

FOR SALE

8000 SW Lost River Road

1.3+/- Acres of General Commercial Zoned Vacant Land

PROPERTY OVERVIEW

1.3 acres of prime commercial land positioned at the intersection of Lost River Road and Kanner Highway, directly at the I-95 Interchange (Exit 101). The property includes a fully approved site plan for a 23,000 SF commercial building, complete with construction drawings. The site offers 193 feet of highly visible frontage along the northbound off-ramp to Kanner Highway, providing exceptional exposure and access.

SALE PRICE

\$1,995,000



SLC Commercial

Realty & Development

slccommercial.com

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DREW POSTON

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Property Details & Highlights

8000 SOUTHWEST LOST RIVER ROAD

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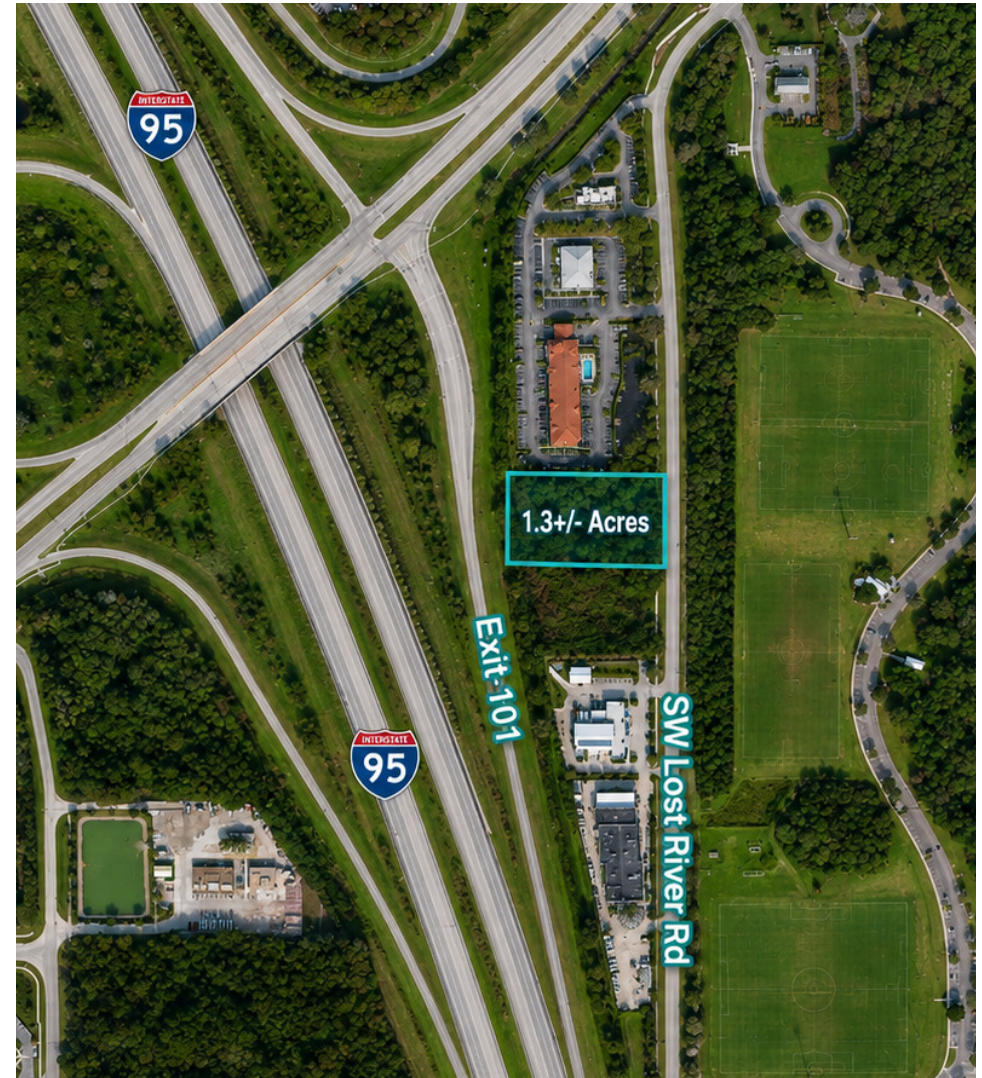
PROPERTY HIGHLIGHTS

- Zoned General Commercial (GC)
- Prime location in the Martin area
- Full approvals already in place
- Ready for development
- Ideal for commercial use
- Strategic investment opportunity
- Proximity to major amenities
- Excellent visibility and accessibility

PROPERTY DETAILS

Property Address	8000 Southwest Lost River Road. Stuart Florida, 34997
Property Type	Vacant Land
APN #	05-39-41-000-010-00010-8
Lot Size	1.31 Acres
Zoning	GC - General Commercial
Land Use	General Commercial
Utilities	Water, Sewer, & Propane

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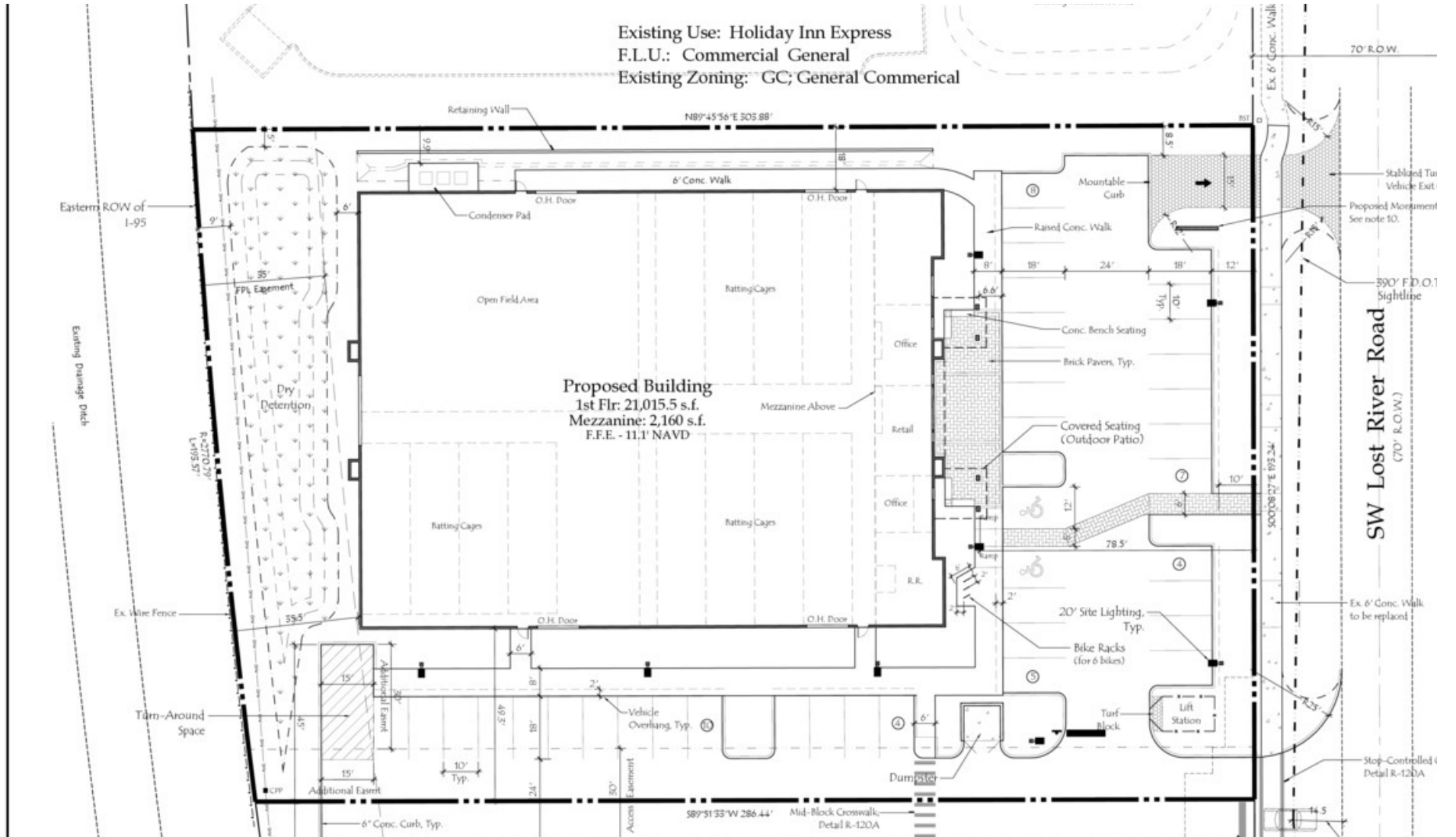


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Site Plan

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Demographics Map

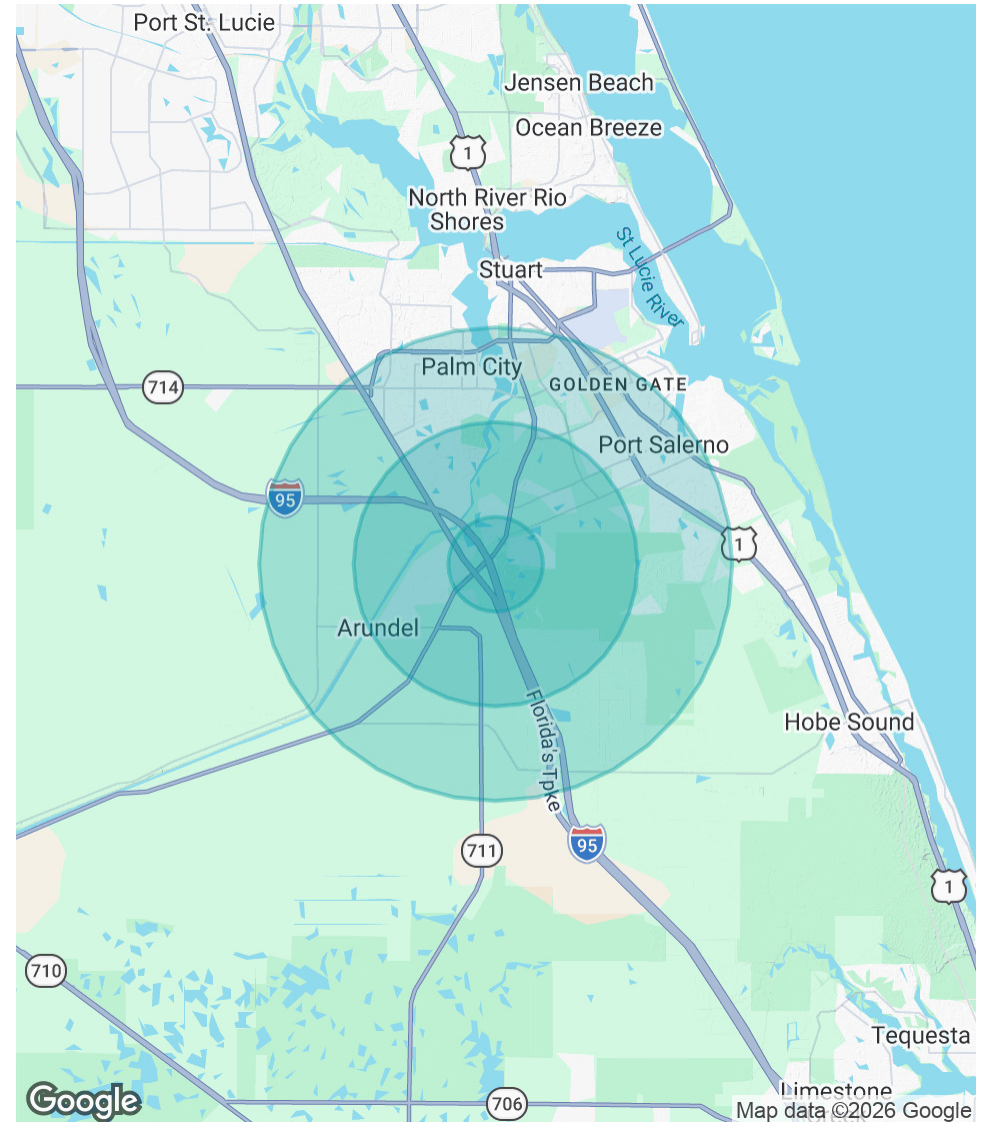
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,636	15,551	56,645
Average Age	54.2	53.2	50.4
Average Age (Male)	53.6	52.5	49.5
Average Age (Female)	56.5	54.8	51.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	609	5,922	23,609
# of Persons per HH	2.7	2.6	2.4
Average HH Income	\$138,917	\$129,889	\$111,451
Average House Value	\$534,777	\$464,012	\$395,628

2023 American Community Survey (ACS)



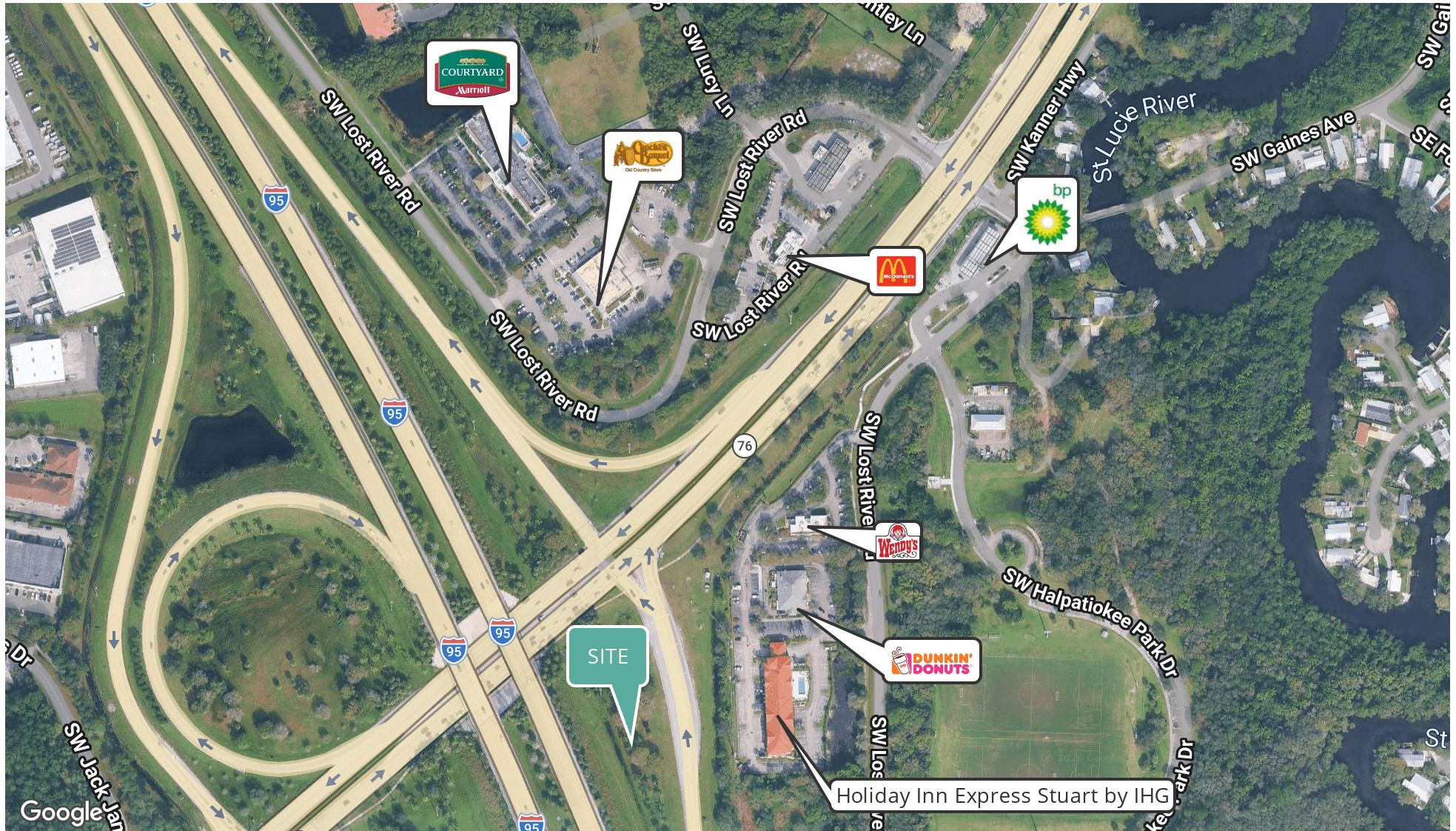
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Retailer Map

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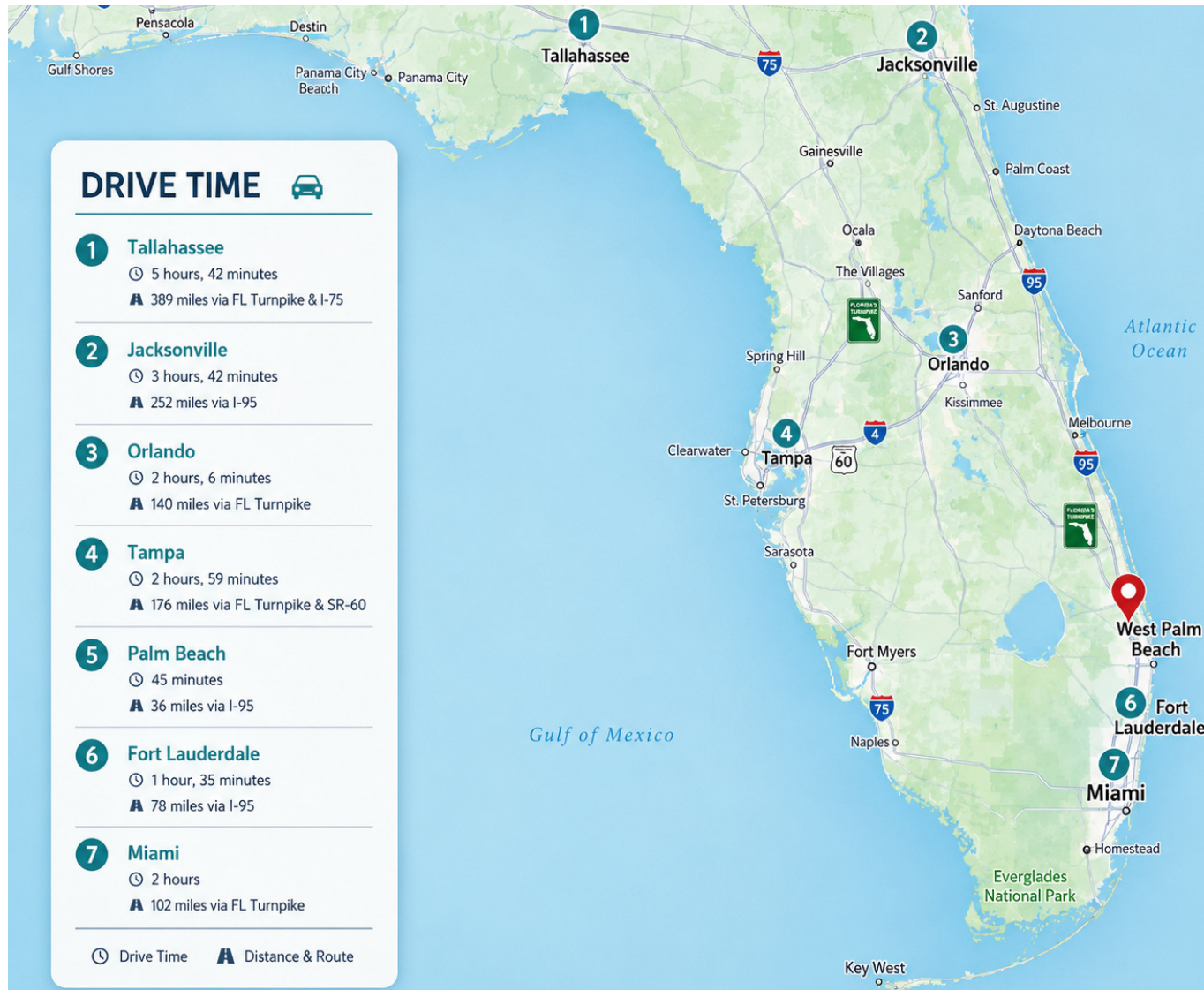
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Location Map

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Disclaimer

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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.

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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.

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