

HIGH-VISIBILITY RESTAURANT OPPORTUNITY

1961 SE Federal Highway, Stuart, FL 34994



FOR LEASE | \$39.00/SF NNN

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street
Stuart, FL 34994
www.commercialrealestatellc.com

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PROPERTY OVERVIEW

- Exceptional opportunity to lease a former Sonny's BBQ with high visibility on US-1 in a thriving Stuart retail corridor.
- The building features ample parking, a dedicated pylon sign, and seating for up to 132 guests.
- Drive-up / pick-up window potential and ground lease option available.
- Surrounded by top national brands including Pollo Tropical, Starbucks, Big Lots, and Tijuana Flats, with convenient access to Palm City, Hobe Sound, and Port St. Lucie.



LEASE RATE	\$39.00/SF NNN
BUILDING SIZE	3,938 SF
BUILDING TYPE	Restaurant
ACREAGE	0.70 AC
FRONTAGE	115'
TRAFFIC	42,000 AADT
YEAR BUILT	1979
CONSTRUCTION TYPE	Block with Stucco
PARKING SPACE	42
ZONING	B-2 (Business General) Stuart
LAND USE	Commercial
PARCEL ID	09-38-41-000-000-00293-1

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DEMOGRAPHICS

Population	1 mile	3 miles	5 miles
2020 Population	7,138	47,966	102,019
2024 Population	7,734	50,824	108,029
2029 Population Projection	8,216	53,785	114,395
Annual Growth 2020-2024	2.1%	1.5%	1.5%
Annual Growth 2024-2029	1.2%	1.2%	1.2%
Median Age	40.8	51.5	53.6
Bachelor's Degree or Higher	22%	29%	33%
U.S. Armed Forces	0	58	108

Income	1 mile	3 miles	5 miles
Avg Household Income	\$59,194	\$83,512	\$91,536
Median Household Income	\$44,876	\$59,679	\$64,949
< \$25,000	818	4,359	8,610
\$25,000 - 50,000	863	5,429	10,881
\$50,000 - 75,000	496	3,906	7,481
\$75,000 - 100,000	475	2,857	5,768
\$100,000 - 125,000	148	2,057	4,474
\$125,000 - 150,000	114	1,166	2,820
\$150,000 - 200,000	142	1,117	3,448
\$200,000+	44	1,796	4,583

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ZONING INFORMATION

Business and PUD Districts Uses	B-2				
Adult businesses (refer to supplemental standards in section 2.06.11)	CU	Dry boat storage	P	Place of public assembly	P
Adult day care centers	P	Dry-cleaning establishment	P	Pool hall/billiard parlor	P
Automatic amusement center and game room	P	Family day care home in a residence	P	Public facilities and services	P
Automobile repair services, major and minor (refer to supplemental standards in section 2.06.06)	P	Funeral homes	P	Public parks	P
Automobile sales provided all repair and service shall be done within an enclosed building (refer to supplemental standards in section 2.06.06)	P	Funeral homes with crematorium	CU	Public utilities ¹	P
Bakery, retail and/or wholesale warehouses	P	Gasoline or other motor fuel stations (refer to supplemental standards in section 2.06.06)	P	Radio and/or television broadcast stations	P
Banks/financial institutions	P	Golf driving range (not accessory to golf	P	Religious institutions	P
Barbershop, beauty salons, specialty salons	P	Golf course, miniature	P	Repair services	P
Bars	P	Health club	P	Residential units combined with non-	P
Boat sales and service (refer to supplemental standards in section 2.06.06)	P	Health spas	P	Restaurants, convenience and general	P
Boat storage, dry	P	Hotels, motels	P	Restaurants, limited	
Bowling alleys	P	Kennels	P	Retail, bulk merchandise	P
Bus and train (passenger) station/terminals	P	Laundry establishments (self service)	P	Retail, department store	P
Car wash	P	Libraries		Retail, furniture stores	P
Catering shops	P	Massage therapy establishments	P	Retail, intensive sales and service	P
Cemeteries	P	Microbrewery	P	Retail, non-intensive sales and service	P
Child care center (refer to supplemental standards in section 2.06.05)	P	Multi-family dwelling units			
Clubs, lodges, and fraternal organizations	P	Museums	P		
Community garden (refer to supplemental standards in section 2.06.08)	P	Newspaper or publishing plant			
Craft distillery	P	Office, business or professional	P		
Crematoriums	CU	Office, low intensity medical	P		
		Office, medical	P		
		Office, veterinary	P		

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SITE PHOTOS



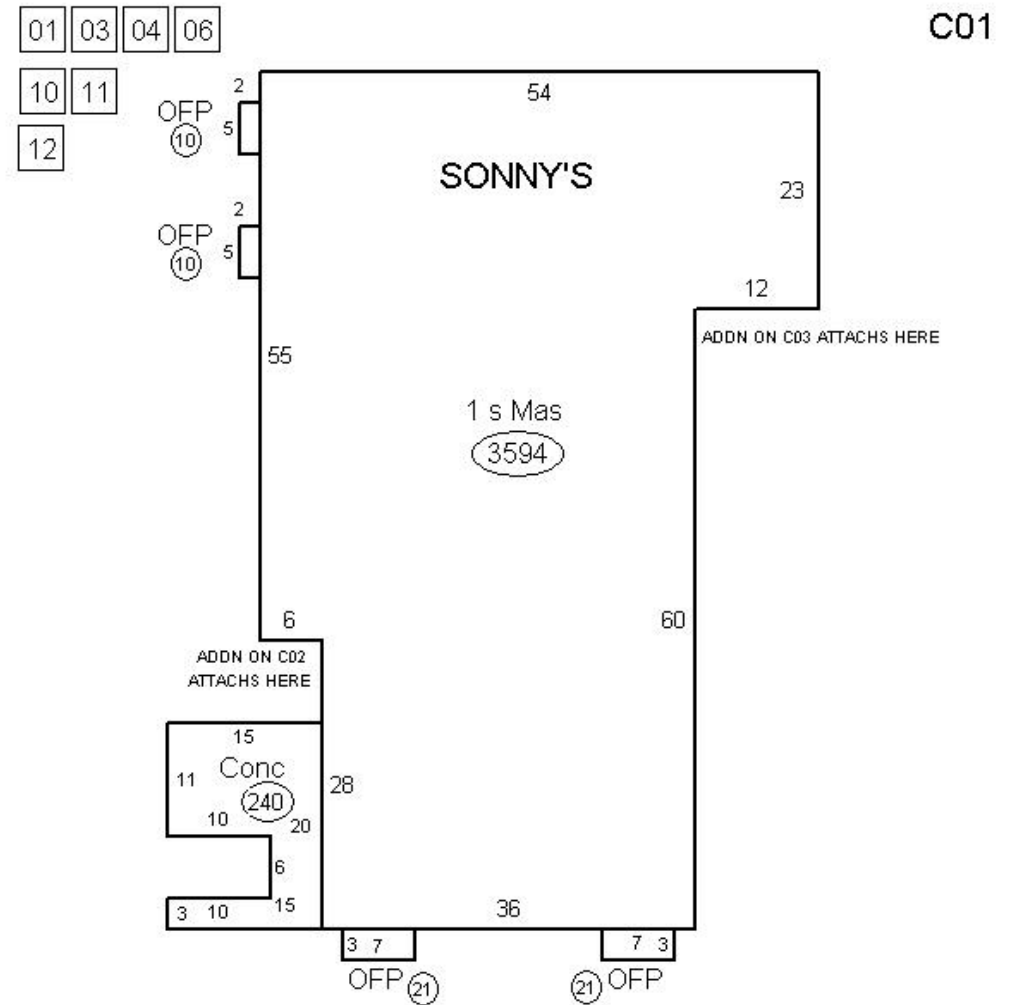
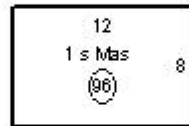
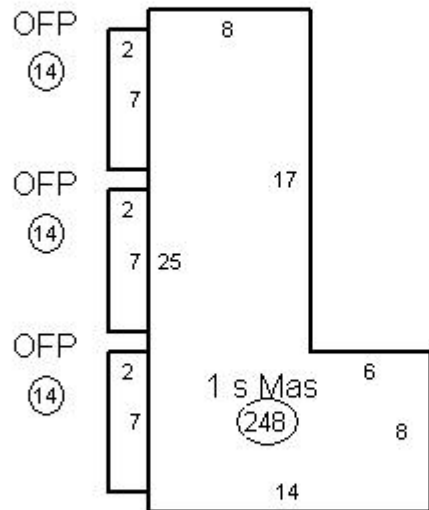
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FLOOR SKETCH



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TRADE AREA MAP



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