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:

SLC Commercial
Realty & Development

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

OR

Paula Chamberlin
Associate
paula@slccommercial.com

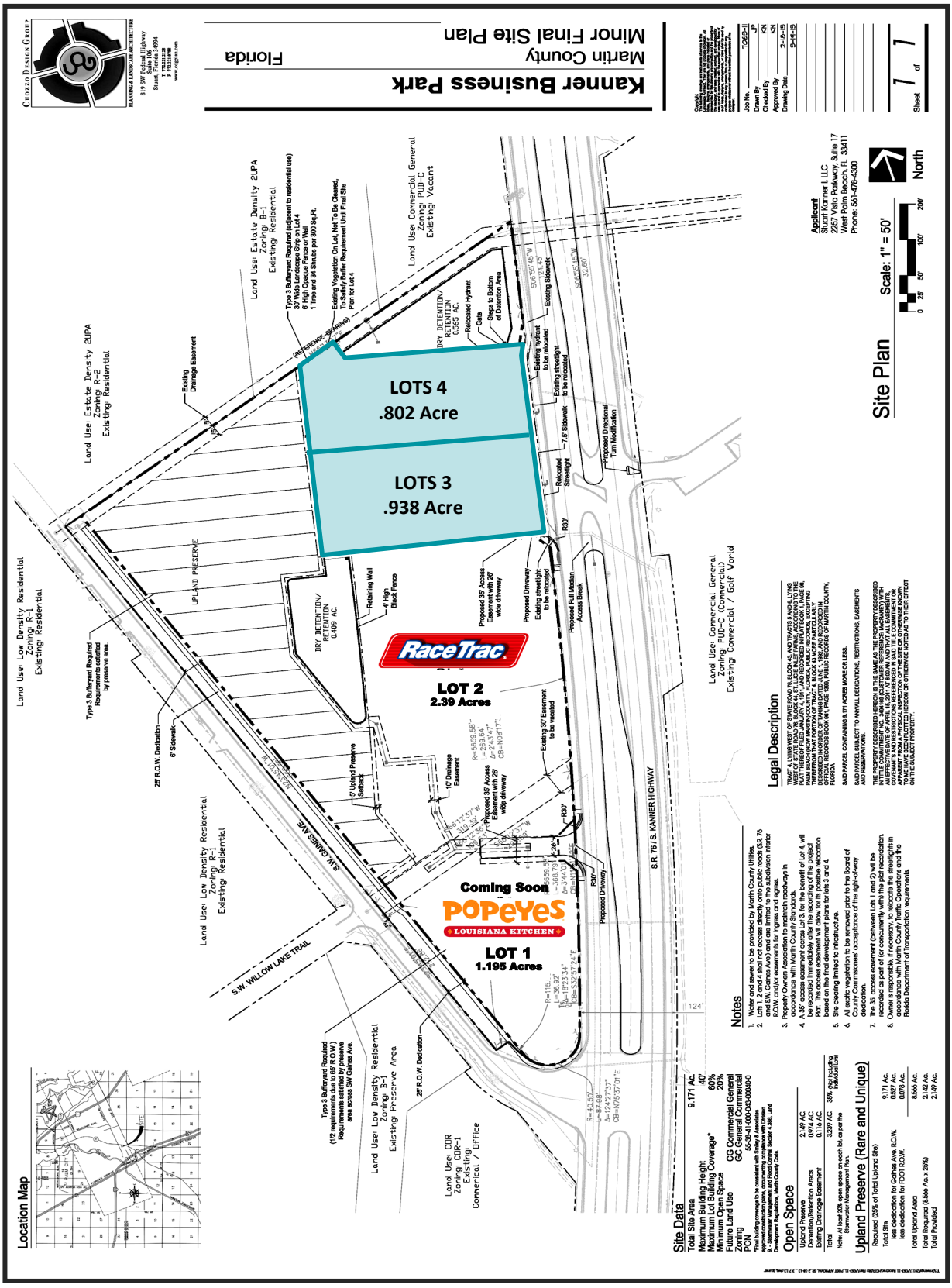
Office: 772.220.4096 * Fax: 772.220.4585 * www.slccommercial.com

McCRANEY
PROPERTY COMPANY
AN ENVIRONMENT TO GROW

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.

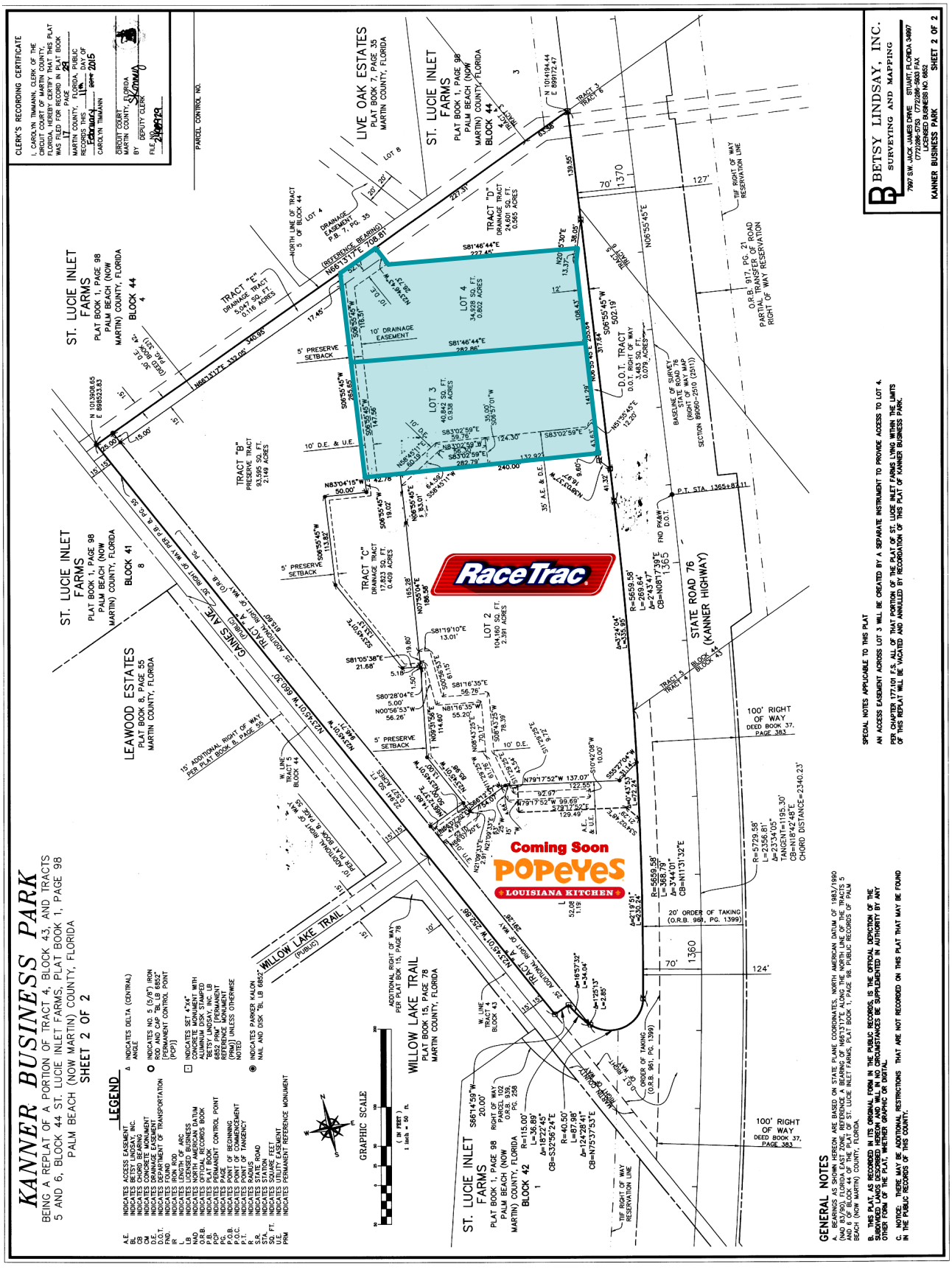
SITE PLAN

772-220-4096 SLC COMMERCIAL



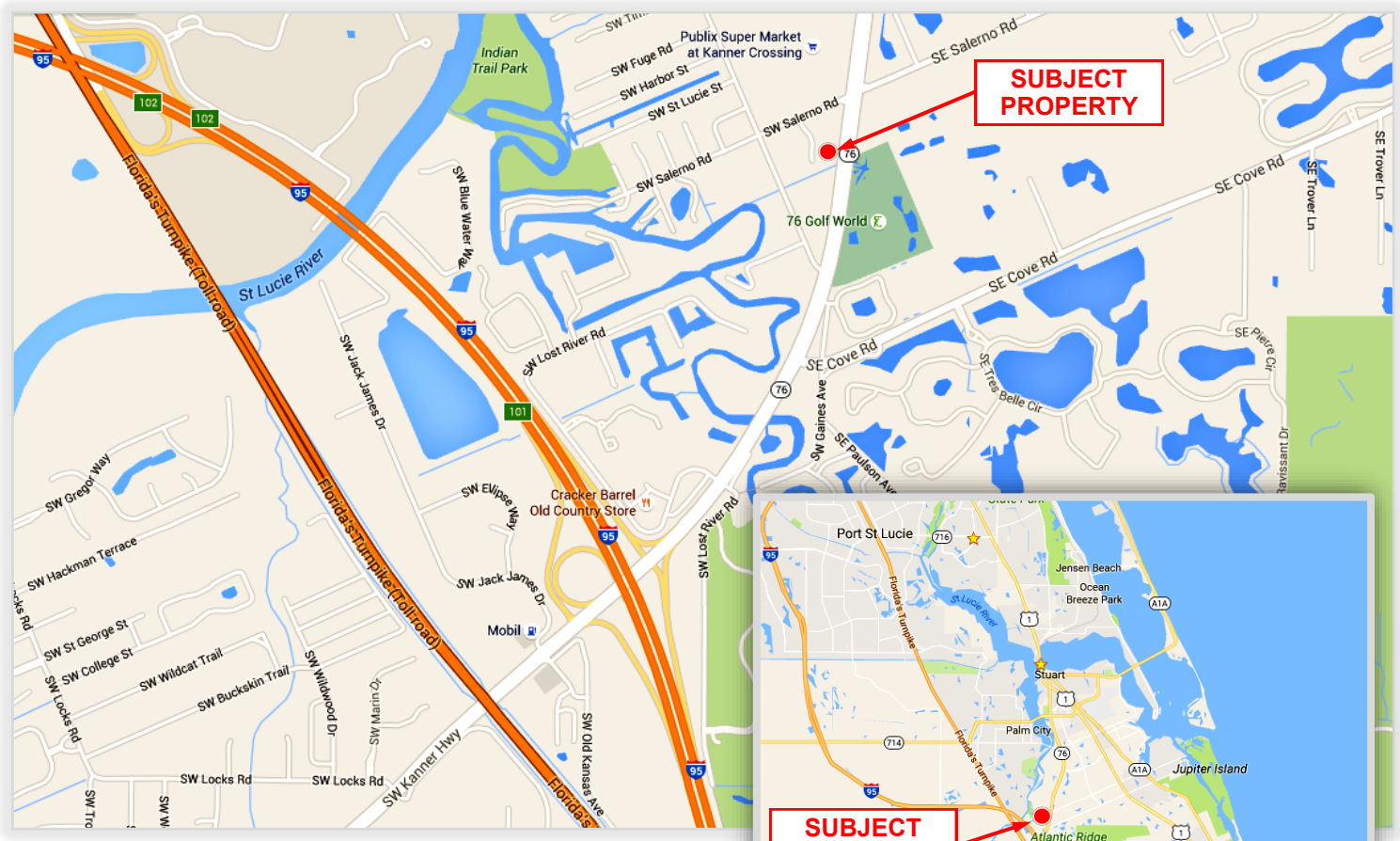
PLAT MAP

772-220-4096 SLC COMMERCIAL



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

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

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.