

WATERFRONT RESTAURANT OPPORTUNITY FOR LEASE

ATLANTIC POINT MARINA

75 NW FLAGLER AVE, STUART, FL 34994



PROPERTY DESCRIPTION

75 Flagler Avenue offers a rare opportunity to secure a flagship waterfront restaurant location within one of Florida's most coveted marina developments. Positioned along the St. Lucie River and surrounded by a 400+ slip destination marina, the project delivers unmatched dock-and-dine appeal with excellent access to U.S. Hwy 1 and Downtown Stuart. This 6,510 SF space is poised to become a premier dining destination on the Treasure Coast.

PROPERTY HIGHLIGHTS

- 6,510 SF proposed waterfront restaurant space
- Located within a premier 400+ slip marina development
- Dock-and-dine accessibility by boat and vehicle
- Rare, new-to-market opportunity along the St. Lucie River
- One of the most coveted marina sites in the entire State of Florida
- Destination marina and restaurant opportunity situated just north of downtown Stuart

OFFERING SUMMARY

Lease Rate: Negotiable

Available SF: 6,510 SF

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	21,344	45,217	76,109
Total Population	45,984	102,394	177,263
Average HH Income	\$101,055	\$105,766	\$103,125

BRYAN COHEN

561.471.0212

info@cohencommercial.com



FOR LEASE

ATLANTIC POINT MARINA RENDERINGS

75 NW FLAGLER AVE, STUART, FL 34994



BRYAN COHEN

561.471.0212

info@cohencommercial.com



FOR LEASE

ATLANTIC POINT MARINA CONSTRUCTION

75 NW FLAGLER AVE, STUART, FL 34994



BRYAN COHEN

561.471.0212

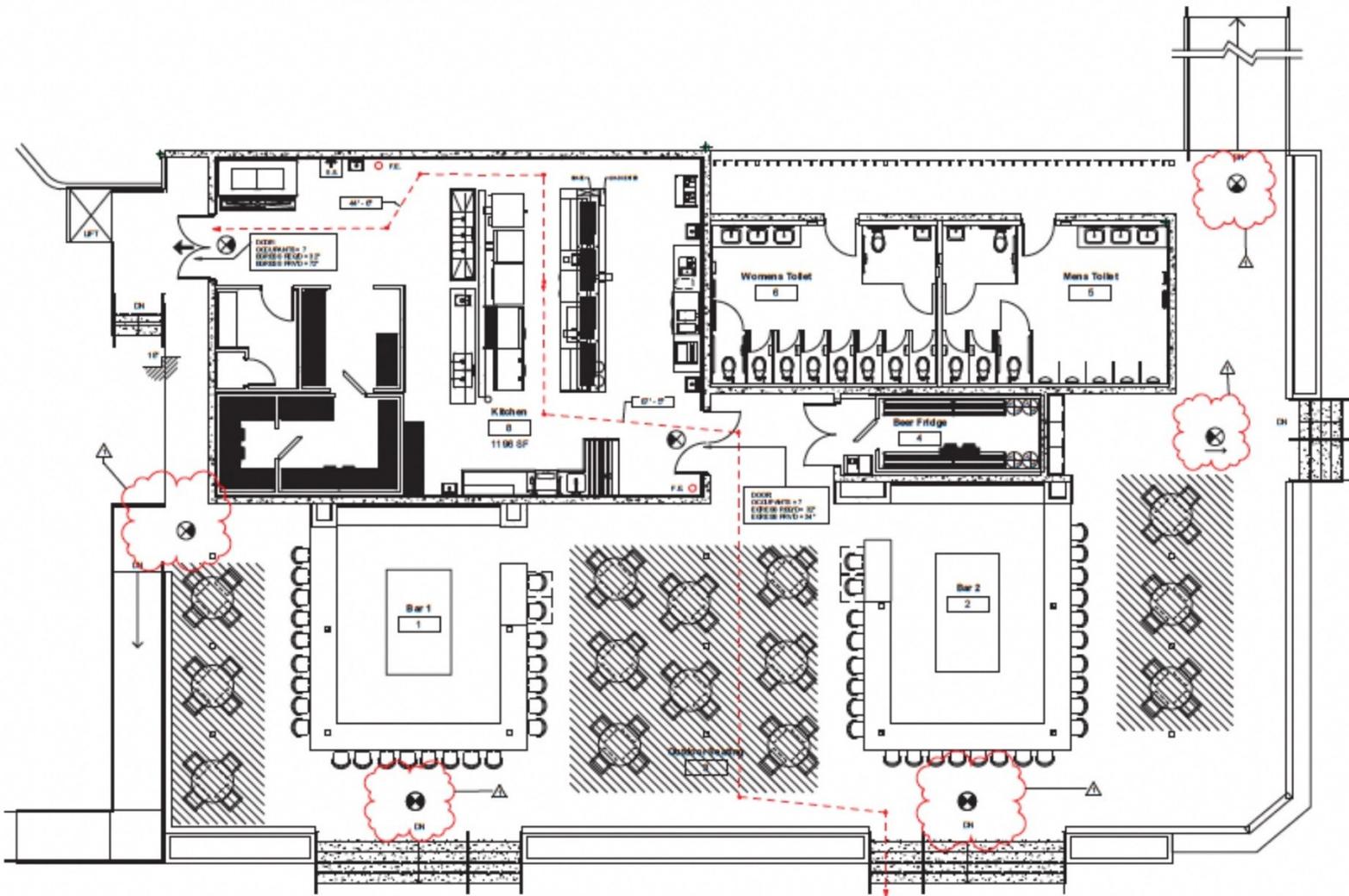
info@cohencommercial.com



FOR LEASE

RESTAURANT FLOOR PLAN

75 NW FLAGLER AVE, STUART, FL 34994



- Restaurant opportunity - 6,510 SF
- Proposed seating capacity - 105 under roof + 100-200 outdoors depending on layout

BRYAN COHEN

561.471.0212
info@cohencommercial.com



FOR LEASE

ATLANTIC POINT MARINA SITE PLAN 1

75 NW FLAGLER AVE, STUART, FL 34994



Site Plan

BRYAN COHEN

561.471.0212

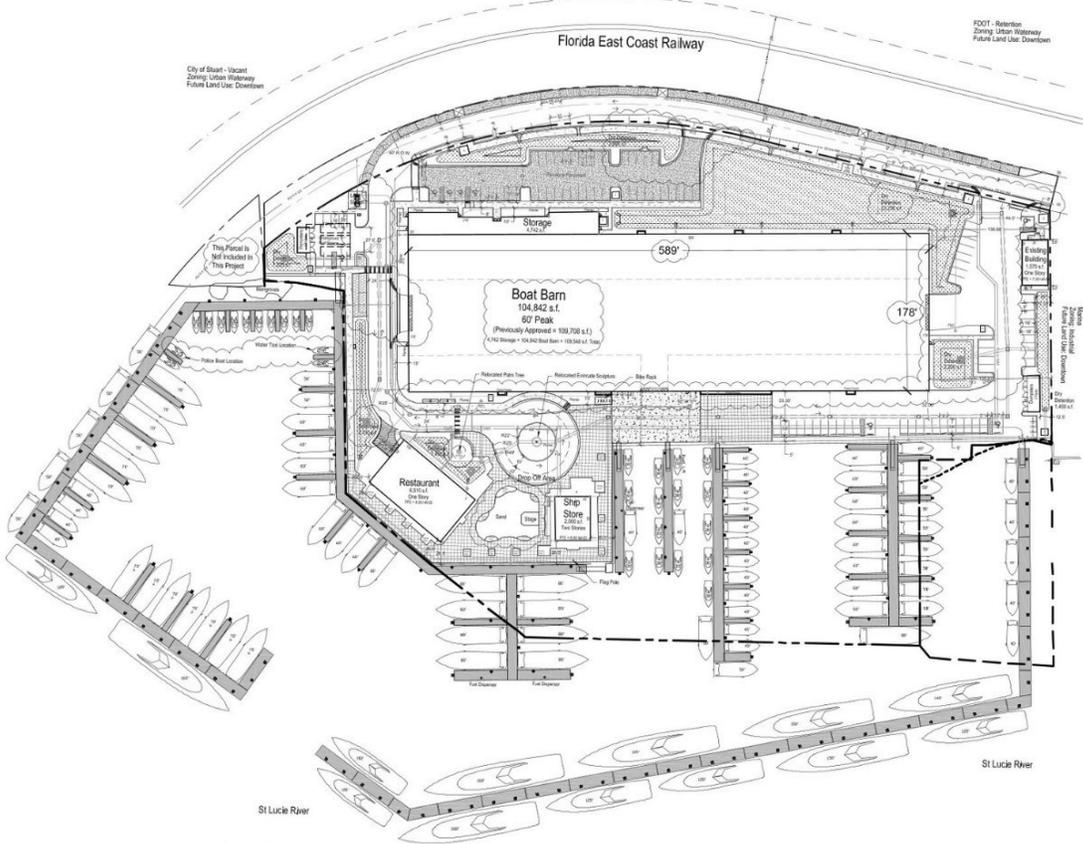
info@cohencommercial.com



FOR LEASE

ATLANTIC POINT MARINA SITE PLAN 2

75 NW FLAGLER AVE, STUART, FL 34994

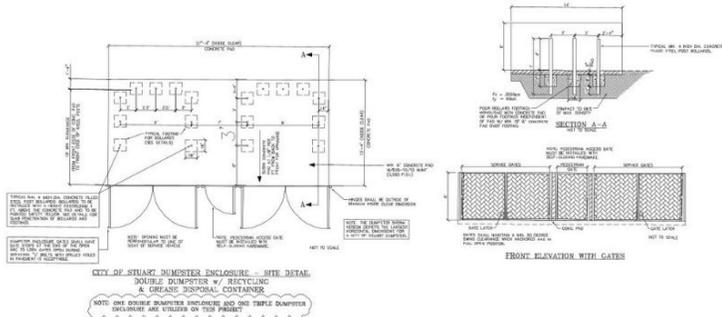


Site Data

Parcel Size:	476,111 s.f. +/-	10.80 Acres +/-	
Parcel Control Number:	32-37-41-004-000-0011		
Site Address:	75 NW Flagler Avenue Stuart, FL 34994		
City Land Area:	342,251 s.f. +/-	7.86 Acres +/-	
Site:	304,920 s.f. +/-	7 Acres +/-	
Right Of Way:	27,431 s.f. +/-	0.63 Acres +/-	
Submerged Land Area:	120,922 s.f. +/-	2.76 Acres +/-	
Total Marina Slips:	105		
Total Dry Rack Spaces:	340		
Maximum Building Height:	Industrial Urban Code / CRA	45' / 4 Stories 45' / 60'	
Existing Use:	Former Boat Business		
Proposed Use:	Marina Facility & Restaurant		
Existing Zoning:	Industrial		
Proposed Zoning:	Industrial		
Future Land Use:	Industrial		
Proposed Future Land Use:	Marine/Industrial		
Impervious:	216,493.2 s.f.	4.97 Acres	77%
Project Site (Including Right Of Way)	119,620 s.f.	2.75 Acres	
Buildings (Plan view outline)	81,748.88 s.f.	1,880 Acres	
Impervious Pavements:	7,405.2 s.f.	170 Acres	
Pavement Pavements:	7,230.36 s.f.	166 Acres	
Turf Grass:	479.84 s.f.	0.11 Acres	
Permeous (Open Spaces):	88,426.8 s.f.	2.03 Acres	29%
Project Site (Including Right Of Way)	32,797.48 s.f.	0.75 Acres	
Landscaped Area:	35,514 s.f.	0.81 Acres	
Dry Detention Area:	7,462.5 s.f.	0.17 Acres	
Pavement Pavements:	7,230.36 s.f.	166 Acres	
Turf Grass:	479.84 s.f.	0.11 Acres	
Open Space:	Required:	Provided:	
	No. Measure	20%	
Parking Calculations:	Required:	Provided:	
Boat Dry Storage	46	46	
1 Space / 10 Boat Storage Spaces			
Marina	27	27	
1 Space / 4 Boat Slips			
+ 1 Space / Employee	See Below	See Below	
Ship Store	5	5	
1 Space / 200 s.f.			
(MAR-Use Building - Only 1,152 s.f. of sales area calculated)			
Restaurant - Lumber	41	41	
1 Space / 4 Seats at maximum capacity (152 Seats)			
+ 1 Space / Employee	See Below	See Below	
Total Employees	27	27	
Marina	14	14	
Restaurant	13	13	
Total employees could be 54 working varying shifts.			
Includes the following:			
Marina - management, ship store, sales / administration, marina support staff			
= 28 (but not 28 at one time due to two (2) shifts) = 28 / 2 shifts = 14 Spaces			
Restaurant - management and bar / kitchen support staff			
= 28 (but not 28 at one time due to varying shifts) = 26 / 2 (on more shifts) = 13 Spaces			
Total:	146	155 (9 Extra)	
On Site:	146	101	
Right Of Way:	0	54	

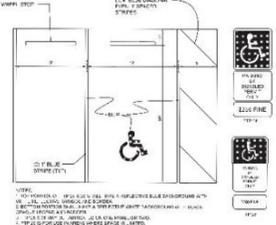
City of Stuart Dumpster Detail

Not To Scale



Standard & Handicap Parking Space Detail

Not To Scale



Site Plan

BRYAN COHEN

561.471.0212

info@cohencommercial.com



FOR LEASE

ATLANTIC POINT MARINA

75 NW FLAGLER AVE, STUART, FL 34994



BRYAN COHEN

561.471.0212

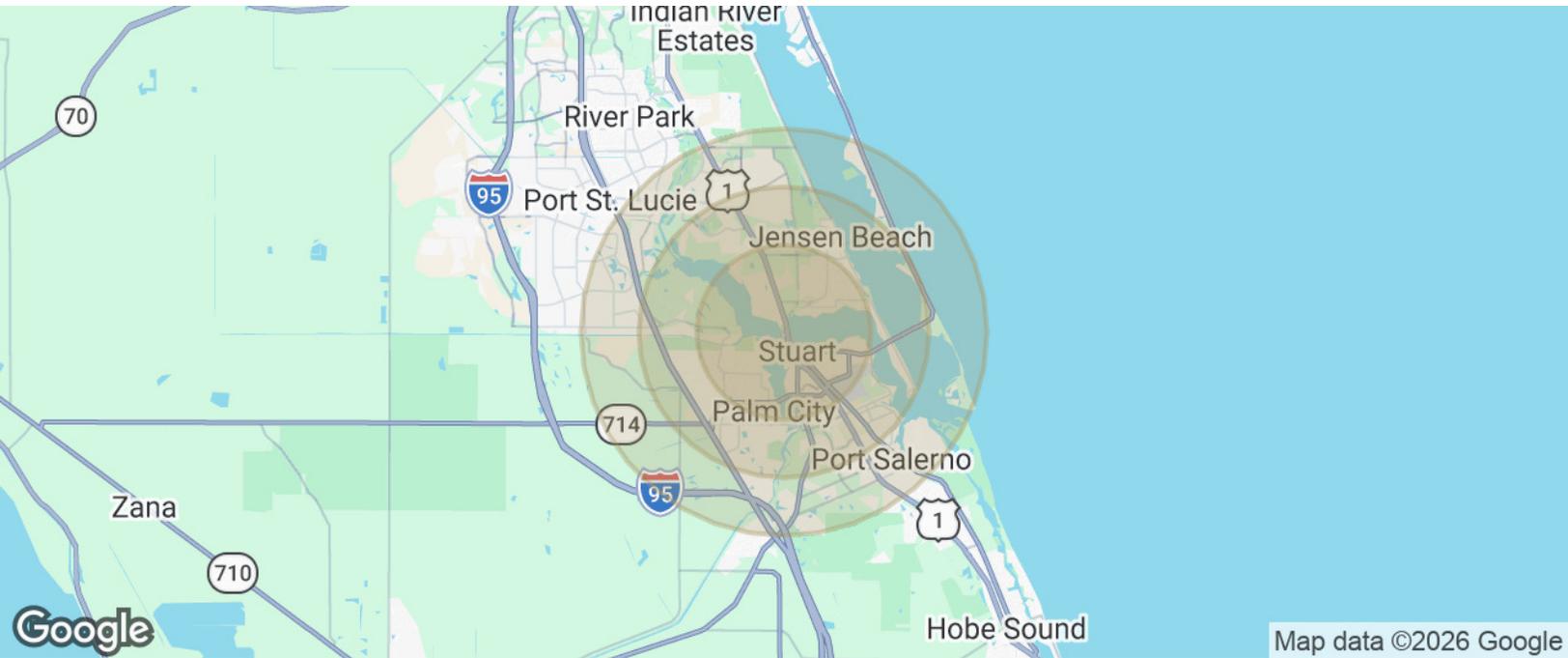
info@cohencommercial.com



FOR LEASE

ATLANTIC POINT MARINA

75 NW FLAGLER AVE, STUART, FL 34994



Total Population	45,984	102,394	177,263
Average Age	51	50	49
Average Age (Male)	50	49	48
Average Age (Female)	52	51	50
HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	21,344	45,217	76,109
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$101,055	\$105,766	\$103,125
Average House Value	\$463,955	\$472,530	\$436,993

Demographics data derived from AlphaMap

BRYAN COHEN

561.471.0212

info@cohencommercial.com

