

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

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.

# EXECUTIVE SUMMARY

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

## SPECS

**Building Size:** 3,046 SF  
**Sale Price:** \$1,895,000  
**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.



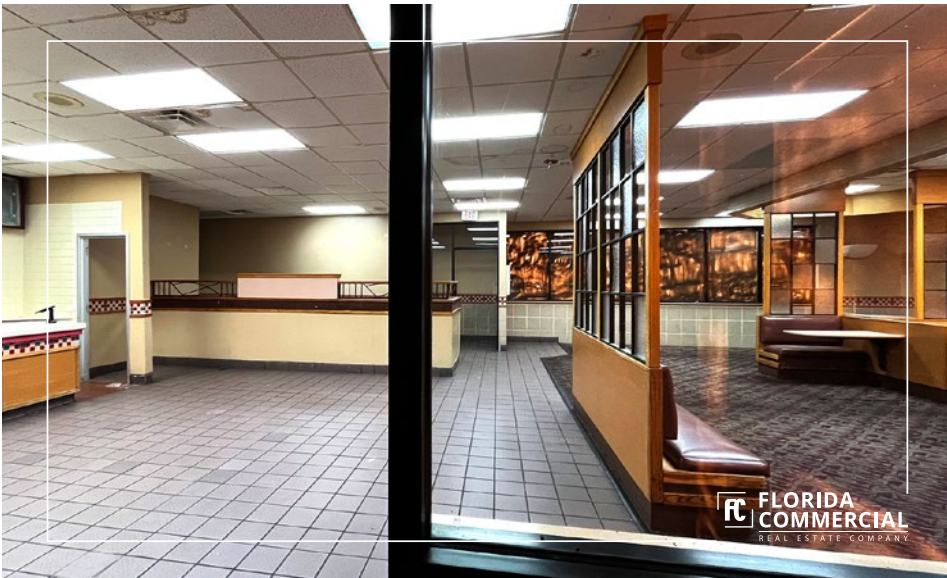
**FC** FLORIDA  
COMMERCIAL  
REAL ESTATE COMPANY

**FC** FLORIDA  
COMMERCIAL  
REAL ESTATE COMPANY



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

**3,046 SF**



**FC** **FLORIDA**  
**COMMERCIAL**  
REAL ESTATE COMPANY



**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

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.



**FC** FLORIDA  
COMMERCIAL  
REAL ESTATE COMPANY

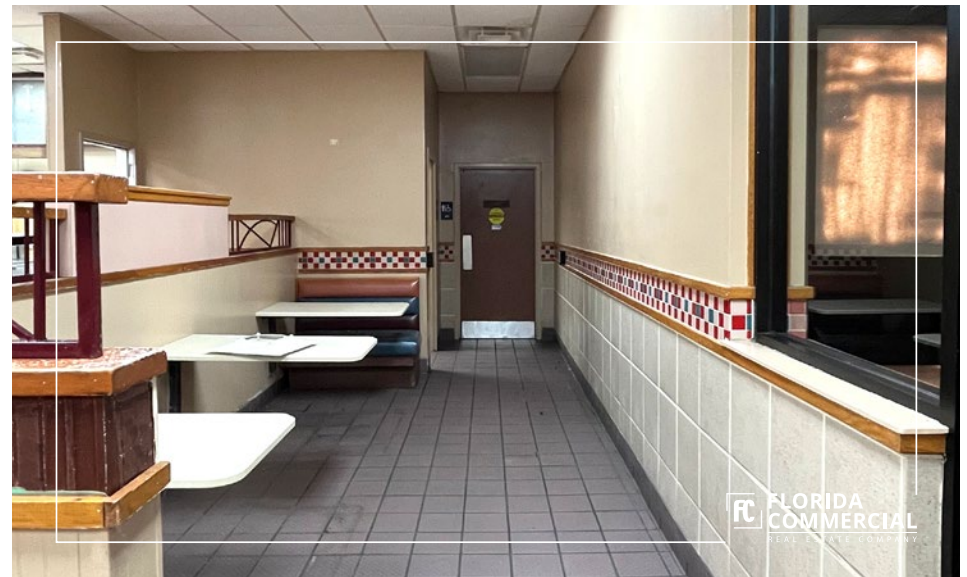


**ALEX AYDELOTTE**  
Broker | Principal  
O: 772.223.3646 C: 772.263.1130  
E: alex@florida-commercial.net

**3,046 SF**

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

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.



**FC** FLORIDA  
COMMERCIAL  
REAL ESTATE COMPANY



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

**3,046 SF**



**FC** FLORIDA  
COMMERCIAL  
REAL ESTATE COMPANY



**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

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.

# MAP & REPORT

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

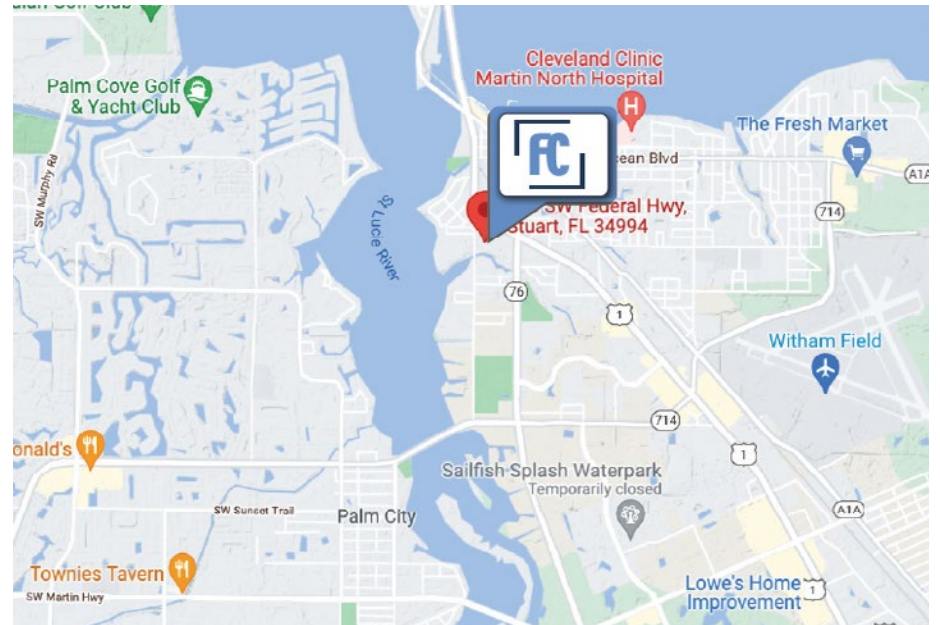
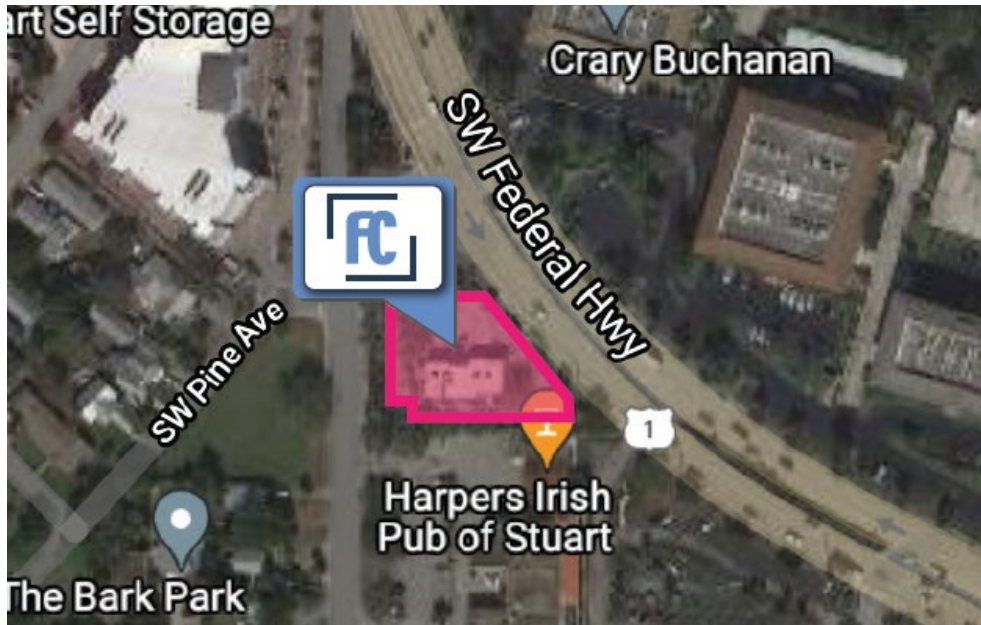


POPULATION	1 MILE	3 MILES	5 MILES
Population	14.2K	76.5K	132K
Median Age	52.8	52.1	51.3



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

**MONTHLY VISITS TO NEARBY RESTAURANT** 10.6K

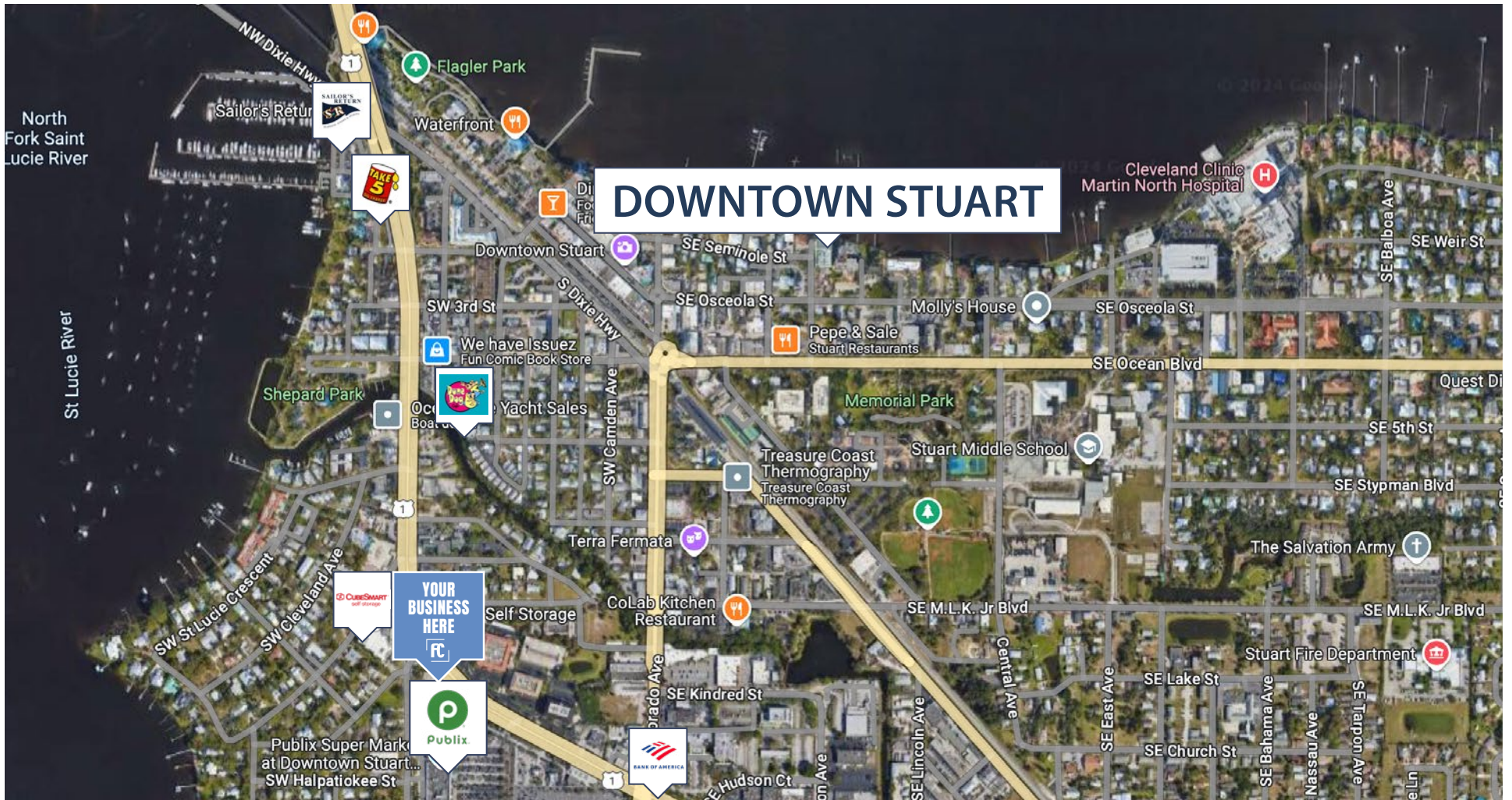


**ALEX AYDELOTTE**  
 Broker | Principal  
 O: 772.223.3646 C: 772.263.1130  
 E: alex@florida-commercial.net

**3,046 SF**

# RETAIL MAP

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



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

**3,046 SF**