

300 SW Federal Highway, Stuart 34994

FREE-STANDING
RESTAURANT
FACILITY



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
Lease Price:	\$98,000 (\$31.50 Per SF) 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

HUGE PRICE REDUCTION!!! Now just \$98,000.00 NNN annually! Free-Standing Restaurant Facility on Heavily Trafficked US#1 in Stuart, just west of Downtown (AADT Traffic Counts: 58,190 +/-)! Rare Opportunity to 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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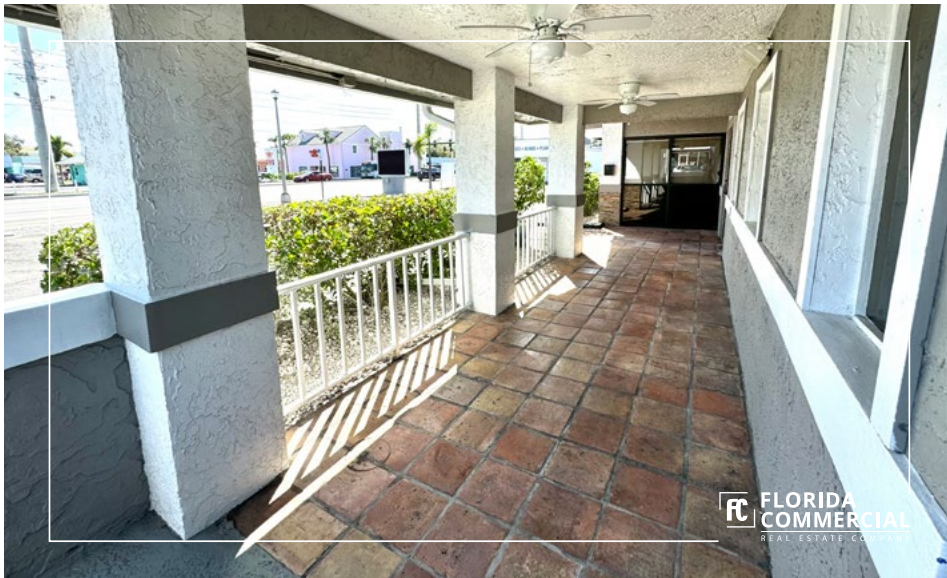


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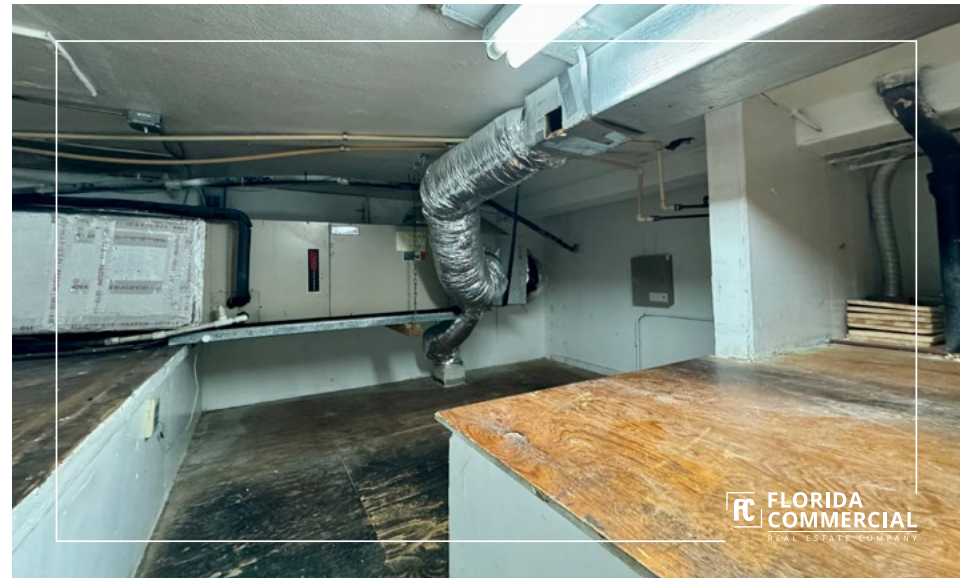
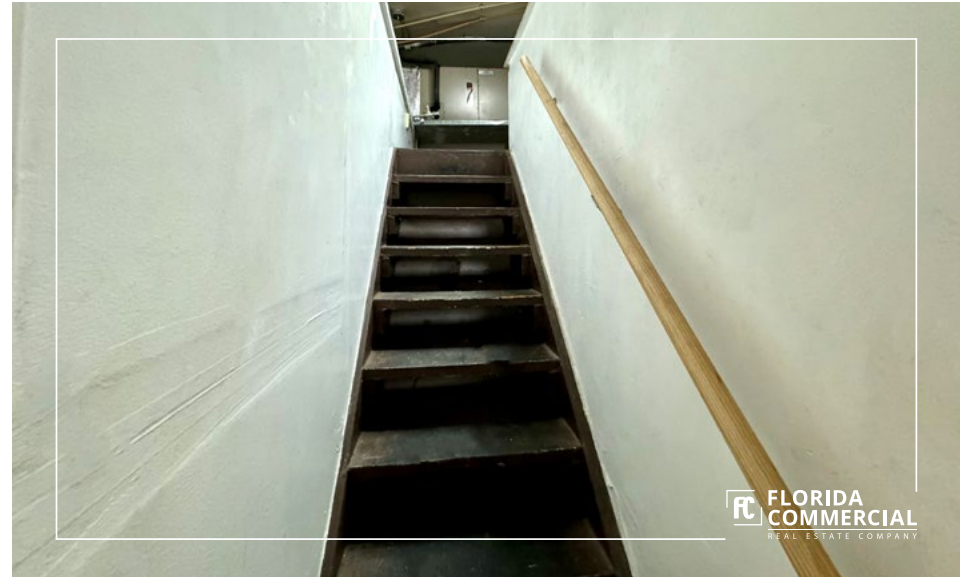
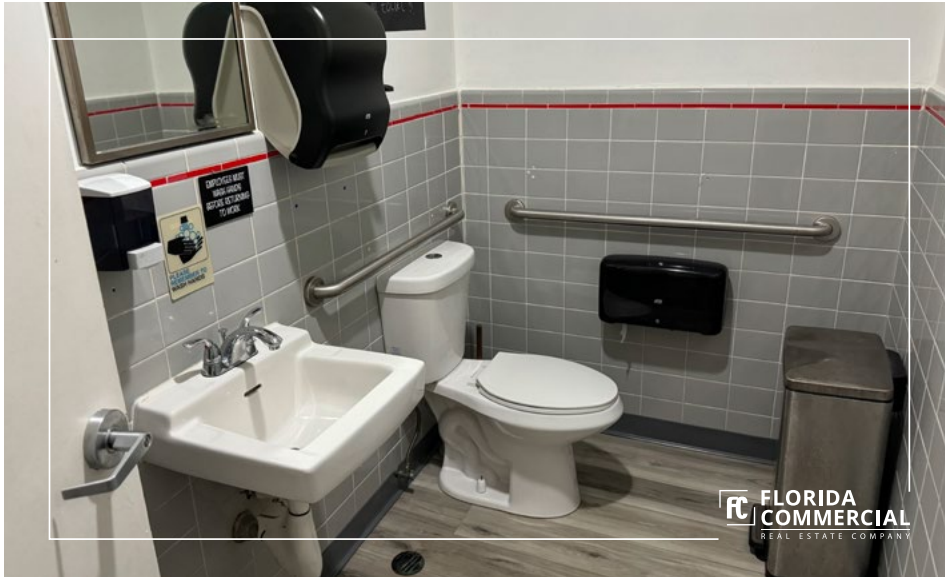


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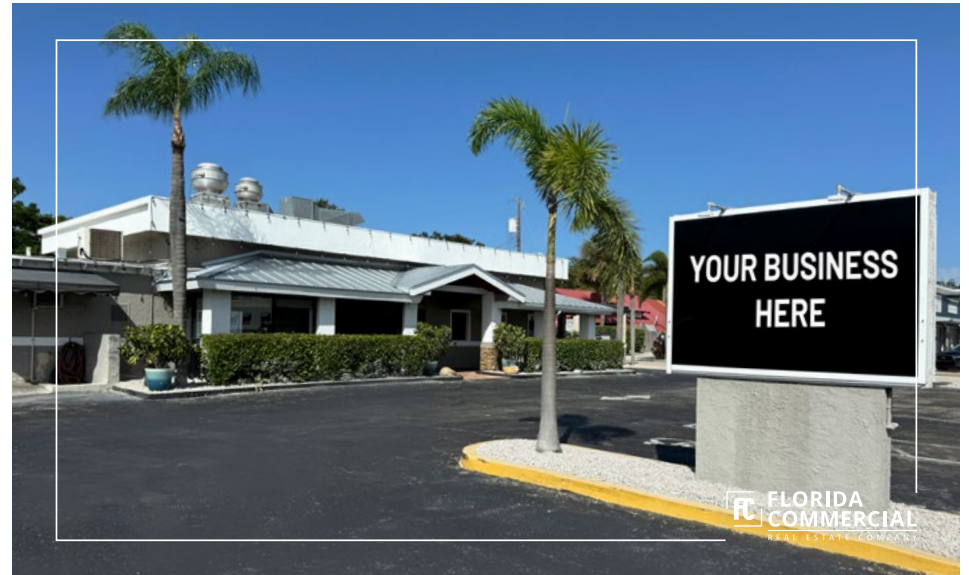


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MAP & REPORT

300 SW Federal Highway, Stuart 34994 | FREE-STANDING RESTAURANT FACILITY



POPULATION

1 MILE

3 MILES

5 MILES

Population

14.2K

76.5K

132K

Median Age

52.8

52.1

51.3

MONTHLY VISITS TO NEARBY RESTAURANT 10.6K



HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households

4.8K

25.6K

42.8K

of Employees

12.3K

65.2K

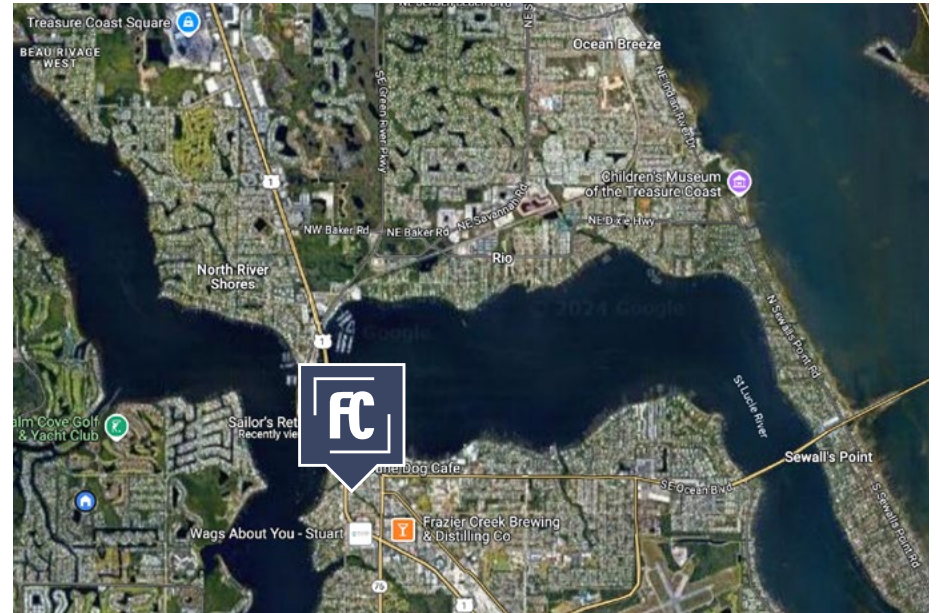
112.8K

Average HH Income

\$83.9K

\$80.5K

\$80.3K



**FLORIDA
COMMERCIAL**

REAL ESTATE COMPANY



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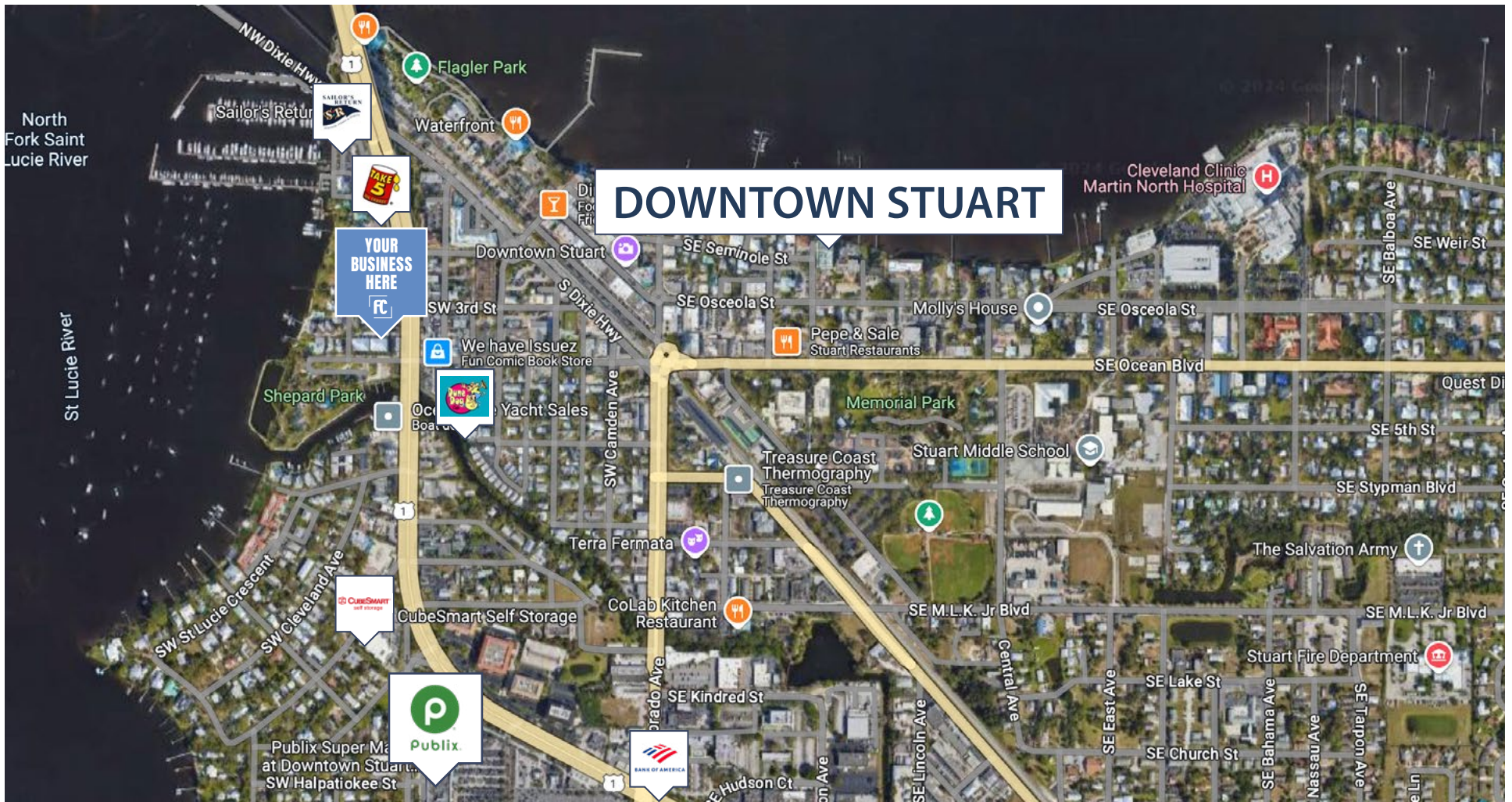
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RETAIL MAP

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