 Minor Final Site Plan

Job No.	2202-01
Drawn By	SLC
Checked By	SLC
Issue Date	3-28-23
Sheet	1 of 1

Applicant:
 Kanner 1, LLC
 2207 Vero Parkway, Suite 17
 West Palm Beach, FL 33411
 Phone: 561-478-1000



Site Plan
 Scale: 1" = 50'



Notes
 1. All lots shown to be provided by Martin County Utilities.
 2. Lots 1, 2 and 4 are not accord density until public road (SR 30 and SR 306) which are then to be provided by the location prior to the start of construction.
 3. Property Owner Association to maintain and enforce F-1 accordance with Martin County Standards.
 4. The proposed site plan is subject to the approval of the County. The access easement will allow for its possible relocation.
 5. Site plan shall be subject to the approval of the County.
 6. All existing vegetation to be removed prior to the start of construction.
 7. The site plan shall be subject to the approval of the County.
 8. Owner is responsible for necessary to relocate the easements in Florida Department of Transportation requirements.

Legal Description
 The subject property is located in the City of Palm Bay, Martin County, Florida, and is more fully described as follows:
 All that certain parcel of land, more or less, bounded and described as follows:
 The 30.00 acre parcel bounded by the SR 306 easement (hereinafter referred to as "SR 306") to the north, the SR 306 easement (hereinafter referred to as "SR 306") to the south, the SR 306 easement (hereinafter referred to as "SR 306") to the east, and the SR 306 easement (hereinafter referred to as "SR 306") to the west, containing 31.17 acres more or less.
 All that certain parcel of land, more or less, bounded and described as follows:
 The 2.39 acre parcel bounded by the SR 306 easement (hereinafter referred to as "SR 306") to the north, the SR 306 easement (hereinafter referred to as "SR 306") to the south, the SR 306 easement (hereinafter referred to as "SR 306") to the east, and the SR 306 easement (hereinafter referred to as "SR 306") to the west, containing 2.39 acres more or less.
 All that certain parcel of land, more or less, bounded and described as follows:
 The 1.74 acre parcel bounded by the SR 306 easement (hereinafter referred to as "SR 306") to the north, the SR 306 easement (hereinafter referred to as "SR 306") to the south, the SR 306 easement (hereinafter referred to as "SR 306") to the east, and the SR 306 easement (hereinafter referred to as "SR 306") to the west, containing 1.74 acres more or less.

Site Data
 Total Site Area: 9.171 AC.
 Total Building Footprint: 10,000 sq. ft.
 Maximum Lot Building Coverage: 80%
 Minimum Open Space: 20%
 Future Land Use: CC Commercial General
 Zoning: CC-1
 PCH: GC-14 (100/100/100/100)
 The building coverage is consistent with the following:
 1. Minimum Building Coverage: 80%
 2. Maximum Building Coverage: 20%
 3. Minimum Lot Building Coverage: 80%
 4. Maximum Lot Building Coverage: 20%

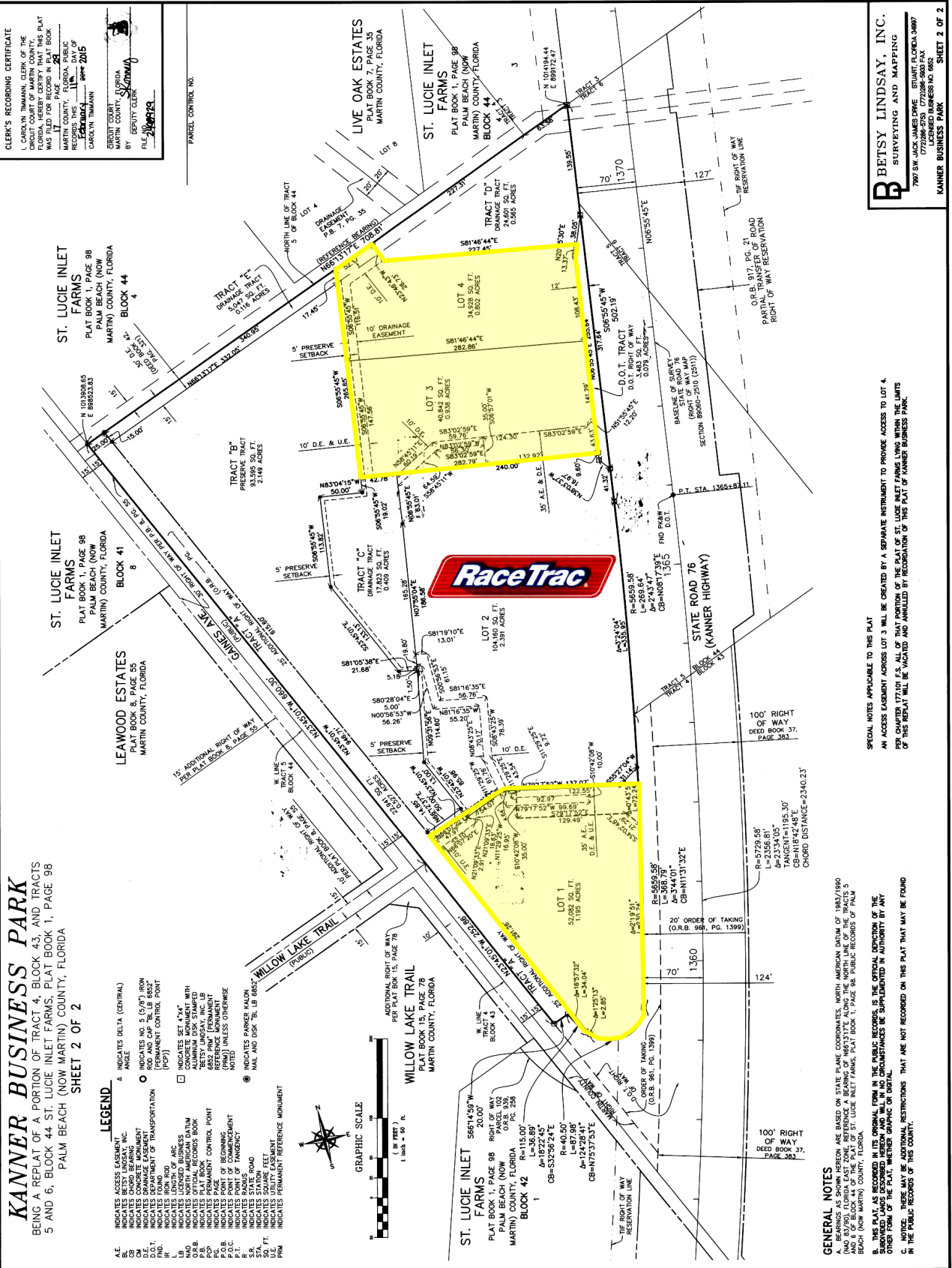
Open Space
 Land Use: DU-C
 Zoning: DU-C
 Existing: DU-C
 Future: DU-C
 Minimum Open Space: 20%
 Maximum Open Space: 80%

Upland Preserve (Rare and Unique)
 Total Area: 9.171 AC.
 Minimum Open Space: 20%
 Maximum Open Space: 80%

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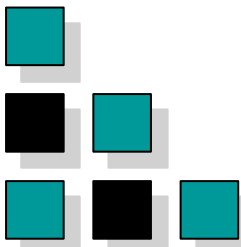
PLAT MAP

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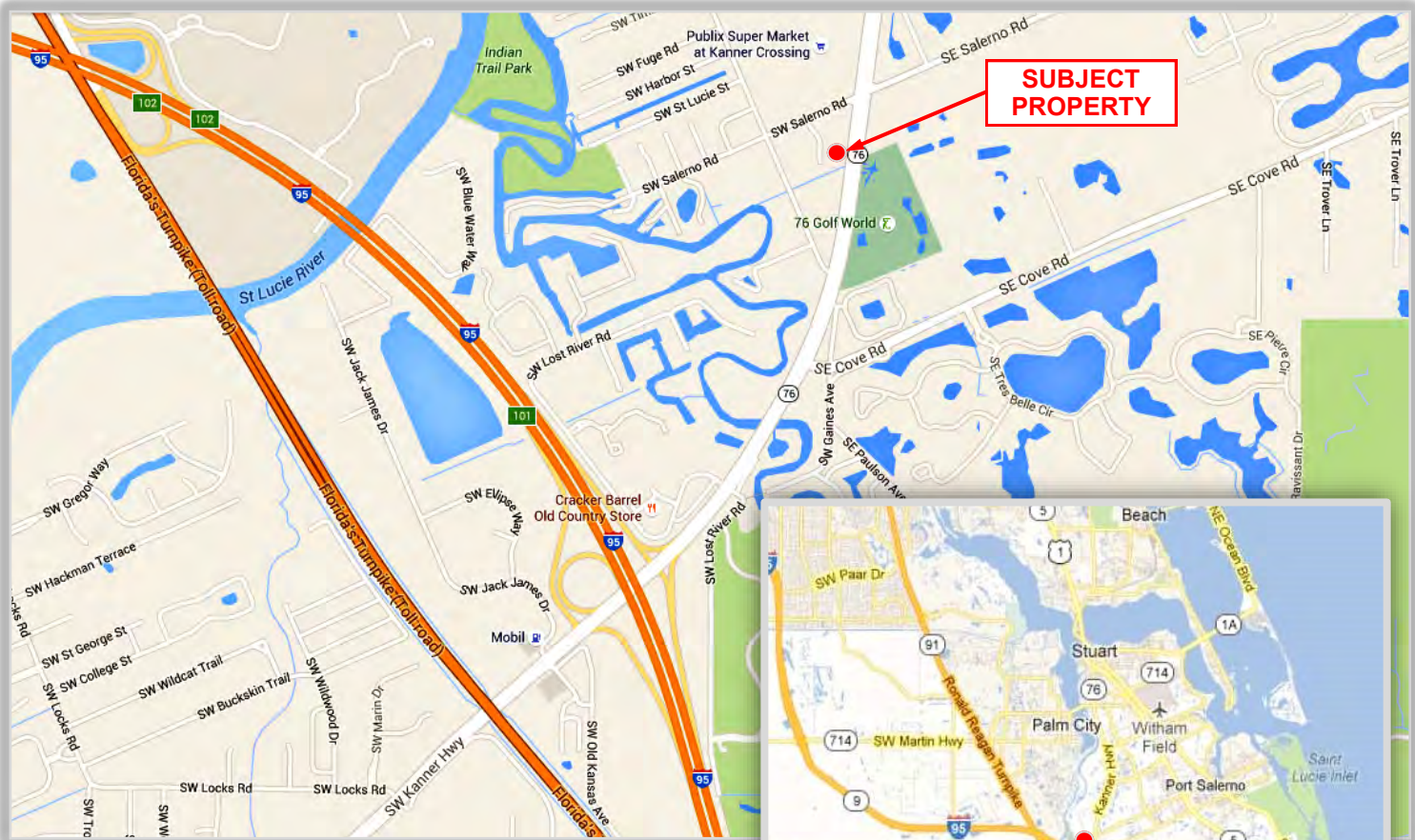
SPECIAL NOTES APPLICABLE TO THIS PLAT
 AN ACCESS EASEMENT ADDRESS LOT 3 WILL BE CREATED BY A SEPARATE INSTRUMENT TO PROVIDE ACCESS TO LOT 4.
 PER CHAPTER 177.101 F.S. ALL OF THAT PORTION OF THE PLAT OF ST. LUCIE INLET FARMS LYING WITHIN THE LIMITS OF THIS REPLAT WILL BE WAIVED AND ANNULLED BY RECORDATION OF THIS PLAT OF KANNER BUSINESS PARK.

GENERAL NOTES
 A. BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 1983/1980 (NAD 83/90), FLORIDA EAST ZONE, REFERENCE A BEARING OF N67°37'17"E ALONG THE NORTH LINE OF THE TRACTS 5 PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.
 B. THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL PORTION OF THE SUBMITTED LINDSAY DISCOVERED HEREON AND WILL, IN NO CIRCUMSTANCES, BE SUPPLEMENTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.
 C. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

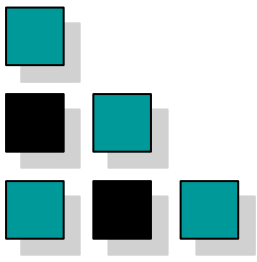


LOCATION MAPS

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DEMOGRAPHIC PROFILE			
	1 Mile	3 Mile	5 Mile
Population	1,663	27,473	72,049
Households	729	11,515	31,383
Ave HH Income	\$67,983	\$86,925	\$76,962
Median Age	56.5	48.5	50.5



PERMITTED USES

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General Commercial—Martin County Permitted Uses

Residential Uses

Apartment hotels

Agricultural Uses

Plant nurseries and landscape services

Public and Institutional Uses

Administrative services, not-for-profit

Community centers

Cultural or civic uses

Educational institutions

Hospitals

Places of worship

Post offices

Protective and emergency services

Public parks and recreation areas, active

Public parks and recreation areas, passive

Recycling drop-off centers

Utilities

Commercial and Business Uses

Business and professional offices

Commercial amusements, indoor

Commercial amusements, outdoor

Commercial day care

Construction industry trades

Construction sales and services

Financial institutions

Flea markets

Funeral homes

General retail sales and services

Golf driving ranges

Hotels, motels, resorts and spas

Kennels, commercial

Limited retail sales and services

Marinas, commercial

Medical services

Pain management Clinics

Parking lot and garages

Recreational vehicle parks

Residential storage facilities

Restaurants, convenience, with drive-through facilities

Restaurants, general

Shooting ranges, indoor

Trades and skilled services

Vehicular sales and service

Vehicular service and maintenance

Veterinary medical services

Wholesale trades and services

Life Science, Technology and Research Uses

Biomedical research

Bioscience research

Computer and electronic components research and assembly

Computer and electronic products research and assembly

Computer programming/software research

Computer system design

Electromedical apparatus research and assembly

Electronic equipment research assembly

Laser research and assembly

Lens research

Management, scientific and technical services

Marine Research

Medical and dental labs

Medical equipment assembly

Optical equipment assembly

Optical instruments assembly

Optoelectronics assembly

Pharmaceutical products research

Precision instrument assembly

Professional, scientific and technical services

Reproducing magnetic and optical media

Research and development laboratories and facilities

Scientific and technical consulting services

Simulation training

Technology centers

Telecommunications research

Testing laboratories

Targeted Industries Business Uses

Business-to-business sales and marketing

Convention centers

Credit bureaus

Credit intermediation and related activities

Customer care centers

Customer support

Data Processing services

Film, video, audio and electronic media production and postproduction

Funds, trust and other financial vehicles

Information services and data processing

Insurance carriers

Internet service providers, web search portals

Management services

National, international and regional headquarters

Non-depository credit institutions

Offices of bank holding companies

On-line information services

Performing arts centers

Securities, commodity contracts

Simulation training

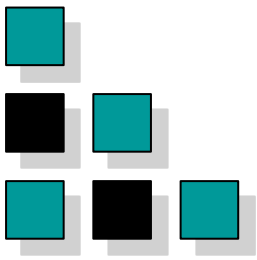
Spectator sports

Technical support

Telephonic and on-line business services

Transportation services

Transaction processing



DISCLAIMERS

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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.

The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

This information is subject to errors, omissions, changes, prior sale or withdrawal without notice by the Company representing the property and does not constitute a recommendation, endorsement or advice as to the value for the purchase of any property. Each prospective lessee or purchaser is to rely upon his/her own investigation, evaluation and judgment as to the advisability of leasing or purchasing the property.

Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.