

300 SW Federal Highway, Stuart 34994

FREE-STANDING  
RESTAURANT  
FACILITY



FOR SALE  
OR  
FOR LEASE



ALEX AYDELOTTE  
Broker | Principal  
O: 772.223.3646 C: 772.263.1130  
E: alex@florida-commercial.net

3,112 SF

309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • florida-commercial.net

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# EXECUTIVE SUMMARY

300 SW Federal Highway, Stuart 34994

FREE-STANDING RESTAURANT FACILITY

## SPECS

Building Size:	3,112 SF
Sale Price:	\$1,750,000
Lease Price:	\$120,000 Annually / NNN
Land Size:	.44 AC
Year Built:	1987 / Renovated: 2016
Zoning:	UH - Urban Highway - City of Stuart
Land Use:	Downtown - City of Stuart
Parking:	35 Spaces
AADT Traffic Counts:	58,190 +/-

## PROPERTY OVERVIEW

Free-Standing Restaurant Facility on Heavily Trafficked US#1 in Stuart, just west of Downtown (AADT Traffic Counts: 58,190 +/-) ! Rare Opportunity to Purchase or Lease this Desirable Piece of Real Estate in the Booming Market of Stuart, Martin County, Florida! Building features Open Indoor Dining Area with Vaulted Ceilings, Customer Service Counter, Fully-Equipped Kitchen with 2 Hood Systems, Walk-In Cooler & Freezer, Large Covered Outdoor Patio, 2 ADA Compliant Restrooms, and Grease Trap. Located on a Highly Visible Corner Parcel, this site offers 35 Parking Spaces, along with Excellent Monument Signage. Well-Established Restaurant Location ideal for concepts that capitalize on Location, Visibility, and a Casual Energetic Atmosphere with Outdoor Seating! The City of Stuart was just named the best coastal small town in the United States by USA Today!



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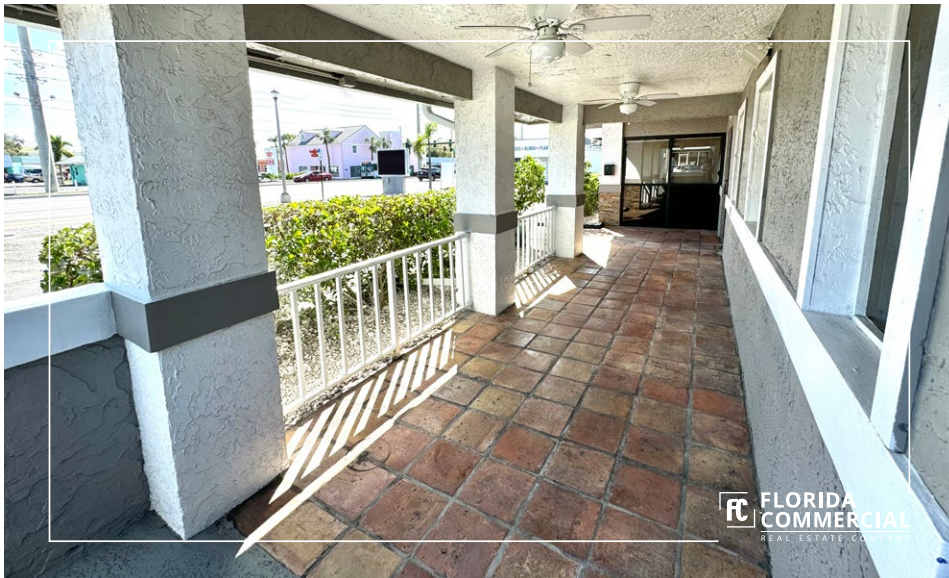




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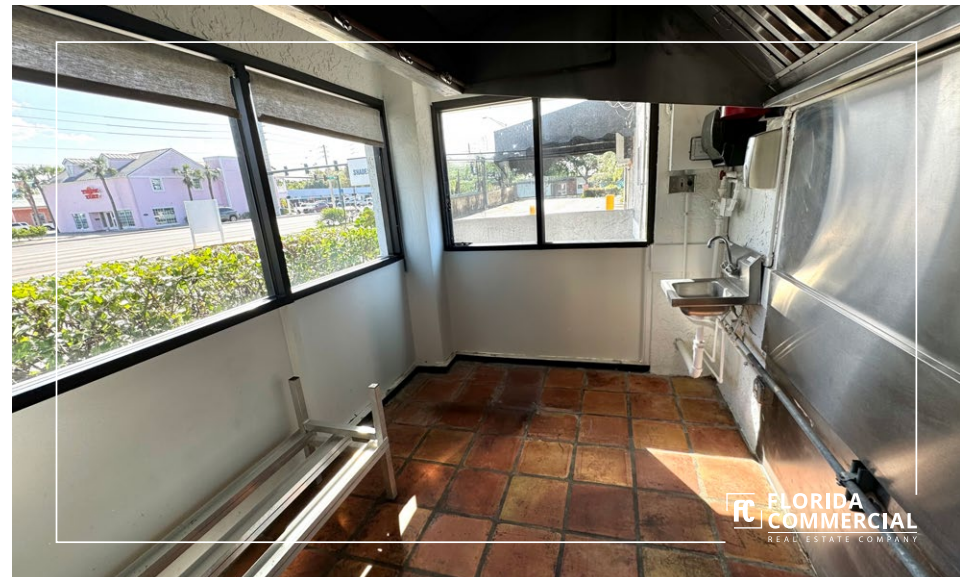
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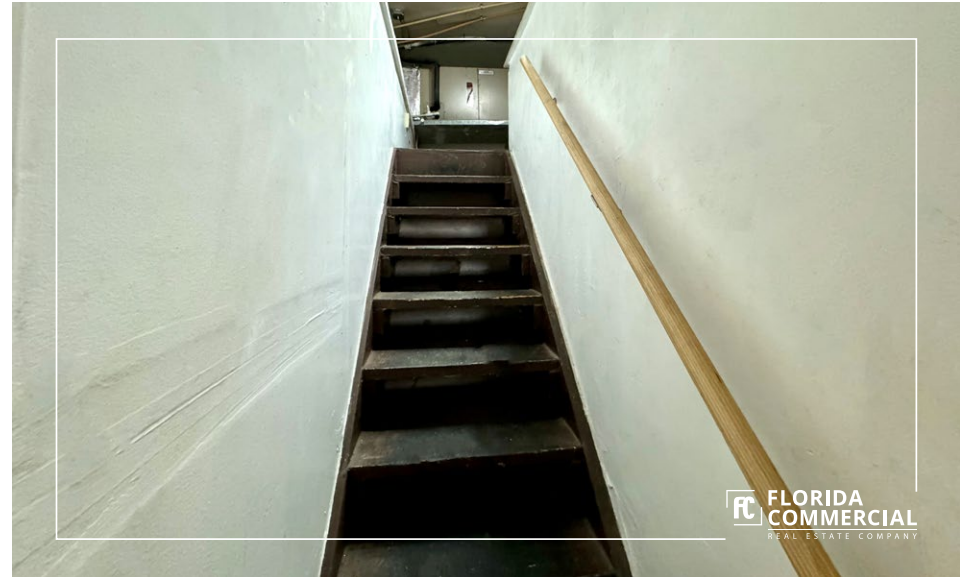
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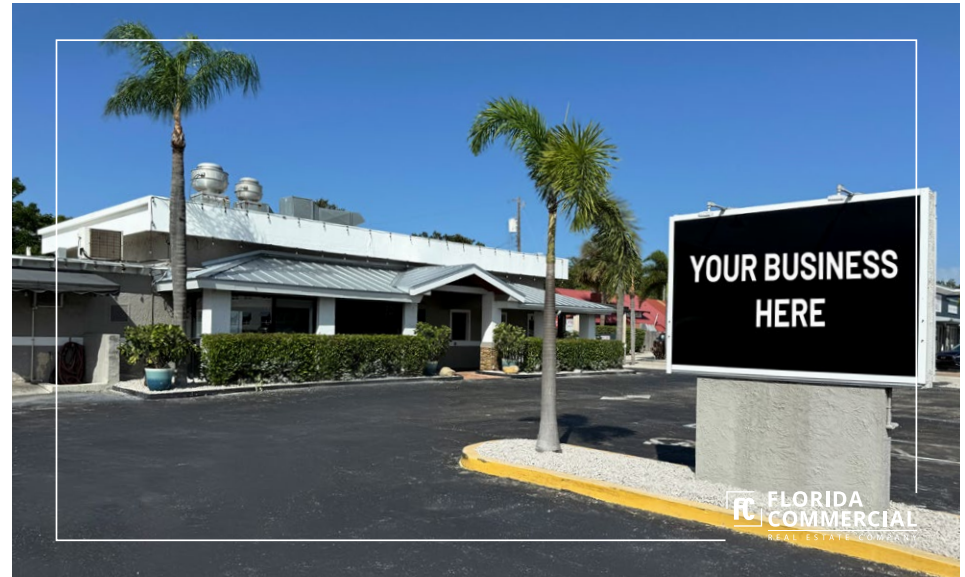
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# MAP & REPORT

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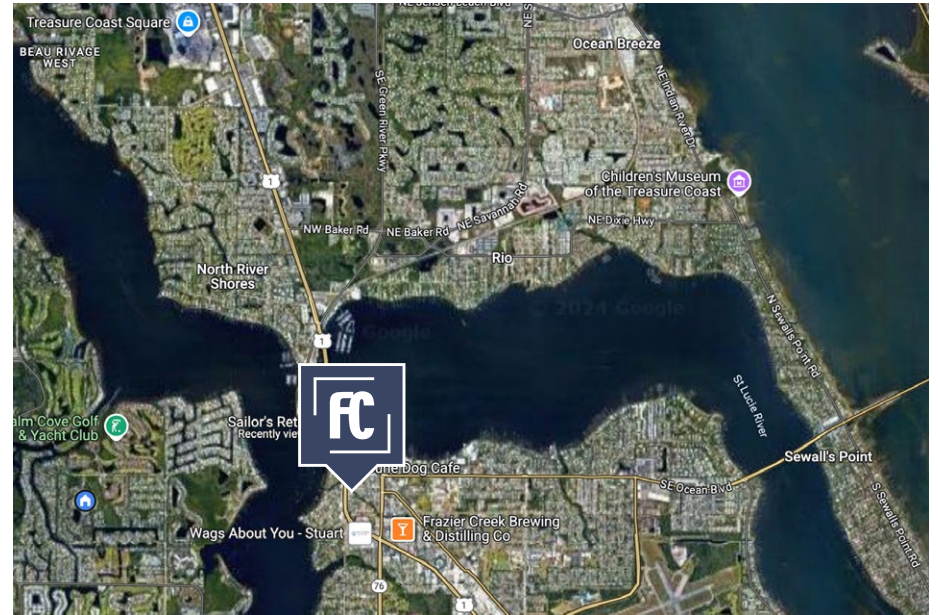


POPULATION	1 MILE	3 MILES	5 MILES
Population	14.2K	76.5K	132K
Median Age	52.8	52.1	51.3



HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4.8K	25.6K	42.8K
# of Employees	12.3K	65.2K	112.8K
Average HH Income	\$83.9K	\$80.5K	\$80.3K

**MONTHLY VISITS TO NEARBY RESTAURANT** 10.6K



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# RETAIL MAP

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