

726 SW Federal Hwy, Stuart, FL 34994

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



FOR SALE
OR
FOR LEASE



ALEX AYDELOTTE
Broker | Principal
O: 772.223.3646 C: 772.263.1130
E: alex@florida-commercial.net

3,046 SF

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

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EXECUTIVE SUMMARY

726 SW Federal Hwy, Stuart, FL 34994 | FAST-FOOD RESTAURANT W/ DRIVE-THRU

SPECS

Building Size: 3,046 SF
Sale Price: \$2,195,000
Lease Price: \$120,000 (\$39.40 Per SF) Annually / NNN
Land Size: .65 AC
Year Built: 1995
Zoning: B-2 - Business General - City of Stuart

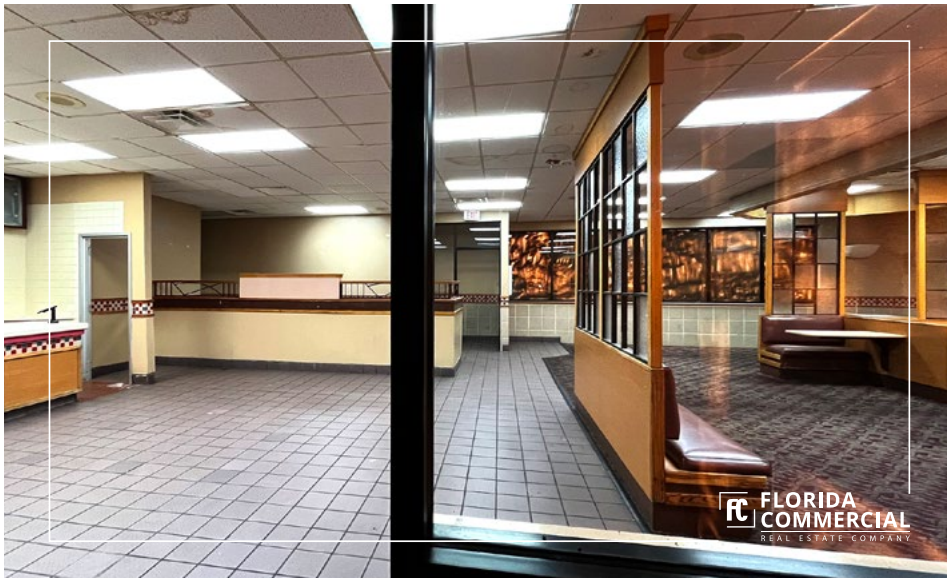
PROPERTY OVERVIEW

High-visibility freestanding restaurant with drive-through! This former Wendy's sits at a busy, signalized intersection with excellent visibility and prominent monument signage—perfect for a turnkey restaurant or fast-food operation. The 3,046 SF building features a spacious dining area, an existing hood system, a grease trap, a large dish pit with (2) three-compartment sinks, an 84-gallon Rheem water heater, a 3M water filtration system, and two walk-in coolers plus a freezer. Strategically located on high-traffic US-1, near downtown Stuart and next to a Publix-anchored shopping center.



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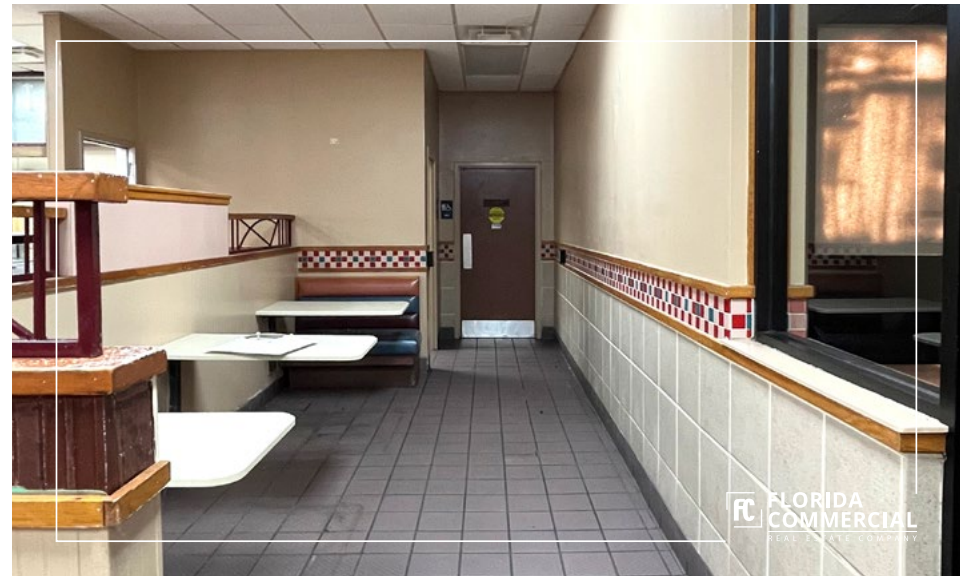


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MAP & REPORT

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POPULATION

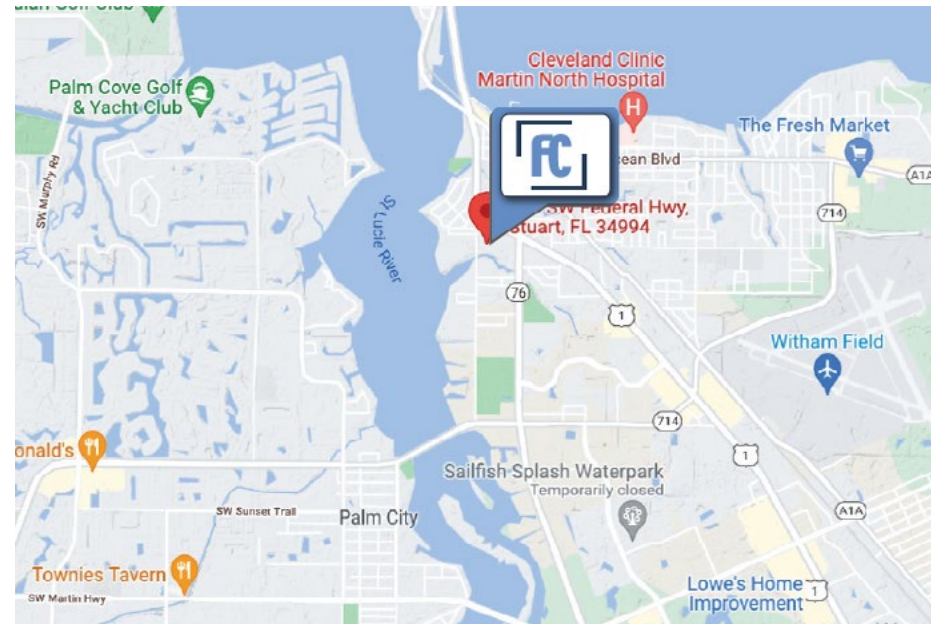
	1 MILE	3 MILES	5 MILES
Population	14.2K	76.5K	132K
Median Age	52.8	52.1	51.3

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



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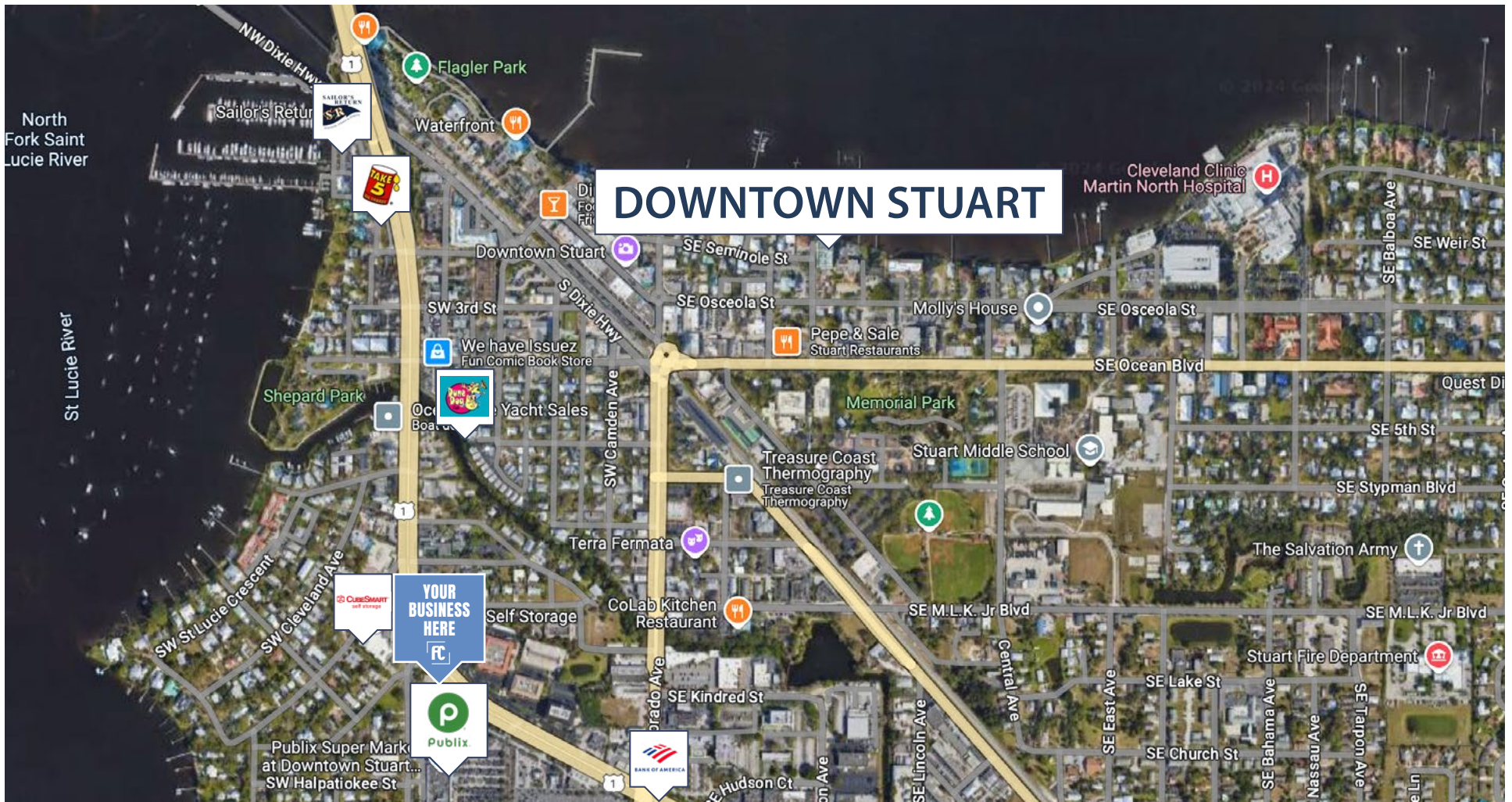
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RETAIL MAP

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