

FOR LEASE



PAD SITE FOR PROPOSED ±2,400 SF QSR BUILDING W/ DRIVE THRU

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1492 SE FEDERAL HIGHWAY, STUART, FL 34994 (MARTIN COUNTY)

PROPERTY SUMMARY

AVAILABLE SPACE

#OP-1	±0.22 AC
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ASKING RENT

GROUND LEASE	CONTACT BROKER
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PROPERTY SPECIFICATIONS

ADDRESS	1492 SE FEDERAL HIGHWAY STUART, FL 34994
ACREAGE	±0.22 AC
PROPERTY TYPE	VACANT LAND
PROPERTY USE	RETAIL
ZONING	B
CITY	STUART
COUNTY	MARTIN COUNTY
PARCEL ID	09-38-41-004-000-0005.1-9

PROPERTY HIGHLIGHTS

- ☐ CURB-IN PAD SITE
- ☐ ±0.22 AC SIZED PARCEL
- ☐ PARCEL MEASURES APPROX. 100' X 270'
- ☐ ZONED B-2
- ☐ PROPERTY IS ADJACENT TO ABC FINE WINE & SPIRITS
- ☐ SITE COULD ACCOMMODATE USES SUCH AS QSR, AUTOMOTIVE, RETAIL, MEDICAL, ETC. AND CAN BUILD UP TO ±6,000 SF RETAIL BUILDING

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	9,386	52,467	106,796
HOUSEHOLDS	4,150	23,508	47,200
AVG HH INCOME	\$64,961	\$82,986	\$92,785

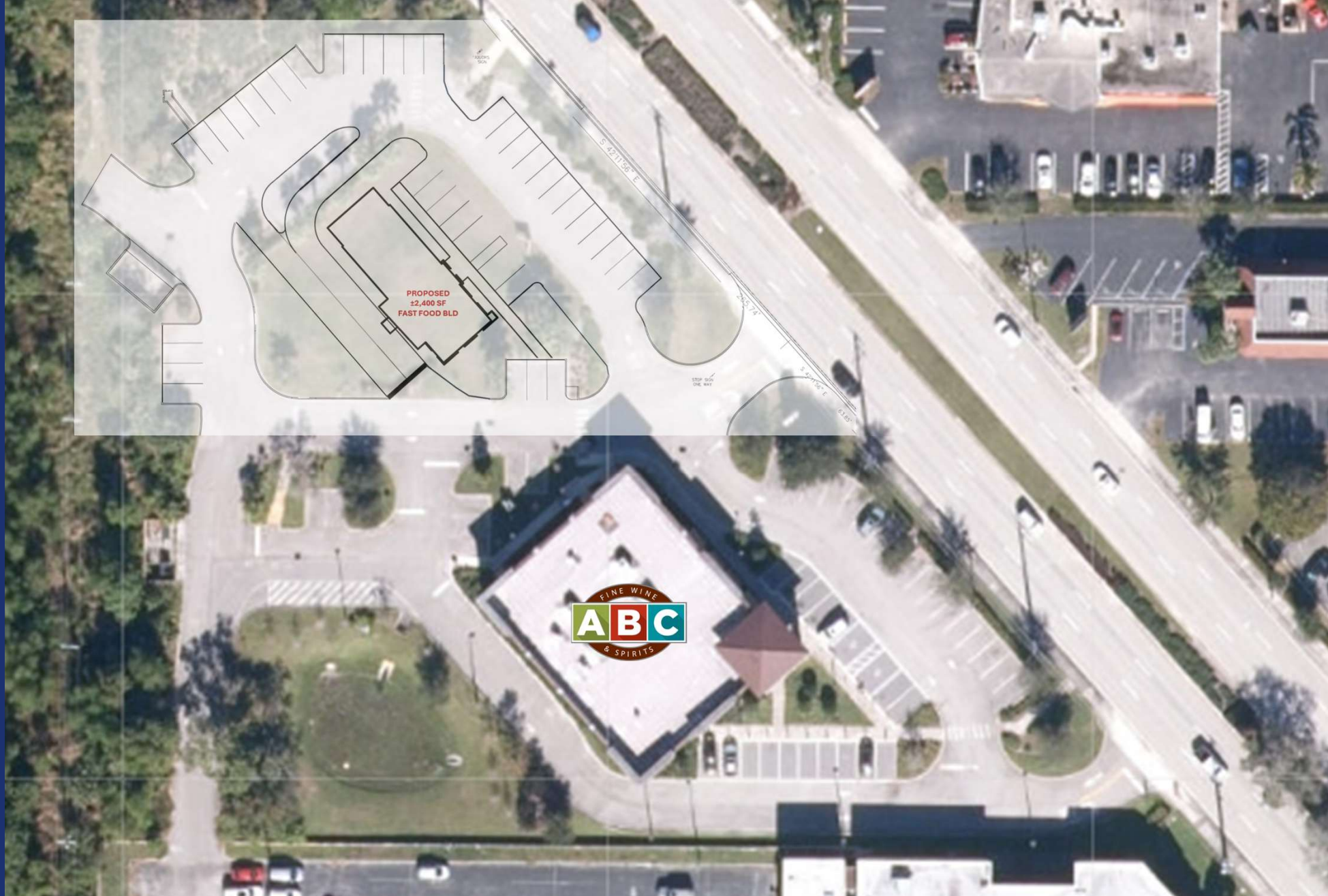
TRAFFIC COUNTS

37,000 AADT – SE FEDERAL HIGHWAY

TENANTS IN IMMEDIATE AREA



PROPOSED FAST FOOD



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EXISTING BUILDING, LOT E:

Needed fire flow calculations are based on NFPA 1, 2009 edition	
*Construction Type: III(200)	
*Proposed (Future Ph. 3) Building Fire Area (sq-ft):	9,386
Per Table 18.4.5.1.2, Required Fire Flow is (gpm):	2,000
Building is not sprinklered, fire flow reduction not allowed:	2,000
Total Required Fire Flow for Existing Retail Building (gpm):	2,000

(*) Based on NFPA 220 as referenced in 2010 Florida Fire Prevention Code, table 18.4.5.1.2; Construction Type III-B per 2010 Florida Building Code

PROPOSED BUILDING, LOT F:

Needed fire flow calculations are based on NFPA 1, 2009 edition	
*Construction Type: III(200)	
Proposed Building Fire Area (sq-ft):	9,900
Per Table 18.4.5.1.2, Required Fire Flow is (gpm):	2,250
Building is not sprinklered, fire flow reduction not allowed:	2,250
Total Required Fire Flow for Proposed Retail Building (gpm):	2,250

(*) Based on NFPA 220 as referenced in 2010 Florida Fire Prevention Code, table 18.4.5.1.2; Construction Type III-B per 2010 Florida Building Code

Note: NFPA 1, 2009 edition refers to the Florida specific edition of "NFPA 1, The Code, 2009 edition, also adopted as 2010 edition of Florida Fire Prevention Code"

NOTES:

- THE BUILDING SHALL COMPLY WITH ALL FIRE CODES AND STANDARDS, TO INCLUDE, BUT NOT LIMITED TO, FSS, F.A.C. THE FLORIDA FIRE PREVENTION CODES AND ALL N.F.P.A. STANDARDS THAT APPLY.
- PROPOSED BUILDING AIR CONDITIONING CONDENSATION LINES CONNECT TO SEPARATE SUMP DRAINS, BUILDING A/C CONDENSATION LINES SHALL NOT CONNECT TO SANITARY SEWER SYSTEM.
- CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES AND DRAINAGE SYSTEMS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS. CONTRACTOR SHALL PROVIDE CITY OF STUART UTILITIES DEPARTMENT WITH ACTUAL ELEVATIONS, TYPE, AND MATERIAL OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH STUART UTILITIES DEPARTMENT AND ENGINEER OF RECORD FOR ANY FIELD CHANGES BASED ON ACTUAL FIELD CONDITIONS.
- ELEVATIONS SHOWN ARE BASED ON NGVD 1929 DATUM PER TOPOGRAPHIC SURVEY PREPARED BY WILLIAM MOTT SURVEYING INC.
- ALL PVC AND P.E. PIPE SHALL HAVE LOCATING WIRE INSTALLED.
- ALL CONSTRUCTION PERTINENT TO THE CITY OF STUART UTILITIES DEPARTMENT SHALL BE INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH CITY OF STUART MINIMUM DESIGN AND CONSTRUCTION STANDARDS, LATEST EDITION, AND THE CITY OF STUART SPECIFICATIONS AND ORDINANCES WHERE APPLICABLE. IN CASE OF DISCREPANCIES BETWEEN THE CONSTRUCTION PLANS AND AFOREMENTIONED MANUALS, THE MOST RESTRICTIVE SHALL APPLY.
- THE POTABLE WATER, REUSE WATER AND SANITARY SEWER PIPING INSTALLATION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND/OR STANDARDS IN THE EVENT OF CONFLICT BETWEEN THIS DRAWING AND APPLICABLE CODES AND/OR STANDARDS, APPLICABLE CODES AND/OR STANDARDS SHALL APPLY.
- THE OWNER SHALL INSPECT THE COMPLETED SURFACE WATER MANAGEMENT AND STORM PIPE SYSTEMS ANNUALLY. ANY ACCUMULATION OF SAND OR SILT SHALL BE REMOVED MECHANICALLY AND NOT BE FLUSHED TO RECEIVING WATERS. ANY BLOCKAGE OR EVIDENCE OF FAILED PIPES SHALL BE PROMPTLY REPAIRED.
- FIRE HYDRANT CLEARANCE SHALL MEET OR EXCEED FLORIDA FIRE PROTECTION CODE, AS FOLLOWS:
 - FIRE HYDRANTS: A 36 INCH CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS EXCEPT AS OTHERWISE REQUIRED OR APPROVED.
- PROPOSED DRAINAGE & UTILITIES SHALL BE INSTALLED WITHIN PHASE 1 (PH. 1) UNLESS OTHERWISE NOTED. CONTRACTOR SHALL COORDINATE CONSTRUCTION WITH DEMOLITION PHASING. SEE SHEETS C-4-C-24.
- SEE IRRIGATION PLAN FOR IRRIGATION WELL & PUMP INFORMATION AND SLEEVE LOCATIONS.

GRAPHIC SCALE
SCALE: 1"=30'

Always call the two toll-free numbers before you dig.
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VERTICAL DATUM NOTE:
ELEVATIONS BASED ON VERTICAL DATUM = NGVD 1929
1929 NGVD DATUM IS 1.457 FEET HIGHER THAN NAVD 1989 DATUM.
I.A. ELEV. 7.46 (NGVD 1929)
= ELEV. 6.00 (NAVD 1989)

PIPE CROSSING DATA:
PC1: FINISH GRADE OVER PIPES EL. 14.34 1.5" P.W. 1/2" PIPE ELEV. 10.18 2" PVC WATER 8" PIPE ELEV. 11.14
PC2: FINISH GRADE OVER PIPES EL. 13.24 1.2" PVC (RD) 7" PIPE ELEV. 9.52 6" PVC (SAN) 8" PIPE ELEV. 10.04
PC3: FINISH GRADE OVER PIPES EL. 13.64 1.2" PVC (RD) 7" PIPE ELEV. 8.72 1.25" P.E. 8" PIPE ELEV. 10.42
PC4: FINISH GRADE OVER PIPES EL. 13.74 1.25" P.E. 7" PIPE ELEV. 9.28 6" PVC (SAN) 8" PIPE ELEV. 10.34

15' WIDE VACATED ROAD RIGHT-OF-WAY
RESERVING A 15' WIDE PUBLIC UTILITY EASEMENT
PER CITY OF STUART ORDINANCE NO. 1008
RECORDED IN O.R.BOOK 603, PAGE 1386 AND
PER O.R.BOOK 603, PAGE 768

EXIST. INLET
TOP EL.=11.43'
N. INV. EL.=7.47'
S. INV. EL.=7.44'

EXIST. INLET
TOP EL.=11.49'
N. INV. EL.=7.57'
E. INV. EL.=7.55'

10" P.W. EASEMENT
PER O.R.BOOK 1334,
PAGE 1755

EXISTING POWER POLE

FUTURE
RIGHT-OF-WAY LINE
(WILBOURNE BLVD.
EXTENSION)

PROPOSED
EXFILTRATION
TRENCH

PROPERTY LINE

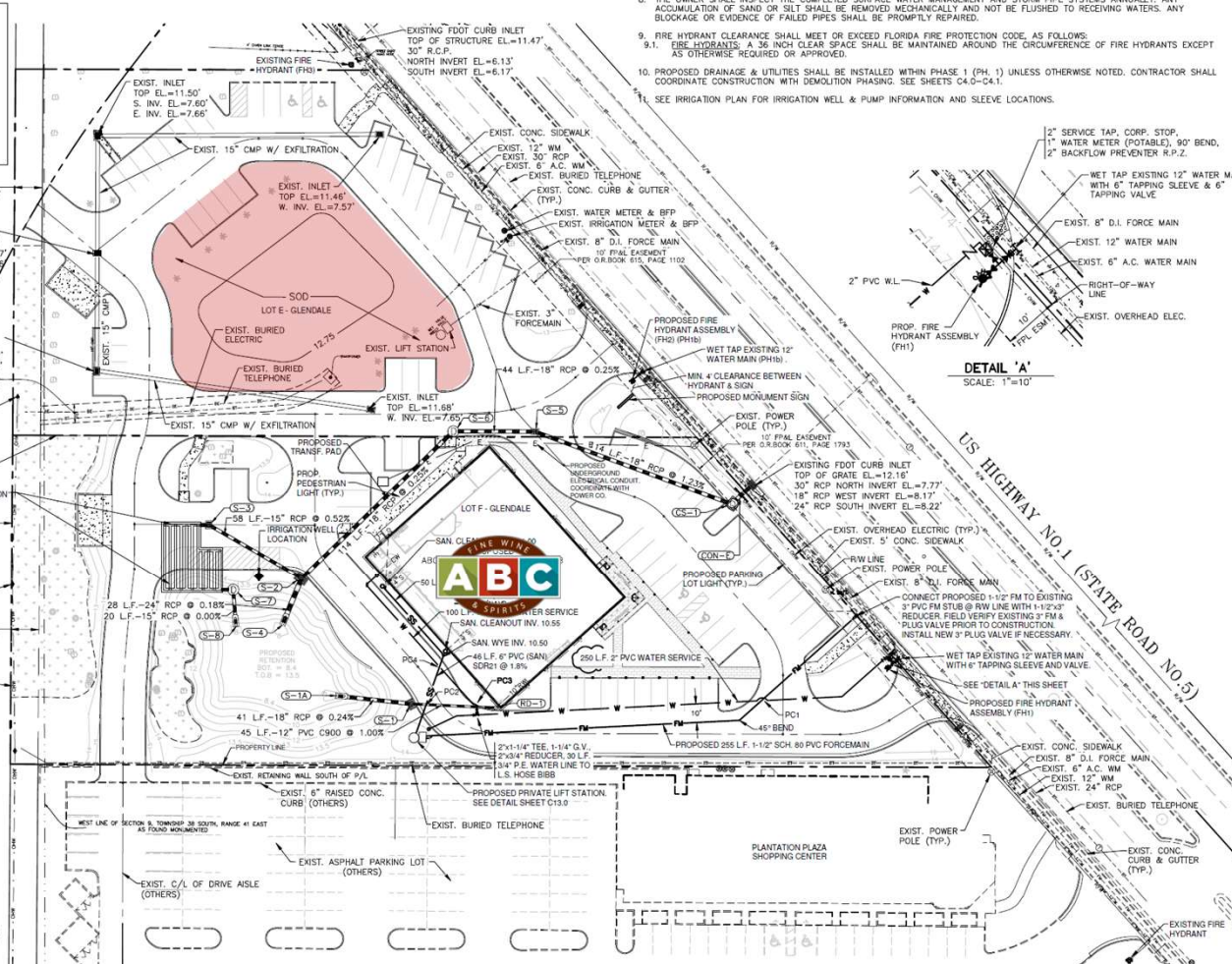
EXISTING OVERHEAD
ELECTRIC (TYP.)

15' WIDE VACATED ROAD RIGHT-OF-WAY
RESERVING A 15' WIDE PUBLIC UTILITY EASEMENT
PER CITY OF STUART ORDINANCE NO. 1008
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EXISTING OVERHEAD
ELECTRIC (TYP.)

UTILITY INSTALLATION SOILS NOTE:
CLAYEY SOILS ARE PRESENT ON SITE.
CONTRACTOR SHALL OBTAIN
GEOTECHNICAL REPORT BY CANNAN
& ASSOCIATES, INC. PROJECT NO.
14-5424, AND CONSTRUCT ACCORDING
TO THE RECOMMENDATIONS AND
REQUIREMENTS SET FORTH IN SAID
REPORT.

ELECTRICAL NOTE:
ELECTRIC IS SHOWN FOR COORDINATION
PURPOSES ONLY AS PROVIDED BY MEP.
MEP PLANS SHALL GOVERN
ELECTRIC DESIGN AND CONSTRUCTION.



Structure Table

Structure Name	Structure Details
CON-E	PIPE CONNECTION SEE DETAIL #23 SHEET C11.2 RM = N/A SW INV IN = 8.73 (18")
CS-1	CONTROL STRUCTURE SEE DETAIL #23 SHEET C11.2 RM = 15.20 W INV IN = 8.35 (18") NE INV OUT = 8.97 (18")
RD-1	ROOF DRAIN CONNECTION RM = N/A W INV IN = 8.75 (12")
S-1	Type C INLET RM = 13.00 E INV IN = 8.30 (12") W INV OUT = 8.10 (18")
S-1A	MITERED END w/ Dis. Pod RM = N/A E INV IN = 8.00 (18")
S-2	Type E INLET RM = 13.00 NE INV IN = 8.55 (18") NW INV OUT = 8.80 (15") S INV OUT = 8.05 (24")
S-3	Type C INLET RM = 13.00 SE INV IN = 8.50 (15") W INV OUT = 8.00 (15")
S-4	MITERED END w/ Dis. Pod RM = N/A N INV IN = 8.00 (24")
S-5	Type C INLET RM = 13.20 W INV IN = 8.84 (18") E INV OUT = 9.75 (18")
S-6	STORM MANHOLE 4" DIA. ALT. 'A' RM = 13.40 E INV IN = 8.83 (18") SW INV OUT = 8.83 (18")
S-7	STORM MANHOLE 4" DIA. ALT. 'A' w/ 2' SUMP RM = 13.00 S INV OUT = 8.00 (15") W INV OUT = 8.00 (15")
S-8	MITERED END w/ Dis. Pod RM = N/A N INV IN = 8.00 (15")

WATER & SEWER DEMAND CALCULATIONS	
PROPOSED ABC BLDG (LOT F):	
WATER: 16.5 F.U. (1.38 ERC)	
= 1.38 ERC x 350 G.P.D.	
= 481 G.P.D. (DAILY AVERAGE)	
SEWER: 15.5 F.U. (1.29 ERC)	
= 1.29 ERC x 300 G.P.D.	
= 388 G.P.D. (DAILY AVERAGE)	

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RETAIL ADVISORS**

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INSTAGRAM.COM/SOUTHEAST_RETAIL_ADVISORS

851 Broken Sound Parkway NW, Suite 160, Boca Raton, FL 33487

*The information herein was obtained from third parties. Any and all interested parties should have their choice of experts inspect the property and verify all information. Southeast Retail Advisors, Inc. makes no warranties or guarantees as to the information given to any prospective Buyer or Tenant.