

# FOR LEASE

Negotiable

## Restaurant/Bar Space

23 SW Osceola St. Stuart FL 34994



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

**Listing Contact:**

Chris Belland | 772-418-4506 | [Cbelland@commercialrealestatellc.com](mailto:Cbelland@commercialrealestatellc.com)

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

# Property Details

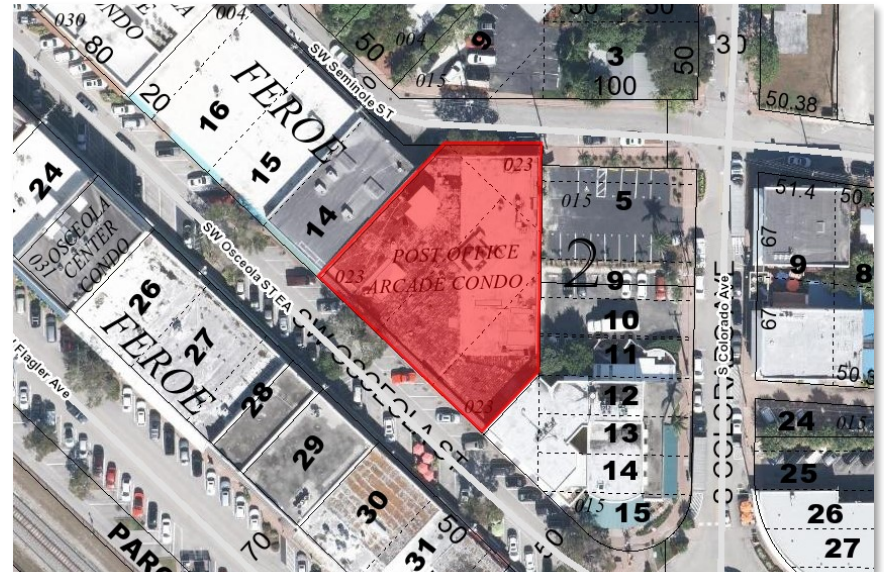
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PRICE	Negotiable
SPACE AVAILABLE	+/- 5,600 sf
BUILDING TYPE	Restaurant
ACREAGE	0.39 AC
FRONTAGE	+/- 145'
TRAFFIC COUNT	17,500 AADT
YEAR BUILT	1925
CONSTRUCTION TYPE	Unknown
PARKING SPACE	Plenty
ZONING	UC - Urban Center
LAND USE	Downtown Redevelopment
UTILITIES	City of Stuart

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Rare opportunity!!! Former gastro pub in the heart of Downtown Stuart is currently available for lease. Excellent space is already built out for a bar/restaurant, plenty of seating, perfect for a good experienced operator. Site includes liquor license. Prime location surrounded by shopping boutiques, professional businesses, and residential. Deal won't last long!!



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# Property Demographics

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### 2017 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	2,995	1 Mile	\$60,627	1 Mile	44.90
3 Mile	47,162	3 Mile	\$69,039	3 Mile	46.80
5 Mile	97,769	5 Mile	\$76,149	5 Mile	46.60

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# Zoning Information

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<i>Commercial Uses</i>	
Automobile repair service—Within an enclosed building in along U.S. 1 (Federal Hwy. and Savannah Road) only	1 per 200 square feet of sales area, plus 2 spaces per service bay, plus 1 space per employee
Art galleries	1 per 200 square feet
Bakery, retail	One (1) space for each employee on the largest working shift plus one (1) space per three hundred (300) square feet of gross floor area
Banks/financial institutions	1 per 300 square feet, plus queuing spaces per Sec. 6.01.07
Barbershop, Beauty Salons, Specialty Salons	2 per station
Bars	1 per 4 seats
Catering shop	1 per employee, plus 0.5 spaces per delivery truck, plus 2 spaces per 1,000 square feet
Clubs, lodges and fraternal organizations	1 per 3 persons based on the maximum seating capacity of the building, or 1 space per 100 square feet (whichever is greater). One-half (½) of total parking area must be paved; the other half may be an approved stabilized surface.
Dry cleaning, provided that all cleaning is conducted off-premises	1 per employee, plus 0.5 spaces per delivery truck, plus 1 space per 300 square feet

Health spas	1 per 200 square feet if located with retail, or 1 space per 150 square feet if located independently
Massage therapy establishments	1 per 300 square feet
Microbreweries and craft distilleries	1 per employee plus 1 per 300 square feet for tasting, tap room, and gift shops.
Office, business or professional, medical, low intensity medical, and veterinary	1 per 350 square feet (professional); 1 per 300 square feet (low intensity medical) 1 per 200 square feet (medical and veterinary)
Pharmacies (if 2,000 square feet or less)	1 per 200 square feet
Restaurants, convenience and general	1 per 4 seats
Retail sales and service (intensive and non-intensive)—Within an enclosed building only	1 per 300 square feet of floor space
Retail manufacturing—Providing such manufacturing is incidental to sales and occupies less than 75 percent of the total gross floor area	1 per 300 square feet
Studios (art, dance, music, exercise)	1 per 300 square feet
Theaters	1 per 4 seats

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# Floor Plan

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## Interior Photos

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# Property Aerial

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