

FREESTANDING RESTAURANT SPACE

1961 SE Federal Highway, Stuart, FL 34994



FOR LEASE | \$39.00/sf NNN

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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www.commercialrealestatellc.com

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PROPERTY OVERVIEW

- Exceptional opportunity to lease a freestanding restaurant building located in the active retail area of Stuart, Florida.
- Former Sonny's BBQ restaurant with great frontage to US-1, ample parking, and its own pylon sign. Previous legal occupancy for 132 guests.
- Option to ground lease property.
- Opportunity for pick-up window.
- Surrounded by regional and national brands such as Pollo Tropical, Big Lots, Tijuana Flats, Starbucks, Enterprise Rent-A-Car, and many others.
- Located near a signalized intersection that connects to Palm City, Hobe Sound, and Port St. Lucie.



LEASE RATE	\$39/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

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	7,161	1 Mile	\$63,241	1 Mile	39.7
3 Mile	105,364	3 Mile	\$94,488	3 Mile	48.2
5 Mile	243,190	5 Mile	\$88,093	5 Mile	47.5

2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	7,279	1 Mile	\$53,262	1 Mile	39.8
3 Mile	108,753	3 Mile	\$72,393	3 Mile	52.6
5 Mile	264,678	5 Mile	\$68,535	5 Mile	51.3

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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 course)	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-residential uses	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



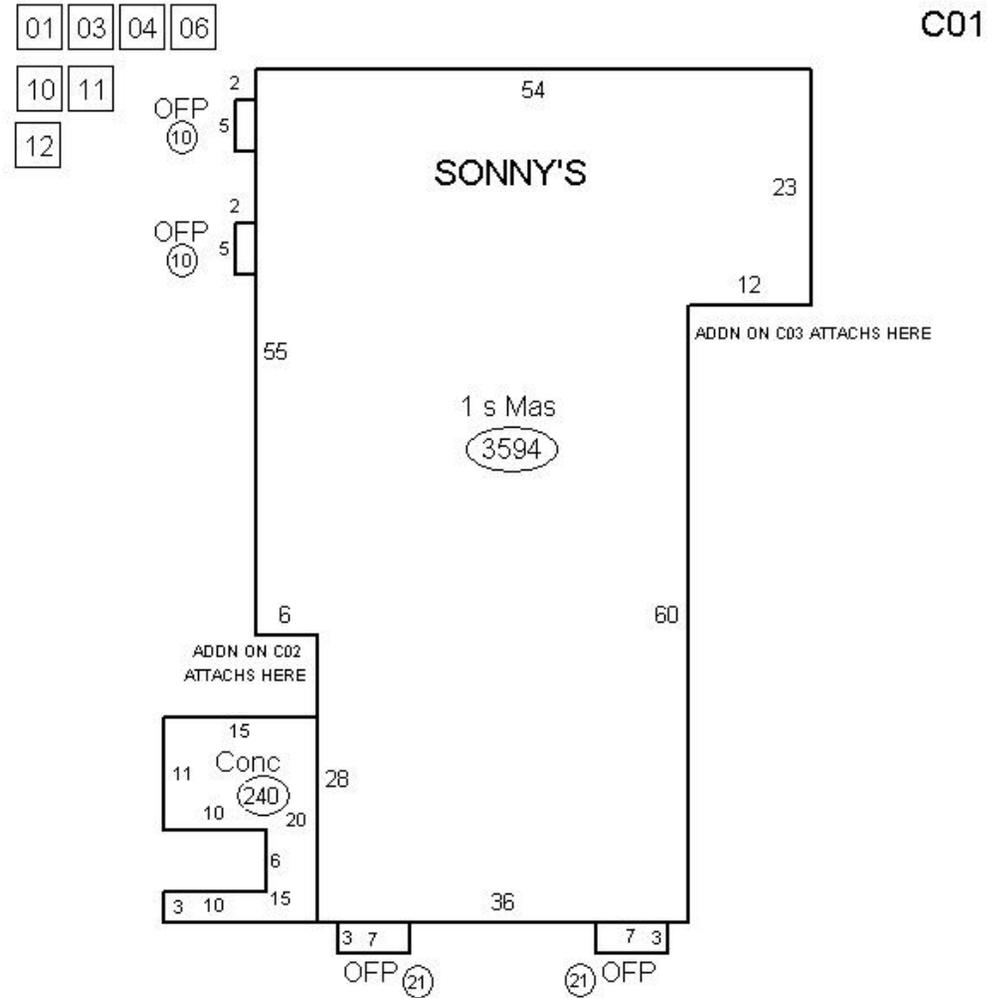
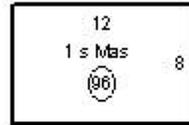
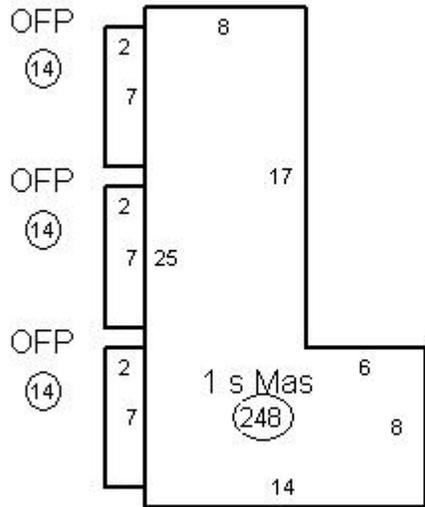
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FLOOR SKETCH



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TRADE AREA MAP



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