

**FOR LEASE**



**QUICK SERVICE RESTAURANT OPPORTUNITY**

END CAP WITH DRIVE-THRU

6801 S KANNER HIGHWAY, STUART FL 34997

PRESENTED BY: **BRIAN SCHWAN** 772.215.1167



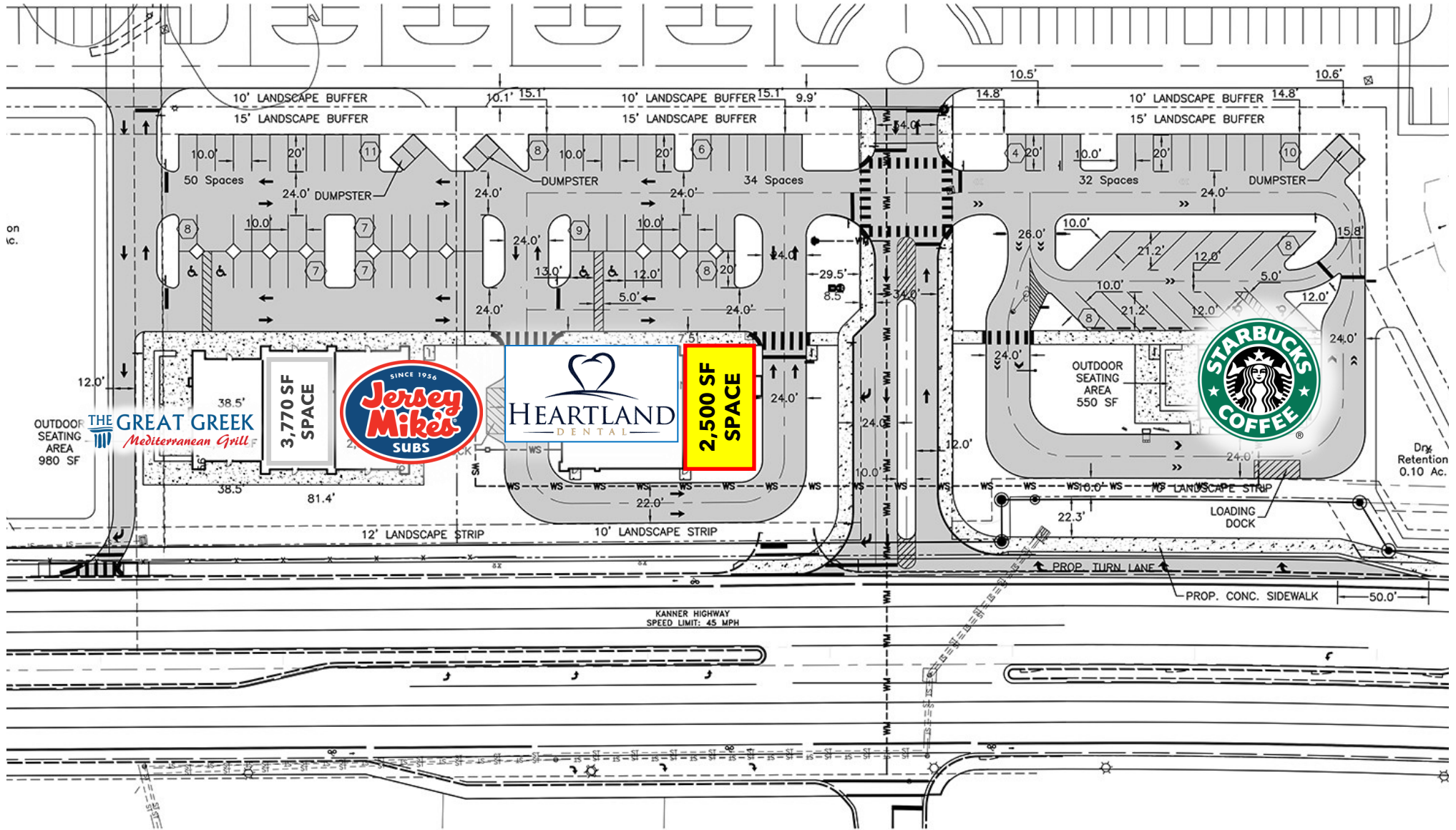
**BARON LANDINGS**  
STUART

**JEREMIAH BARON**  
& CO

**COMMERCIAL REAL ESTATE**

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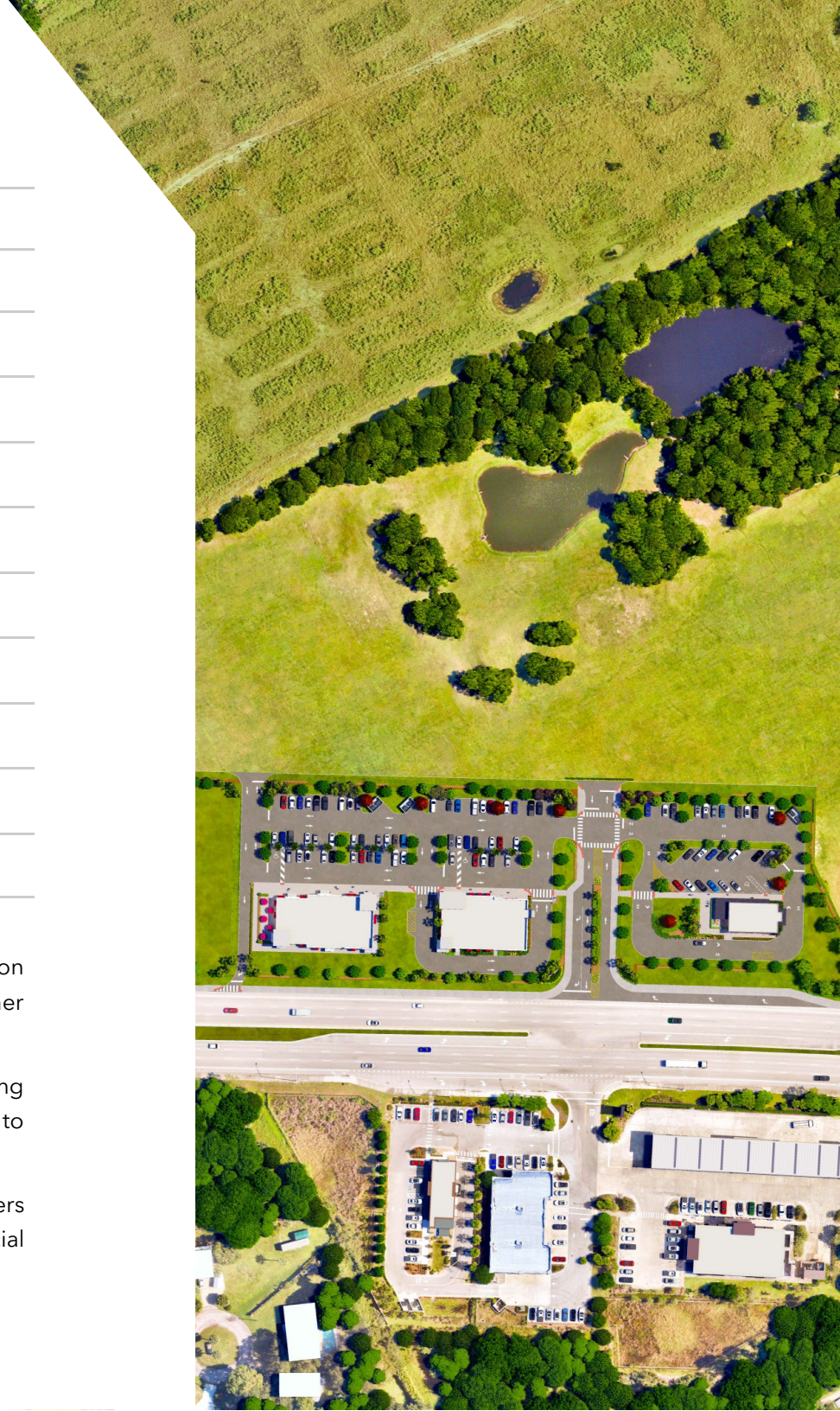
# SITE PLAN



# PROPERTY OVERVIEW

<b>FUTURE SITE ADDRESS</b>	SE Baron Way, Stuart FL
<b>LEASE RATE</b>	Call For Pricing
<b>SPACE(S) AVAILABLE</b>	2,500 SF
<b>BUILDING SIZE</b>	6,500 SF
<b>BUILDING TYPE</b>	Retail
<b>ACREAGE</b>	±2.18 AC
<b>FRONTAGE</b>	390'
<b>TRAFFIC COUNT</b>	43,000 AADT
<b>EXPECTED COMPLETION</b>	Q4 2026
<b>ZONING</b>	GC—General Commercial
<b>LAND USE</b>	Commercial General

- A 2,500 SF end-cap space with drive-thru capability is available for lease at Baron Landings, a new multi-tenant retail plaza currently under construction along S Kanner Highway in Stuart.
- The project will feature a strong lineup of national and regional tenants including Starbucks, Jersey Mike's, and Heartland Dental, and is strategically located adjacent to a future multifamily development, providing a built-in customer base.
- This prime end-cap location is ideal for restaurant, café, quick service-oriented users seeking high visibility and convenient access in one of Stuart's growing commercial areas.



# BUILDING RENDERING



# AERIAL VIEW

## FUTURE MULTIFAMILY DEVELOPMENT



**2,500 SF**  
END CAP SPACE W/  
DRIVE-THRU



SPACE  
AVAILABLE  
HERE





# DEMOGRAPHICS

<b>Population</b>	<b>1 mile</b>	<b>5 miles</b>	<b>10 miles</b>
2020 Population	3,061	28,268	77,322
2025 Population	3,110	28,246	78,648
2030 Population Projection	3,209	29,041	81,162
Annual Growth 2020-2025	0.3%	0%	0.3%
Annual Growth 2025-2030	0.6%	0.6%	0.6%
Median Age	52.8	51.1	51
Bachelor's Degree or Higher	24%	30%	30%
U.S. Armed Forces	3	17	53

<b>Households</b>	<b>1 mile</b>	<b>5 miles</b>	<b>10 miles</b>
2020 Households	1,292	11,808	33,364
2025 Households	1,288	11,728	33,749
2030 Household Projection	1,324	12,050	34,807
Annual Growth 2020-2025	0.9%	0.8%	0.8%
Annual Growth 2025-2030	0.6%	0.6%	0.6%
Owner Occupied Households	1,180	10,047	26,317
Renter Occupied Households	145	2,003	8,490
Avg Household Size	2.3	2.3	2.2
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending	\$46M	\$393M	\$1.1B

<b>Consumer Spending</b>	<b>3 miles Households</b>
Education & Daycare	\$24,387,604
Health Care	\$22,228,135
Transportation & Maintenance	\$92,672,284
Household	\$71,849,739
Food & Alcohol	\$101,869,543
Entertainment, Hobbies & Pets	\$61,492,133
Apparel	\$18,461,333



# CONTACT INFORMATION

## End-Cap with Drive-Thru

6801 S Kanner Highway  
Stuart, FL 34997

## Call For Pricing

LEASE RATE

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