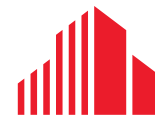




FOR LEASE \$22.00/SF NNN

**WATERSIDE COMMONS
PROFESSIONAL OFFICE SPACE**
7100 S KANNER HWY, STUART, FL 34997



**CUSHMAN &
WAKEFIELD**

WATERSIDE COMMONS | OFFICE SPACE

7100 S KANNER HWY, STUART, FL 34997

Offering Summary

Address:	7100 S Kanner Hwy, Stuart, FL 34997
Available Size:	Suite 102: 1,200 SF Suite 110-111: 2,248 SF(Sublease)
Lease Rate:	\$22.00/SF NNN (Plus estimated \$9.00/SF in CAM)
Building Size:	±13,725 SF New Mediterranean style building
Lot Size:	±1.94 Acres
Building Class:	A
Frontage:	Excellent frontage on S Kanner Hwy & just 2.5 miles east of I-95

Property Description

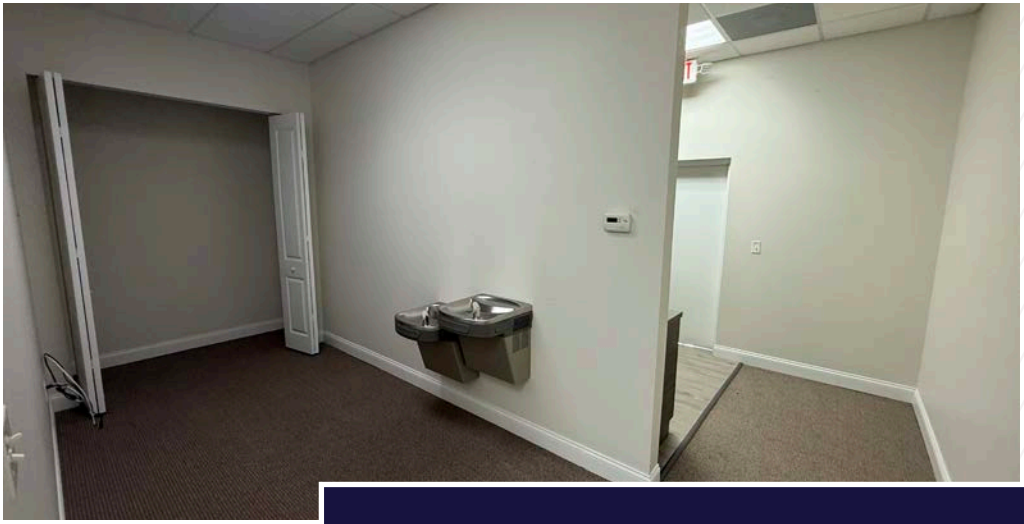
Located along one of Stuart's fastest growing commercial corridors, 7100 S Kanner Hwy offers a premier office opportunity with great access to I-95, Florida's Turnpike, and downtown Stuart. This attractive Mediterranean style office strong frontage on South Kanner Highway and fully built out office spaces conducive for a variety of professional uses.



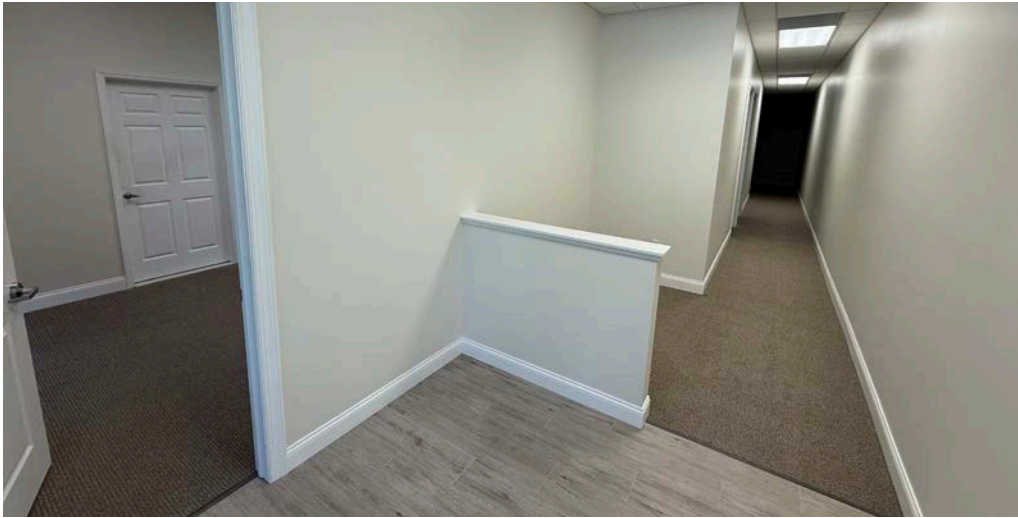
WATERSIDE COMMONS | OFFICE SPACE

7100 S KANNER HWY, STUART, FL 34997





PROPERTY PHOTOS



KANNER CROSSING



BARON LANDINGS

COMING SOON MIXED USE COMMUNITY



Residential Neighborhood



S KANNER HWY



7100 S KANNER HWY

SE COVE RD



85,000 AADT



Residential Neighborhood



South Martin Industrial Park



43,000 AADT

Residential Neighborhood



58,400 AADT



HALPATIOKEE REGIONAL PARK
OPERATED BY THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS
DEVELOPER WITH FINANCIAL ASSISTANCE PROVIDED BY THE F.L.D.P. THROUGH THE FLORIDA RECREATION DEVELOPMENT ASSISTANCE PROGRAM



S KANNER HWY

FLORIDA TURNPIKE



DEMOGRAPHICS

5 MILES

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

HOUSEHOLDS BY INCOME	1 MILE	3 MILE	5 MILE
2025 Estimate			
\$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
Average Household Income	\$141,310	\$128,100	\$113,716
Median Household Income	\$103,769	\$87,300	\$79,283
Per Capita Income	\$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:

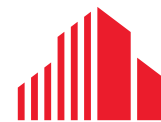


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