

# FOR SALE

## PRIME COMMERCIAL SITES

### STUART, FL



**LOCATION:** Join RaceTrac, Popeye's, 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/ DIMENSIONS:** Lot 3 - .938 acre — Approx. 282.86' x 147.56'  
 Lot 4 - .802 acre — Approx. 282.86' x 121.80'

**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 3 - \$775,000.00 \*  
 LOT 4 - \$525,000.00

*\* sale of Lot 3 will be subject to simultaneous or prior sale of Lot 4*

**For more information please contact:**

Jeffrey D. Chamberlin  
 CCIM, SIOR, President, Broker  
[chamberlin@slccommercial.com](mailto:chamberlin@slccommercial.com)

OR

Paula Chamberlin  
 Associate  
[paula@slccommercial.com](mailto:paula@slccommercial.com)

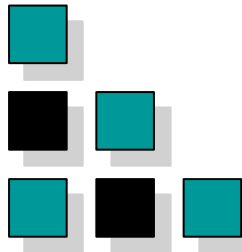
Office: 772.220.4096 \* Fax: 772.220.4585 \* [www.slccommercial.com](http://www.slccommercial.com)



**SLC Commercial**  
 Realty & Development



The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.



# SITE PLAN

772-220-4096 SLC COMMERCIAL

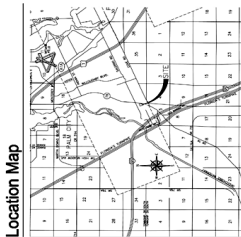
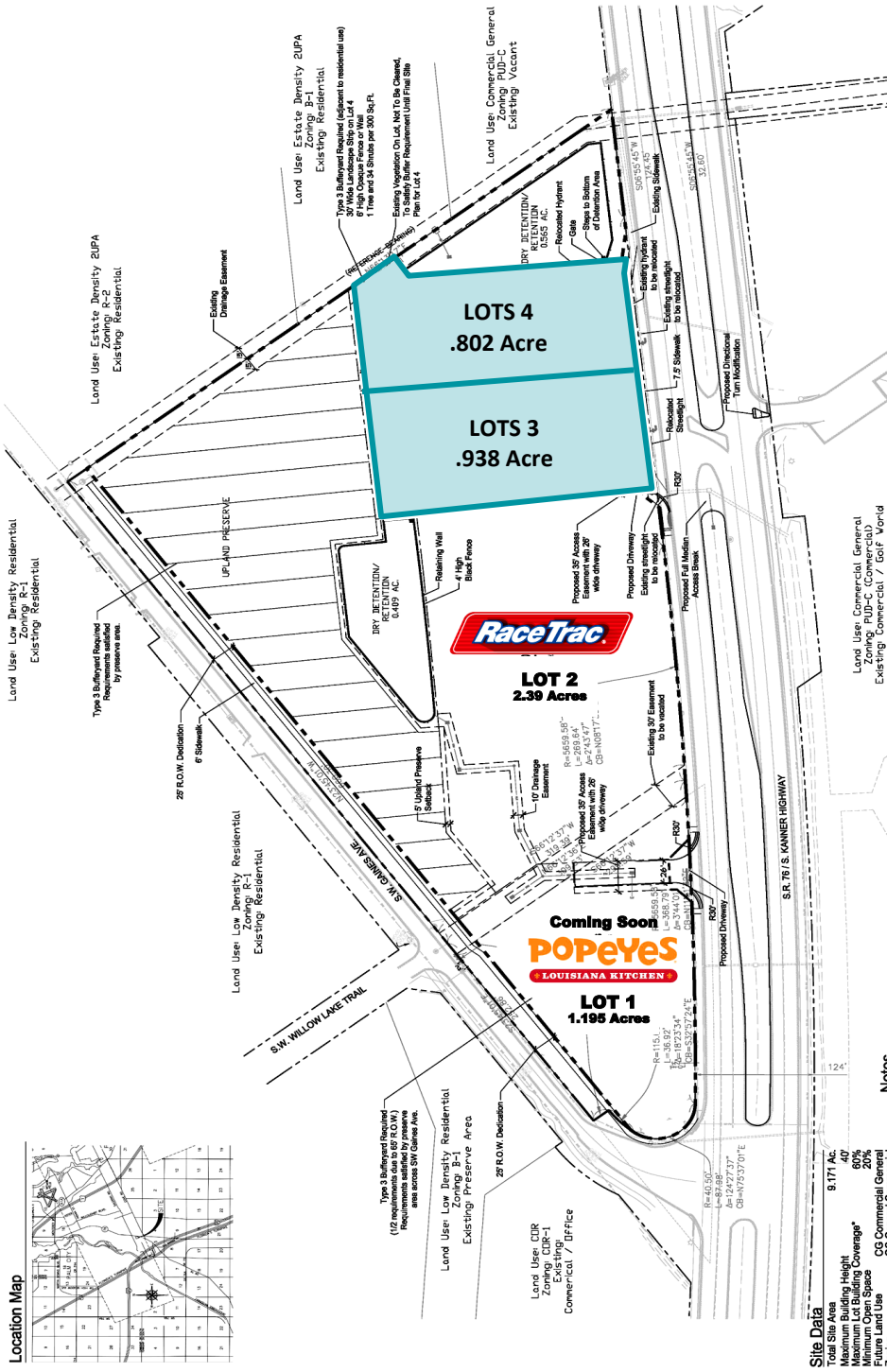
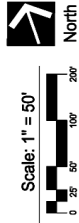


**Crozzo Design Group**  
 1115 S.W. 10th Avenue  
 Suite 100  
 Fort Lauderdale, FL 33334  
 Phone: 772-220-4096  
 www.crozzodesign.com

**Kanner Business Park**  
 Martin County Final Site Plan  
 Florida

Scale: 1" = 50'  
 North

**Aggravator L.L.C.**  
 2207 Vista Parkway, Suite 17  
 West Palm Beach, FL 33411  
 Phone: 561-478-4300



### Notes

1. Lots 1, 2 and 4 shall be divided by Martin County Utilities and SW Corne Ave and one lot shall be subdivided into (S, W) Corne Ave and one lot shall be subdivided into (S, W) Corne Ave.
2. Lots 1, 2 and 4 shall not access directly onto public road (S, W) Corne Ave.
3. Property Owner's Association to maintain roadway in accordance with Martin County Standards.
4. All easements shall be in accordance with 611.4, will be accepted immediately upon the recording of this plat. The access easement will allow for its possible relocation.
5. Site lines shall be subject to infrastructure.
6. All existing vegetation to be removed prior to the Board of County Commissioners' acceptance of the right-of-way.
7. The 30' access easement between Lots 1 and 2 will be recorded as part of (or concurrently with) the plat recordation.
8. Owner is responsible if necessary, to allocate the easements in this plat to the Florida Department of Transportation requirements.

### Legal Description

MAP PARCEL CONTAINING 3.171 ACRES MORE OR LESS. AND RESERVED. THESE INTERESTS ARE SUBJECT TO THE WEST FLORIDA TRACT, BLOCK 44, LASE TRACT, ACCORDING TO THE PLAT RECORDING IN MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, BOOK 18, PAGE 1084. THE INTERESTS ARE SUBJECT TO THE DEED RECORDED IN MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, BOOK 18, PAGE 1084, 1085 AND 1086. THIS PARCEL CONTAINS 3.171 ACRES MORE OR LESS. AND RESERVED.

### Open Space

Upland Preserve Area	8,171 AC.
Upland Preserve Existing Driveway Easement	0.174 AC.
Upland Preserve Area	8,345.174 AC.
Total	8,345.174 AC.

### Upland Preserve (Rare and Unique)

Upland Preserve Area	8,171 AC.
Upland Preserve Existing Driveway Easement	0.057 AC.
Total	8,228 AC.

### Site Data

Total Site Area	9,171 AC.
Total Upland Preserve	8,228 AC.
Maximum Lot Building Coverage	80%
Minimum Lot Building Coverage	20%
Future Land Use	CC Commercial General
PCN	GS-34-1-000A-000A03
Private Building coverage to be consistent with Title 4, Article 2, Section 160.01(2), Florida Statutes, and Title 2, Article 2, Section 160.01(2), Florida Statutes.	

# PLAT MAP

772-220-4096 SLC COMMERCIAL

**CLERK'S RECORDING CERTIFICATE**  
 I, CAROLYN TIMMANN, CLERK OF THE  
 CIRCUIT COURT OF MARTIN COUNTY,  
 FLORIDA, HEREBY CERTIFY THAT THIS PLAT  
 WAS FILED FOR RECORD IN PLAT BOOK  
 44, PAGE 98, ON 08/11/2015.  
 RECEIVED AT THE OFFICE OF THE  
 CLERK OF THE CIRCUIT COURT OF  
 MARTIN COUNTY, FLORIDA, PUBLIC  
 RECORDS DEPARTMENT, 1100  
 CAROLYN TIMMANN  
 CLERK 2015

REPRESENTED BY  
 BETHS LINDSAY, INC.  
 SURVEYING AND MAPPING  
 7807 SW JACK JAMES DRIVE SUITE 1000 LORNA 34887  
 (772) 220-4096 FAX  
 LICENSED BUSINESS NO. 8822  
 KANNER BUSINESS PARK

BY DEPUTY CLERK  
 E. HAYNES

PARCEL CONTROL NO.

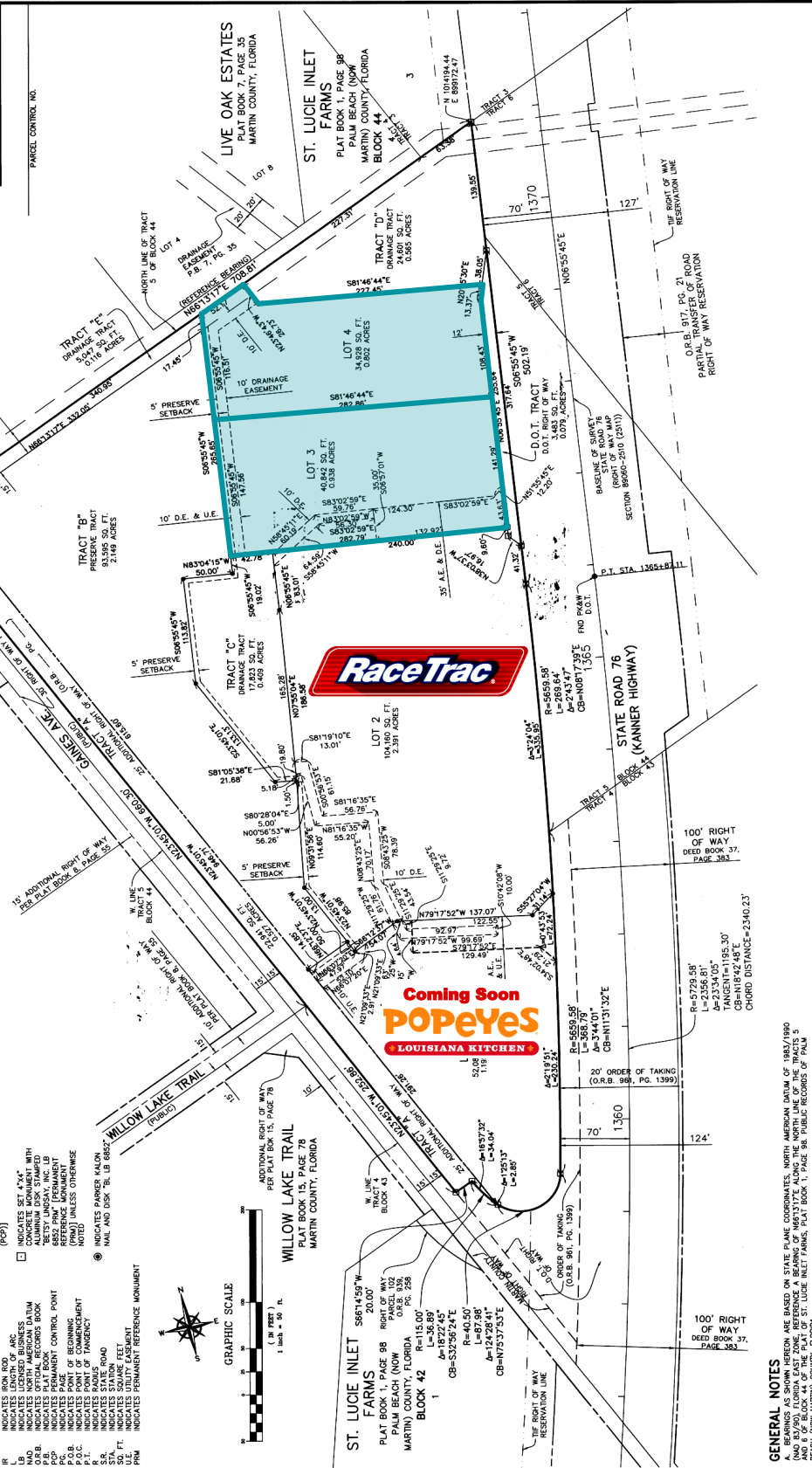
ST. LUCIE INLET FARMS  
 PLAT BOOK 1, PAGE 98  
 PALM BEACH (NOW  
 MARTIN COUNTY, FLORIDA  
 BLOCK 44

ST. LUCIE INLET FARMS  
 PLAT BOOK 1, PAGE 98  
 PALM BEACH (NOW  
 MARTIN COUNTY, FLORIDA  
 BLOCK 41

LEAWOOD ESTATES  
 PLAT BOOK 1, PAGE 98  
 PALM BEACH (NOW  
 MARTIN COUNTY, FLORIDA  
 BLOCK 4

LIVE OAK ESTATES  
 PLAT BOOK 7, PAGE 35  
 MARTIN COUNTY, FLORIDA

ST. LUCIE INLET FARMS  
 PLAT BOOK 1, PAGE 98  
 PALM BEACH (NOW  
 MARTIN COUNTY, FLORIDA  
 BLOCK 44



**KANNER BUSINESS PARK**  
 BEING A REPLAT OF A PORTION OF TRACT 4, BLOCK 43, AND TRACTS  
 5 AND 6, BLOCK 44 ST. LUCIE INLET FARMS, PLAT BOOK 1, PAGE 98  
 PALM BEACH (NOW MARTIN COUNTY, FLORIDA)  
 SHEET 2 OF 2

**LEGEND**

- A.E. INDICATES ACCESS EASEMENT
- B.L. INDICATES BENCH MARK
- C.M. INDICATES CONCRETE MONUMENT
- D.O.T. INDICATES DEPARTMENT OF TRANSPORTATION
- E.N.D. INDICATES END OF ROAD
- L. INDICATES LENGTH OF ARC
- N.A.D. INDICATES NORTH AMERICAN DATUM
- P.B. INDICATES PLAT BOOK RECORDS BOOK
- P.C. INDICATES PERMANENT CONTROL POINT
- P.G.B. INDICATES POINT OF BEGINNING
- P.T.C. INDICATES POINT OF TANGENCY
- R. INDICATES RADIUS
- S.T.A. INDICATES STATION
- S.T. INDICATES STATION FEET
- U.E. INDICATES UTILITY EASEMENT
- PRM INDICATES PERMANENT REFERENCE MONUMENT

**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 LANDS DESCRIBED 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.

**BETHS LINDSAY, INC.**  
 SURVEYING AND MAPPING  
 7807 SW JACK JAMES DRIVE SUITE 1000 LORNA 34887  
 (772) 220-4096 FAX  
 LICENSED BUSINESS NO. 8822  
 KANNER BUSINESS PARK

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 WITHIN THE LIMITS  
 OF THIS REPLAT WILL BE WANTED AND ANNULLED BY RECORDATION OF THIS PLAT OF KANNER BUSINESS PARK.

100' RIGHT OF WAY DEED BOOK 37, PAGE 384

100' RIGHT OF WAY DEED BOOK 37, PAGE 384

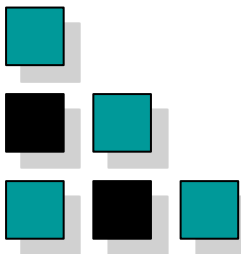
100' RIGHT OF WAY DEED BOOK 37, PAGE 384

100' RIGHT OF WAY DEED BOOK 37, PAGE 384

100' RIGHT OF WAY DEED BOOK 37, PAGE 384

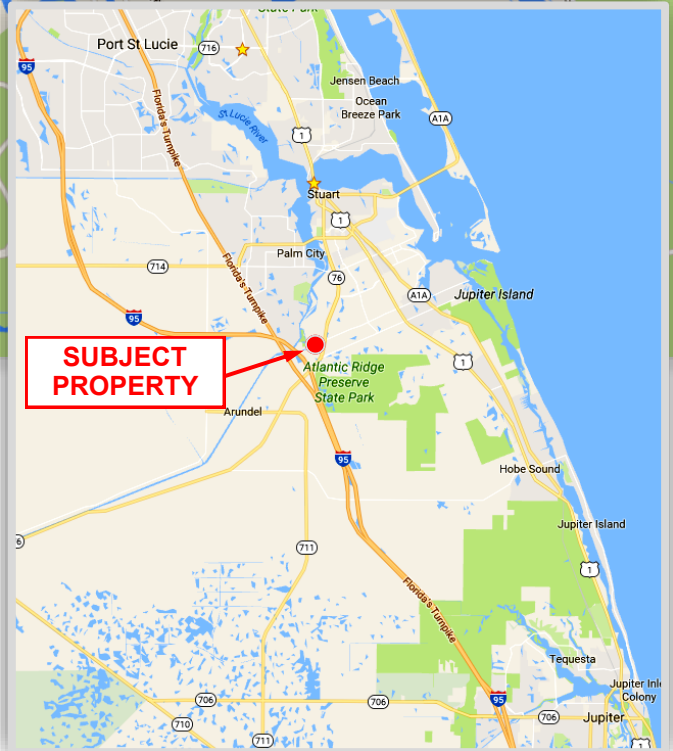
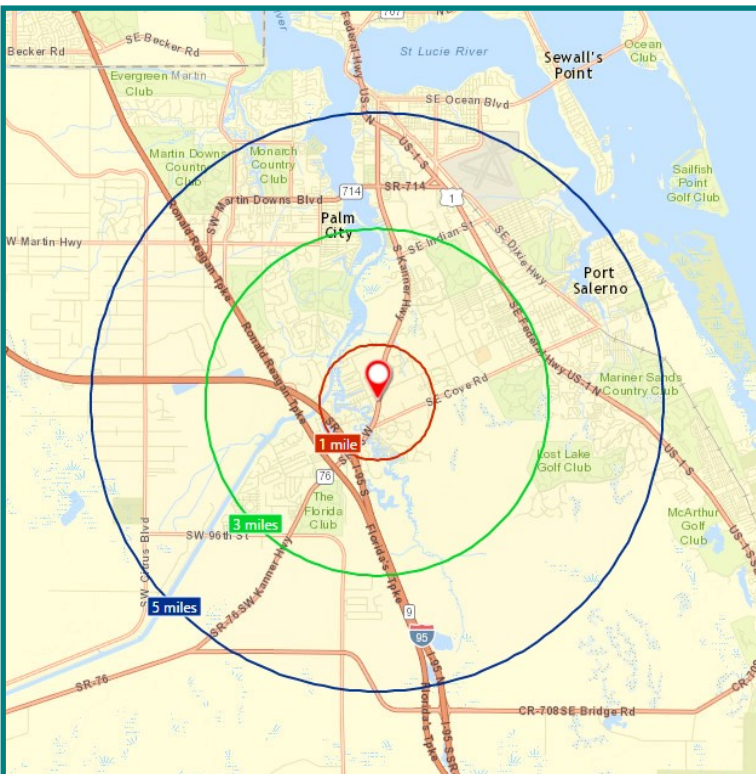
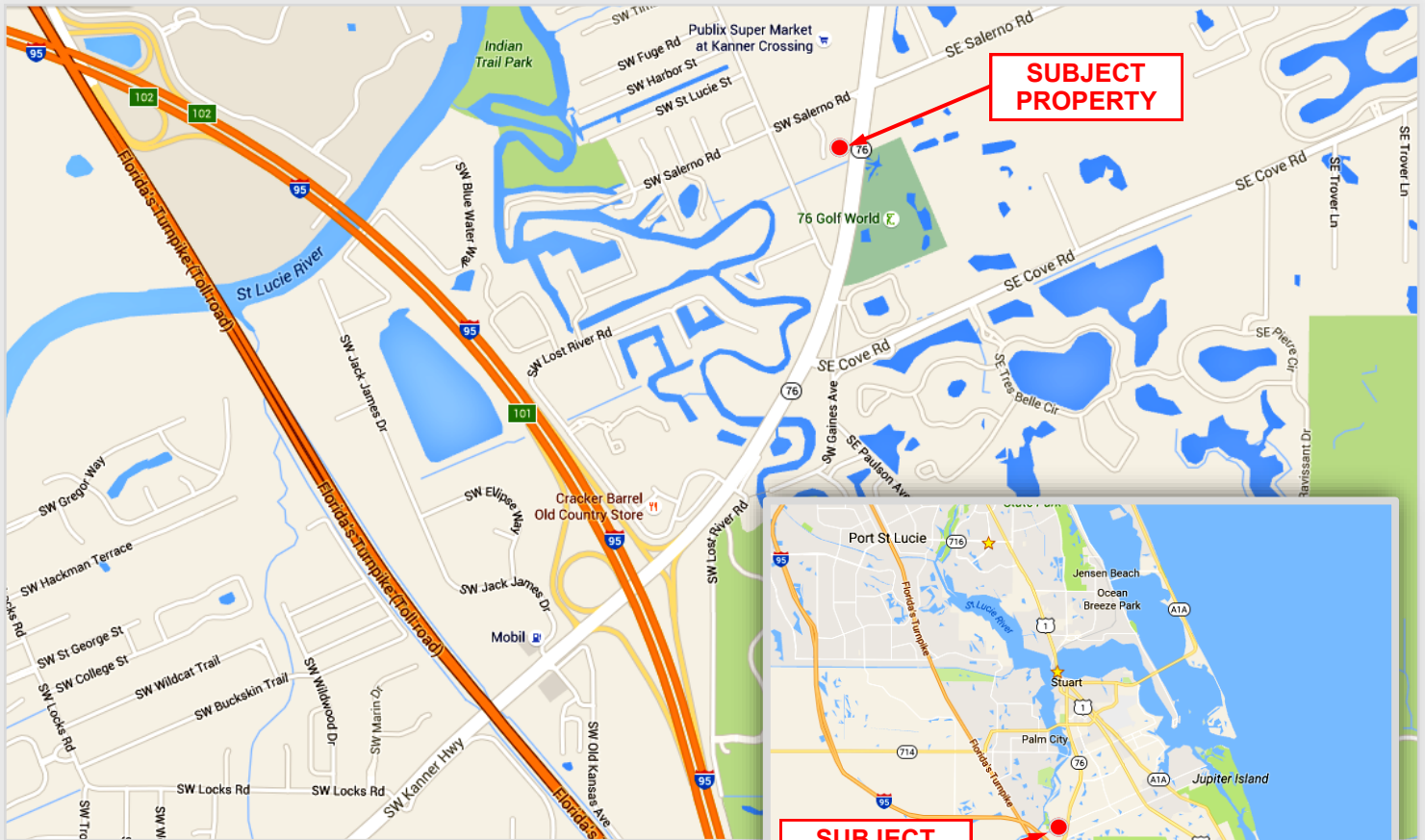
100' RIGHT OF WAY DEED BOOK 37, PAGE 384

SHEET 2 OF 2

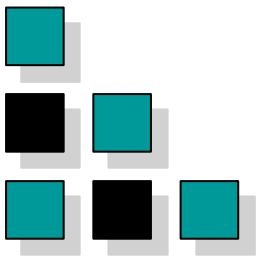


# LOCATION MAPS

772-220-4096 SLC COMMERCIAL



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

772-220-4096 SLC COMMERCIAL

## 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

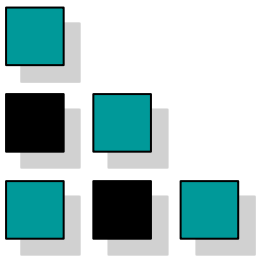
Spectator sports

Technical support

Telephonic and on-line business services

Transportation services

Transaction processing



## DISCLAIMERS

772-220-4096 SLC COMMERCIAL

---

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.