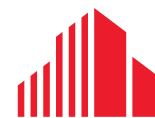




FOR LEASE \$17.00/SF NNN

**±2,592 - 4,815 SF PROFESSIONAL  
OFFICE/MEDICAL SPACE**

**2500 S KANNER HWY, STUART, FL 34997**



**CUSHMAN &  
WAKEFIELD**

# OFFICE/MEDICAL SPACE

## 2500 S KANNER HWY, STUART, FL 34997

### Offering Summary

Address: 2500 S Kanner Hwy, Stuart, FL 34997

Size Available:  $\pm$ 2,592 SF - 4,815 SF

Lease Rate: \$17.00/SF NNN

Year Built: 1984

Term: Negotiable

Use: Office/Medical

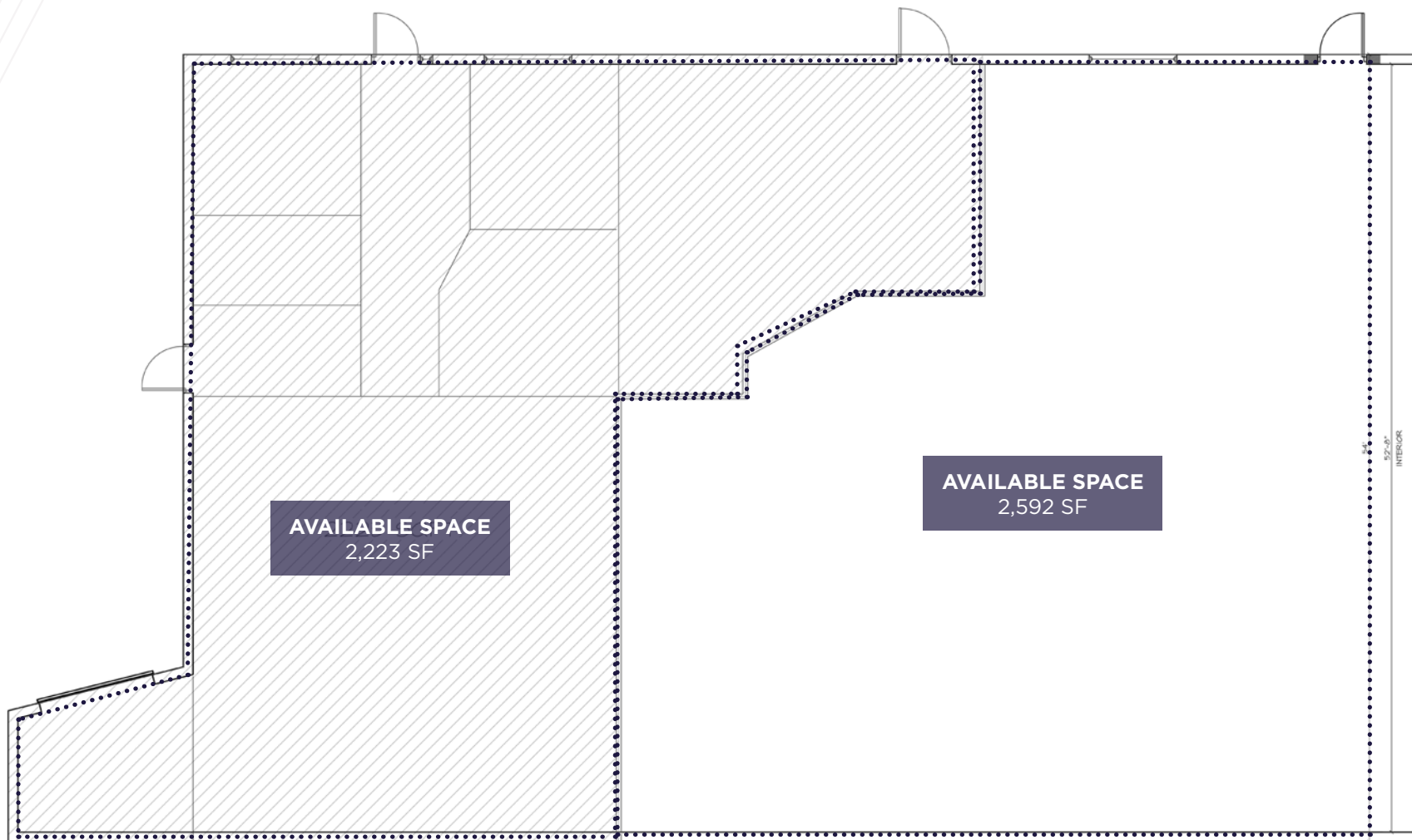
### Property Description

Located on Kanner Highway, 2500 S Kanner Highway offers flexible office suites ranging from  $\pm$ 2,592 to  $\pm$ 4,815 square feet in a convenient Stuart location. The property provides excellent accessibility to Downtown Stuart, I-95, Florida's Turnpike, making it easy for employees and clients to reach. Surrounded by established residential communities, retail centers, restaurants, banking, and professional services, tenants benefit from a wide variety of nearby amenities that support day-to-day business operations. The property features a professional office environment, ample on-site parking, and flexible floor plans suitable for a range of professional, medical, legal, financial, insurance, engineering, and administrative users. Whether expanding, relocating, or establishing a new office, 2500 S Kanner Highway offers an exceptional opportunity to lease quality office space in one of Stuart's most accessible locations.



# OFFICE/MEDICAL SPACE

2500 S KANNER HWY, STUART, FL 34997



Witham Field

# PROPERTY AERIAL

SUBJECT



S KANNER HWY



St Lucie River

SW MONTEREY ROAD - 42,500 ADT

SW MARTIN DOWNS BLVD



# DEMOGRAPHICS

## 5 MILES

| POPULATION                | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|--------|--------|
| <b>2030 Projection</b>    |        |        |        |
| Total Population          | 2,048  | 29,518 | 78,367 |
| <b>2025 Estimate</b>      |        |        |        |
| Total Population          | 2,051  | 28,566 | 77,364 |
| <b>2010 Census</b>        |        |        |        |
| Total Population          | 1,681  | 24,464 | 68,402 |
| <b>Daytime Population</b> |        |        |        |
| 2025 Estimate             | 2,786  | 22,027 | 77,378 |

| HOUSEHOLDS BY INCOME            | 1 MILE    | 3 MILE    | 5 MILE    |
|---------------------------------|-----------|-----------|-----------|
| <b>2025 Estimate</b>            |           |           |           |
| \$200,000 or More               | 15.8%     | 16.9%     | 13.0%     |
| \$150,000 - \$199,000           | 14.7%     | 9.9%      | 9.5%      |
| \$100,000 - \$149,999           | 23.3%     | 18.4%     | 17.2%     |
| \$75,000 - \$99,999             | 12.5      | 10.9      | 13.2      |
| \$50,000 - \$74,999             | 11.4      | 14.7      | 15.2      |
| \$35,000 - \$49,999             | 9.1       | 9.9       | 10.4      |
| \$25,000 - \$34,999             | 5.7       | 7.8       | 8.5       |
| \$15,000 - \$24,999             | 2.5       | 3.6       | 4.3       |
| Under \$15,000                  | 5.1       | 8.2       | 8.6       |
| <b>Average Household Income</b> | \$141,310 | \$128,100 | \$113,716 |
| <b>Median Household Income</b>  | \$103,769 | \$87,300  | \$79,283  |
| <b>Per Capita Income</b>        | \$60,414  | \$54,484  | \$50,029  |



**77,864**  
TOTAL POPULATION  
WITHIN 5 MILES



**\$113,716**  
AVERAGE INCOME  
WITHIN 5 MILES



# CITY OVERVIEW



## *Stuart, Florida*

Stuart, Florida is located on Florida's East Coast, which borders the St. Lucie River and West of the Indian River. The climate is pleasant with mild winters and warm summers. The annual average temperature is 72 degrees. Annual rainfall averages 60 inches.

Stuart is famed for its exceptional sailfishing and all other types of sport fishing. You can enjoy ocean fishing, river and bay fishing, and fresh water fishing. The North and South forks of the St. Lucie River are tropical wonderlands for cruises. Stuart has quaint older neighborhoods in the downtown area, including a mixture of townhomes and condominiums.

Stuart's successful revitalization program has given the Downtown area a pleasant ambiance, with shops and restaurants lining the streets. The top major employers are, Cleveland Clinic Hospital, Vought Aircraft, Municipal Government, and thousands of successful small businesses. The economy is driven by retail service, hospitality, construction and government sectors located throughout the city.

At the present time, Stuart is a growing community, annexing new properties north and south of the city, currently 6.25 square miles. Revitalization continues in the Potsdam section of the downtown area as well as North of the Roosevelt Bridge. Completed in 1996, the Roosevelt Bridge, is a prominent feature in the area, allowing for easy connectivity and accessibility to Stuart's Public Beaches.



### **IDEAL LOCATION**

IDEAL LOCATION IN THE HEART OF STUART WITH CONVENIENT ACCESS TO MAJOR ROADWAYS, BUSINESS HUBS, DINING, AND COASTAL AMENITIES.



### **LIMITED SUPPLY & CONTROL**

LIMITED LAND SUPPLY AND CONTROLLED GROWTH IN STUART SUPPORT LONG-TERM VALUE.



### **STABLE GROWTH & FAVORABLE DEMOGRAPHICS**

STABLE GROWTH AND STRONG DEMOGRAPHICS CONTINUE TO DRIVE DEMAND THROUGHOUT STUART.



### **BUSINESS-FRIENDLY ENVIRONMENT**

STUART OFFERS A BUSINESS-FRIENDLY ENVIRONMENT SUPPORTED BY CONTINUED ECONOMIC AND COMMERCIAL GROWTH.

# COUNTY OVERVIEW

## Martin County, Florida

The cities that make up Martin County include Jensen Beach/Rio, Stuart/Sewall's Point, Hutchinson Island, Hobe Sound, Jupiter/ Tequesta, Palm City, Port Salerno and Indiantown. Martin County is a wonderful place to visit and live, with beaches, golf, fishing and boating. The County boasts arts, quaint downtowns with shops, gourmet dining, galleries, museums, historic places, festivals and more.

### Martin County is for...

The golf enthusiast... Martin County is home to over 35 world-class golf courses all within a 15-mile radius. The sun worshiper... The County offers its visitors and residents alike some of the finest beaches on the east coast. The discriminating arts shopper... More than 20 galleries participate in a monthly First Thursday gallery night. Many of these galleries are in the historic downtowns of Stuart, Jensen Beach, Port Salerno and Hobe Sound. The music lover... The historic Lyric Theatre offers a wide array of first-class talent nearly 300 days a year... This acoustically amazing theatre features concerts for all music lovers, from classical to rock and roll, and theatrical performances by local and national talent.

Mark your calendars for a plethora of events to look forward to in Martin County, Florida. The Stuart Air Show, Stuart Boat Show, ArtsFest, and the Martin County Fair are just some of the many events taking place throughout the year. The Treasure Coast Children's Museum, located at Indian Riverside Park, is a great place for kids and families, offering a water play area, fishing, and a riverfront view. Often, there are events in the park including concerts, orchid shows, and more. Indian Riverside Park also features the Maritime and Yachting Museum. Hutchinson Island is home to the Elliott Museum which celebrates the genius of innovation, creativity and the historical events of Martin County. Named after the prolific inventor Sterling Elliott, the museum hosts permanent exhibits showcasing Model A Trucks, early transportation, the history of Stuart and its surrounding regions, and baseball memorabilia. For the scientifically minded and curious kids, the Florida Oceanographic Coastal Center offers fun opportunities to learn about our local ecosystem.





## FOR MORE INFORMATION, CONTACT:

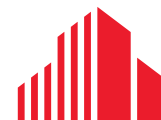


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**CUSHMAN &  
WAKEFIELD**