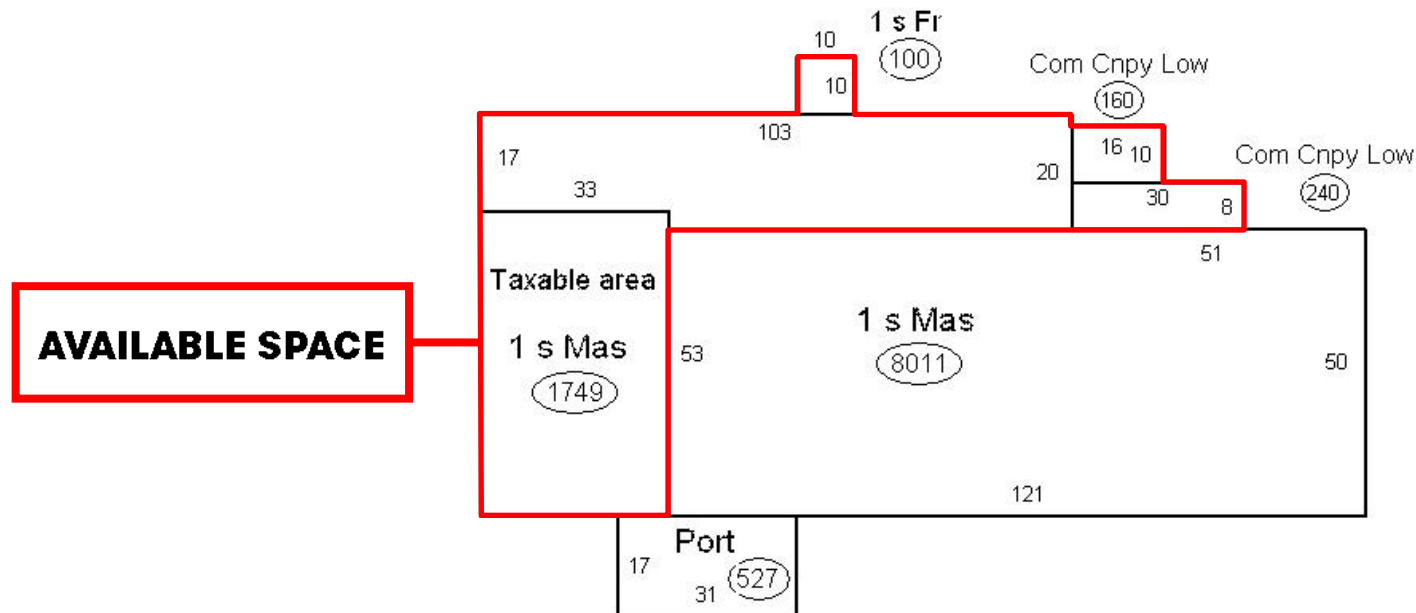


FOR LEASE

\$25.00/sf NNN

Move-in Ready Restaurant Space

7251 SW Gaines Ave. Stuart FL 34997



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Chris Belland | 772-418-4506 | Cbelland@commercialrealestatellc.com

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

Property Details

Move-in Ready Restaurant Space

7251 SW Gaines Ave. Stuart FL 34997

LEASE RATE	\$25.00/sf NNN
SPACE AVAILABLE	+/- 3,800 sf
BUILDING TYPE	Fraternal Building
ACREAGE	2.09 AC
FRONTAGE	301' (from SE Cove Rd.)
TRAFFIC COUNT	16,100 ADT (from SE Cove Rd.)
YEAR BUILT	1976
CONSTRUCTION TYPE	Masonry
PARKING SPACE	Ample
ZONING	COR-1 (Commercial Office/Residential)
LAND USE	Commercial/Office/Residential
UTILITIES	Martin County Water
PARCEL ID	55-38-41-000-042-00082-1

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

- Move-in ready Move-in Ready Restaurant Space located in the Knights of Columbus meeting hall building.
- Interior features include a dining area that can accommodate up to 75 guests, a commercial kitchen, walk-in freezer, and restrooms.
- Suitable for a catering business or other dining related uses.
- Located between S Kanner Highway and SE Cove Road, and in close proximity to the I-95 interchange. Neighboring tenants includes: Popeyes Louisiana Kitchen, Taco Bell, RaceTrac, Autozone, and many others.



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Kitchen Photos

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Property Demographics

Move-in Ready Restaurant Space

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2020 Population Estimate

2020 Average Household Income

Average Age

1 Mile	2,214	1 Mile	\$90,225	1 Mile	51.40
3 Mile	24,116	3 Mile	\$99,729	3 Mile	45.80
5 Mile	70,671	5 Mile	\$85,255	5 Mile	46.20

2025 Population Projection

2020 Median Household Income

Median Age

1 Mile	2,334	1 Mile	\$69,715	1 Mile	57.20
3 Mile	25,122	3 Mile	\$71,157	3 Mile	49.90
5 Mile	73,589	5 Mile	\$52,229	5 Mile	49.70

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Zoning Information

Move-in Ready Restaurant Space

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<i>Public and Institutional Uses</i>	COR-1
Administrative services, not-for-profit	P
Community centers	P
Cultural or civic uses	P
Educational institutions	P
Neighborhood assisted residences with six (6) or fewer residents	P
Places of worship	P
Post offices	P
Protective and emergency services	P
Public libraries	P
Public parks and recreation areas, active	P
Public parks and recreation areas, passive	P
Recycling drop-off centers	P
Residential care facilities	P

<i>Commercial and Business Uses</i>	COR-1
Adult business	
Ancillary retail use	P
Bed and breakfast inns	P
Business and professional offices	P
Family day care	P
Financial institutions	P
Medical services	P
Recreational vehicle parks, limited to the number and configuration of units lawfully established prior to the effective date of this ordinance	P
Residential storage facilities	P

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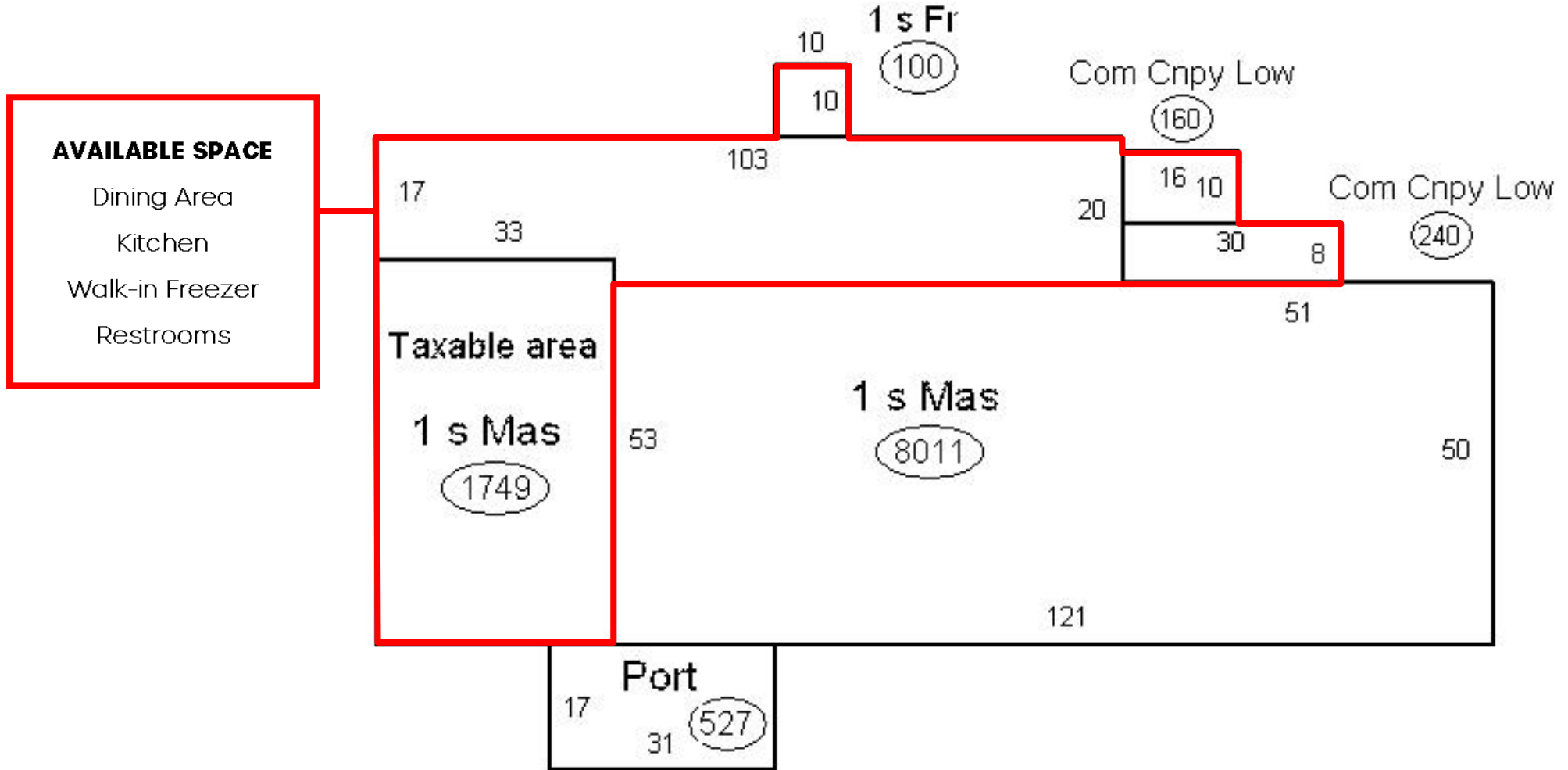
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Floor Plan

Move-in Ready Restaurant Space

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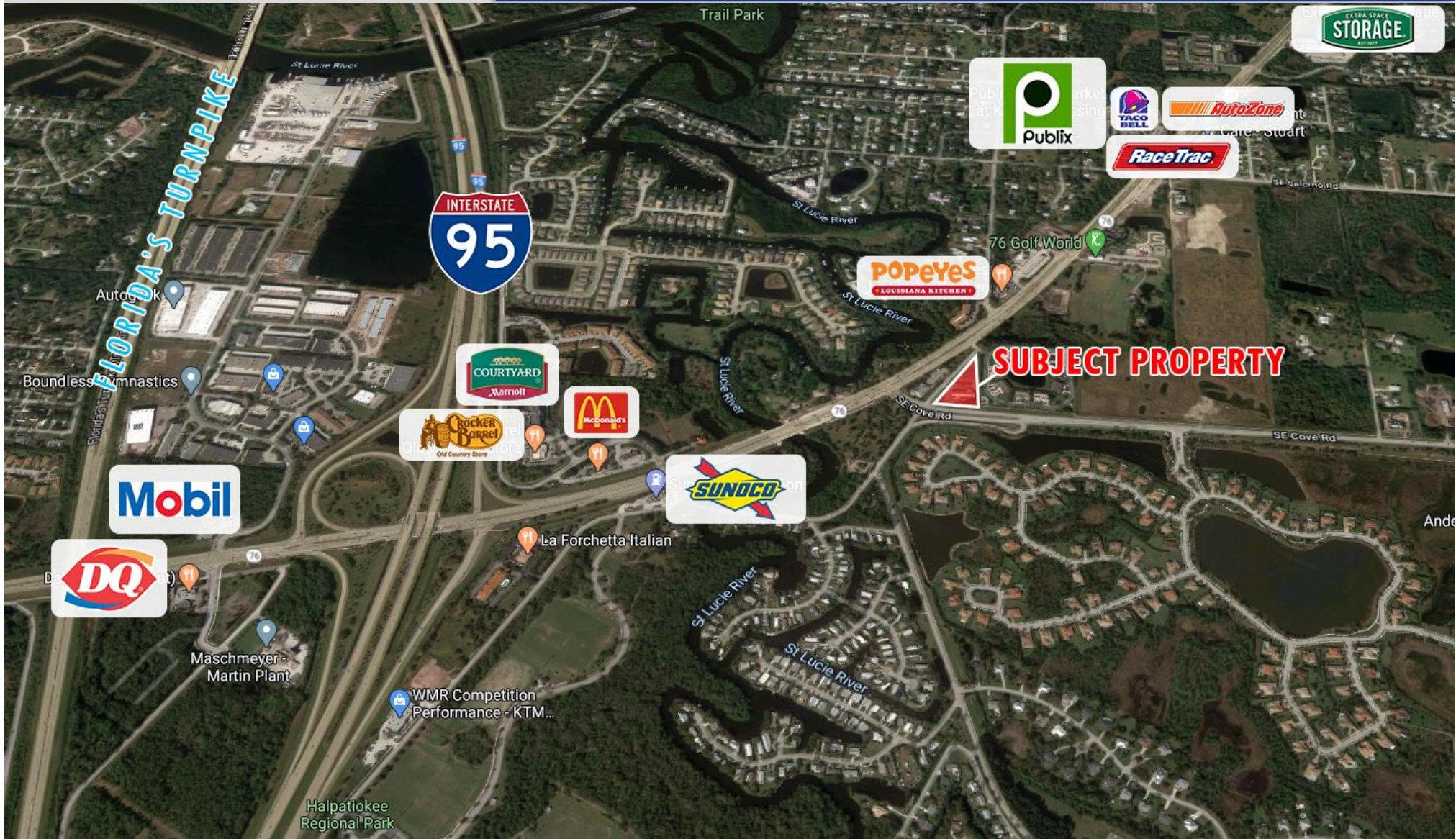
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Trade Area Map

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