

**FOR SALE**

\$1,142,857

**10 Yr NNN Single Tenant Restaurant**

300 SW Federal Highway, Stuart FL 34994



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

**Listing Contact:**

Jeremiah Baron | 772-528-0506 | [Jbaron@commercialrealestatellc.com](mailto:Jbaron@commercialrealestatellc.com)

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

# Property Details

# 10 Yr NNN Single Tenant Restaurant

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<b>PRICE</b>	\$1,142,857
<b>CAP RATE</b>	7.0
<b>ANNUAL INCREASES</b>	2.75%
<b>NOI</b>	\$80,000 Annually
<b>BUILDING SIZE</b>	+/-3,000 sf
<b>BUILDING TYPE</b>	Restaurant
<b>ACREAGE</b>	0.44 AC
<b>FRONTAGE</b>	+/-117'
<b>TRAFFIC COUNT</b>	59,031 AADT
<b>YEAR BUILT</b>	1987 (renovated in 2014)
<b>CONSTRUCTION TYPE</b>	CBS
<b>PARKING SPACE</b>	40
<b>ZONING</b>	B-1
<b>LAND USE</b>	Restaurant
<b>UTILITIES</b>	City Of Stuart

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- Excellent single tenant deal at 7 cap with a 10 year base term and annual increases.
- Lease is Corporate Guaranteed and Personally Guaranteed by both partners.
- Strong regional player with 5 locations from Palm Beach County to Port St. Lucie County.
- Indoor and outdoor seating available plus ample parking.
- Site has exceptional exposure and great accessibility from US-1, just south of the Roosevelt Bridge.



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# Property Demographics

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## Demographics

2018 Population Estimate		Average Household Income		Average Age	
1 Mile	2,971	1 Mile	\$73,846	1 Mile	46.80
3 Mile	47,071	3 Mile	\$73,947	3 Mile	46.80
5 Mile	98,077	5 Mile	\$78,128	5 Mile	46.40

2023 Population Projection		Median Household Income		Median Age	
1 Mile	3,146	1 Mile	\$49,658	1 Mile	51.00
3 Mile	50,453	3 Mile	\$51,610	3 Mile	50.50
5 Mile	105,464	5 Mile	\$55,719	5 Mile	50.10

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## Additional Photos

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# Zoning Information

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Business and PUD Districts Uses	B-1	B-2
Adult businesses (refer to supplemental standards in Section 2.06.11)		CU
Adult day care centers	P	P
Automatic amusement center and game room		P
Automobile repair services, major and minor (refer to supplemental standards in Section 2.06.06)		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
Bakery, retail and/or wholesale warehouses		P
Banks/financial institutions	P	P
Barbershop, beauty salons, specialty salons	P	P
Bars	P	P
Boat building, indoors		
Boat sales and service (refer to supplemental standards in Section 2.06.06)		P
Boat storage, dry		P
Bowling alleys		P
Bus and train (passenger) station/terminals		P
Car wash		P
Catering shops	P	P
Cemeteries		P
Child care center (refer to supplemental standards in Section 2.06.05)	P	P
Clubs, lodges, and fraternal organizations		P
Cold storage		
Community garden (refer to supplemental standards in Section 2.06.08)	P	P
Craft distillery	P	P
Crematoriums		CU
Dry boat storage		P
Drycleaning establishment		P
Family day care home in a residence	P	P
Farm equipment and supply sales establishments, including open storage		
Flea markets		
Funeral homes		P
Funeral homes with crematorium		CU
Gasoline or other motor fuel stations (refer to supplemental standards in Section 2.06.06)		P

Business and PUD Districts Uses	B-1	B-2
Golf course		
Golf driving range (not accessory to golf course)		P
Golf course, miniature		P
Health club		P
Health spas		P
Hotels, motels	P	P
Industrial, low-impact within enclosed facility		
Kennels		P
Laundry establishments (self service)		P
Libraries	P	
Massage therapy establishments	P	P
Microbrewery	P	P
Manufactured/mobile home park/RV park		
Multi-family dwelling units	P	
Museums	P	P
Newspaper or publishing plant		
Office, business or professional	P	P
Office, low intensity medical	P	P
Office, medical	P	P
Office, veterinary	P	P
Outdoor storage (refer to standards in Section 6.10.00)	P	P
Parking garages (private or government provided public)	P	P
Parking lots (private or government provided public)	P	P
Place of public assembly		P
Pool hall/billiard parlor		P
Public facilities and services	P	P
Public parks	P	P
Public utilities <sup>1</sup>	P	P
Radio and/or television broadcast stations		P
Religious institutions		P
Repair services		P
Residential units combined with non-residential uses	P	P
Restaurants, convenience and general	P	P
Restaurants, limited		
Retail, bulk merchandise		P
Retail, department store		P
Retail, furniture stores		P
Retail, intensive sales and service	P	P
Retail, non-intensive sales and service		P

Business and PUD Districts Uses	B-1	B-2
Retail, regional mall		P
Retail, strip shopping center		P
Rooftop dining area (refer to supplemental standards in Section 2.06.19)	CU	CU
Skating rink, rolling or ice		P
School-private, parochial, technical	P	P
Shooting range, indoor (refer to Supplemental Standards Sec. 2.06.16)		P
Sign painting and/or sign manufacturing shops within enclosed facility without outdoor storage		P
Stealth telecommunications facilities in excess of 45 feet in height (refer to supplemental standards in Section 2.06.12)	CU	CU
Stealth telecommunications facilities which do not exceed 45 feet in height or which are constructed as part of an existing architectural feature or structure provided its total height does not exceed 120 percent of the height of the architectural feature or structure (refer to supplemental standards in Section 2.06.12)	P	P
Studio (art, dance, music, exercise)		P
Swimming pools		P
Telecommunications towers		CU
Theaters	P	P
Urban farm (refer to supplemental standards in Section 2.06.08)	P	P
Warehouse, general storage		
Warehouse, mini-storage		
Warehouse, wholesale and distribution		

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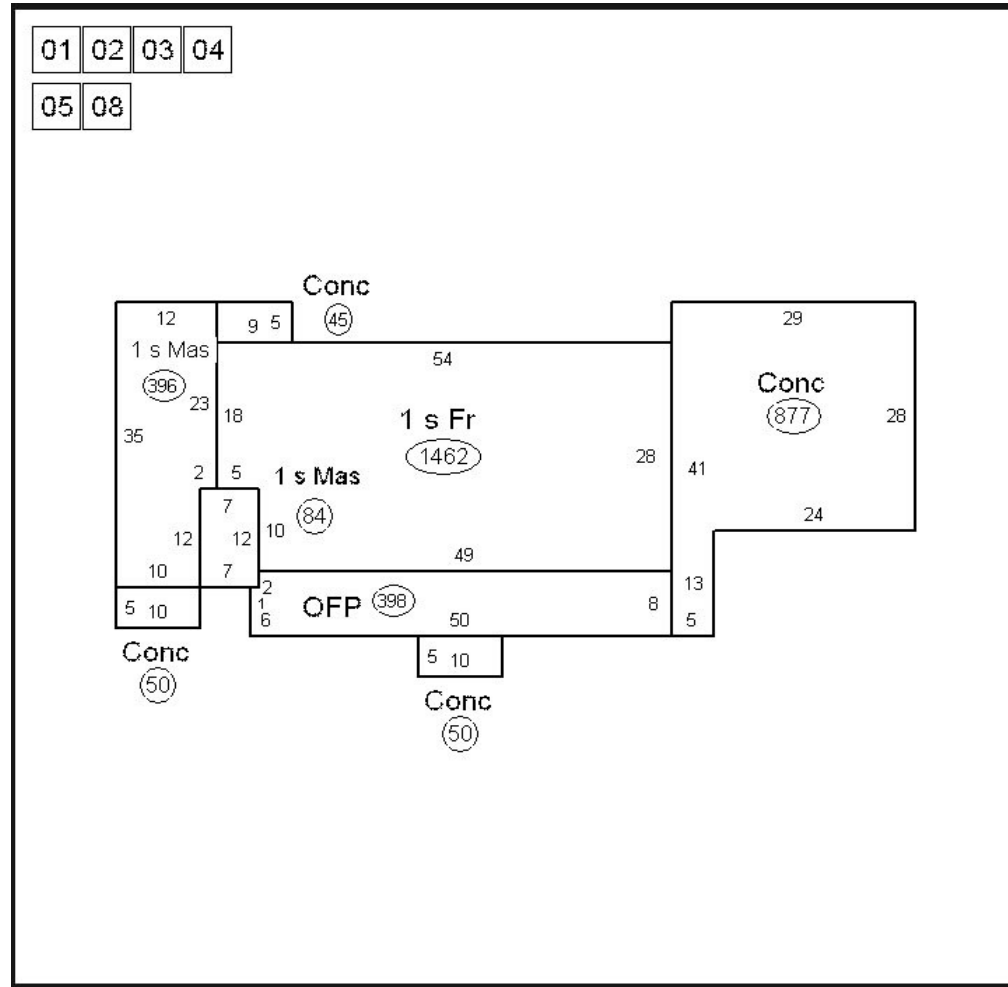
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# Floor Plan

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# Property Aerial

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