

920 SE FEDERAL HWY, STUART, FL 34994

**FAST-FOOD
RESTAURANT
W/DRIVE-THRU**



FOR LEASE

**FLORIDA
COMMERCIAL**
REAL ESTATE COMPANY



Alex Aydelotte
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CoStar
POWERBROKER AWARD
THE BEST OF THE BEST

3,368 SF
Stuart, FL

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

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SPECS

Price:	\$160,000 NNN/yr
Building Size:	3,368 sq. ft.
Land Size:	1.14 acres
Parking:	54 Stalls
Land Use:	Commercial - City of Stuart
Zoning:	B-2 - City of Stuart

PROPERTY OVERVIEW

Premier Free-Standing Restaurant with Drive-Thru on US Highway 1 in Stuart! This former Burger King Restaurant sits on a 1.14 Acre Parcel with Convenient ingress/egress to both US 1 and Kanner Highway, Stuart's Busiest Intersection! Ideally positioned for a High Volume Restaurant/QSR featuring 54 Parking Stalls, XL Drive-Thru lane for great vehicle stacking, and a Massive Monument Sign with Great Visibility. Spacious 3,368 SF Restaurant Building with a Large Dining Area, existing Hood System, Grease Trap, and a Walk-in Cooler and Freezer. Very Rare Opportunity for a Fast Food Establishment in the Heart of Stuart, which was just named the #2 Best Small Coastal Town in the Country by USA Today!

Located on Highly-Trafficked US Highway 1 & Kanner Highway at the Gateway to Downtown Stuart, Martin County, Florida!



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AERIAL VIEW

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POPULATION

1 MILE

3 MILES

5 MILES

Total population	4,069	45,712	95,758
Median age	48.6	48.5	47.7
Median age (Male)	43.7	45.7	45.6
Median age (Female)	49.0	50.4	49.0



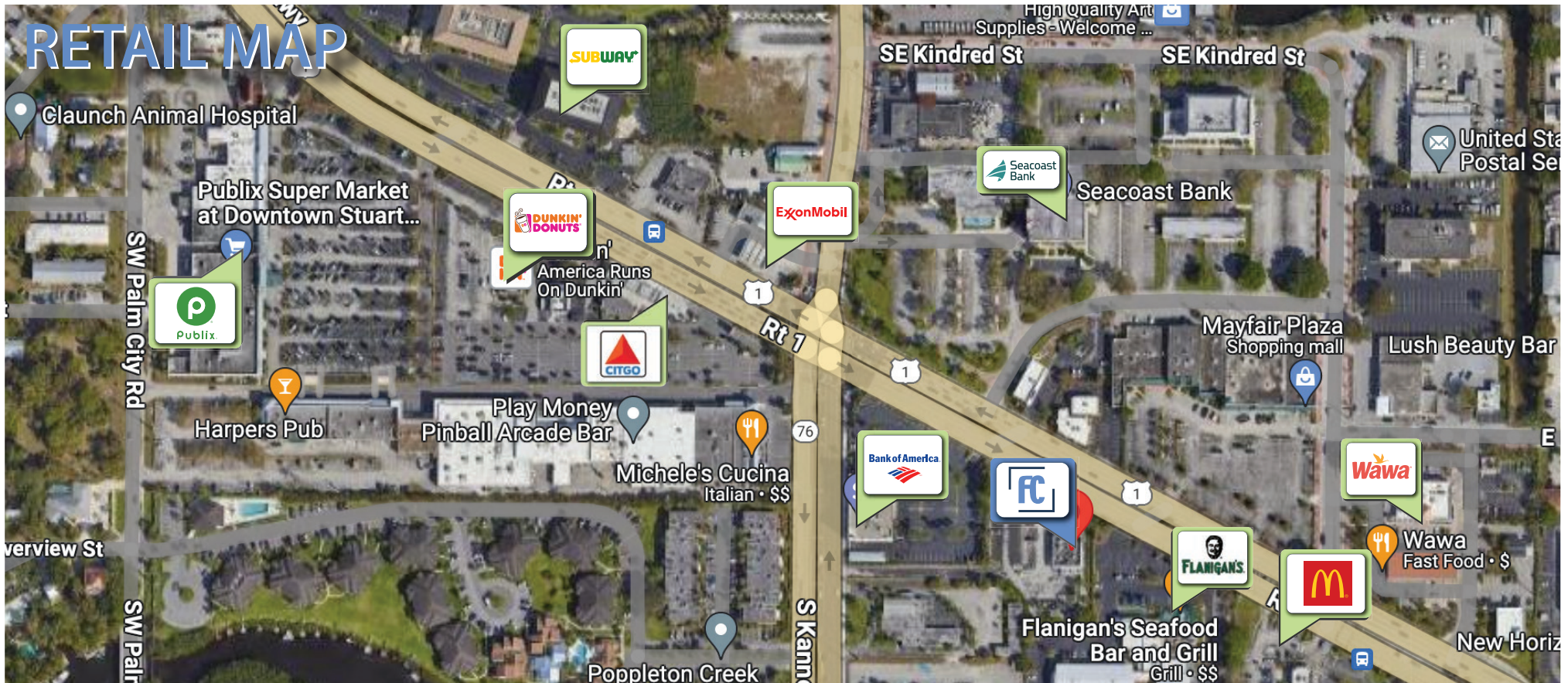
HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	2,159	20,074	40,340
# of persons per HH	2.2	2.3	2.4
Average HH income	\$55,937	\$70,676	\$78,688
Average house value	\$484,152	\$306,755	\$297,290



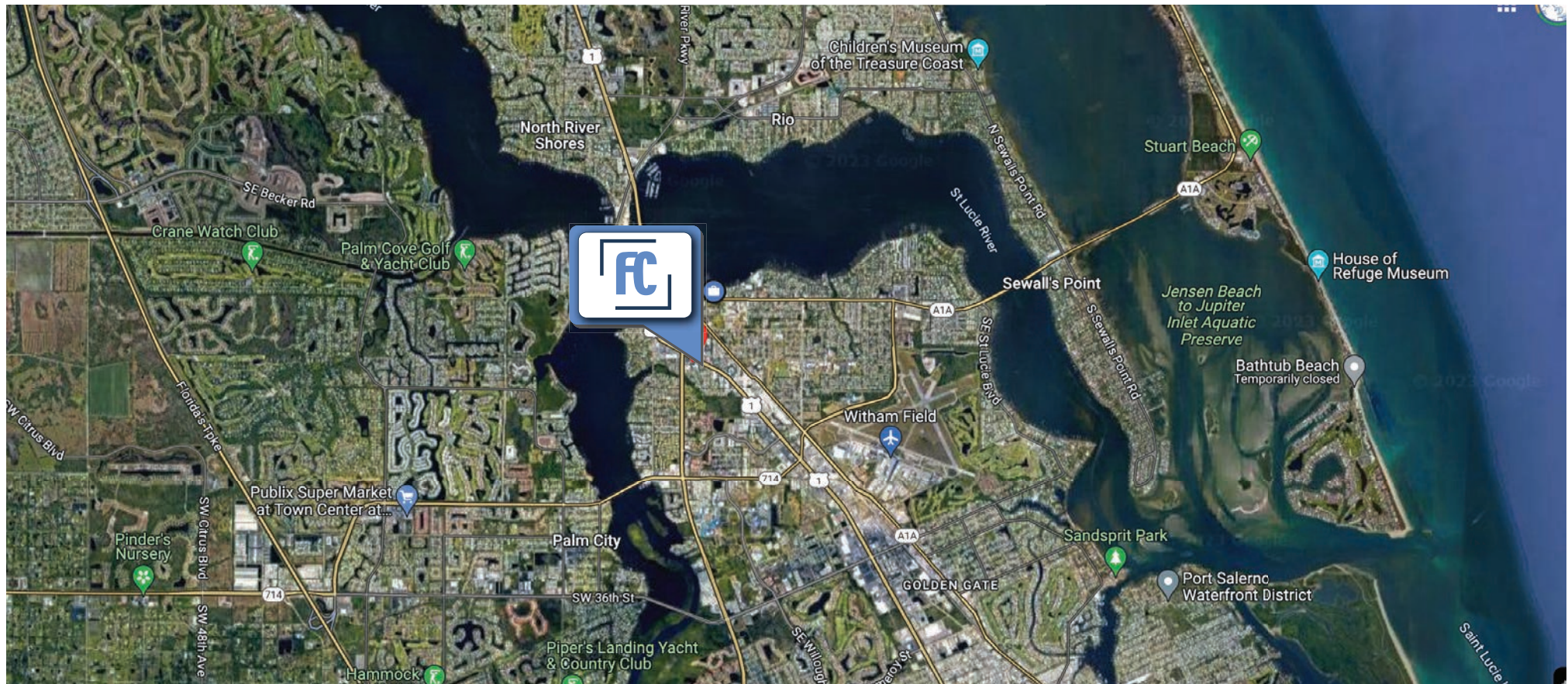
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LOCATION MAP

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