

514 NW Dixie Hwy, Stuart, FL 34994

FREE-STANDING
RESTAURANT
FACILITY

FOR SALE



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

5,520 SF
0.59 AC

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

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EXECUTIVE SUMMARY

514 NW Dixie Highway, Stuart 34994

FREE-STANDING RESTAURANT FACILITY

SPECS

Main Restaurant:	4,315 SF
Private Party Room:	1,205 SF
Total SF:	5,520 SF
Seating Capacity:	150 Patrons
Land Size:	.59 AC
Year Built:	1947 / Fully Renovated to New: 2017
Zoning:	UN - Urban Neighborhood, City of Stuart
Construction:	Concrete Block & Stucco
Price:	\$2,495,000

PROPERTY OVERVIEW

Rare Opportunity to Acquire a Well-Established and Fully Operational Restaurant with Real Estate Near Downtown Stuart in Desirable and Affluent Martin County! This Upscale Restaurant Property was Redeveloped and Renovated to New in 2017, including a New Roof, Impact Windows & Doors throughout, Completely New Interior Build-Out with New Equipment and Furnishings, New Outdoor Patio, New Parking Lot, New Landscaping, and more! The Talk House has been a staple in the Stuart Community for almost 10 years and is Strategically Positioned just 1 mile from Downtown Stuart with beautiful views of the St. Lucie River and Roosevelt Bridge while also providing easy Ingress/Egress and Parking for customers. The Property is catty-corner to the new Atlantic Point Marina, a \$62M development under construction that will feature 350 Dry Stack Boat Slips and 100 Wet Slips, generating tremendous activity in the area. The Restaurant seats 150 patrons spread throughout the Property in Cozy nooks and alcoves, a Large Full-Service Bar, an Outdoor Patio with ambient lighting, and a private Banquet/Party room with separate Bar. The Fully Equipped Kitchen is renowned for producing a Diverse and Relished menu in a Fun and Inviting Atmosphere! Don't miss this opportunity in Stuart, Florida, which was just named the #2 Best Coastal Small Town in the United States by USA Today! Contact Alex Aydelotte for additional information and a private property tour.



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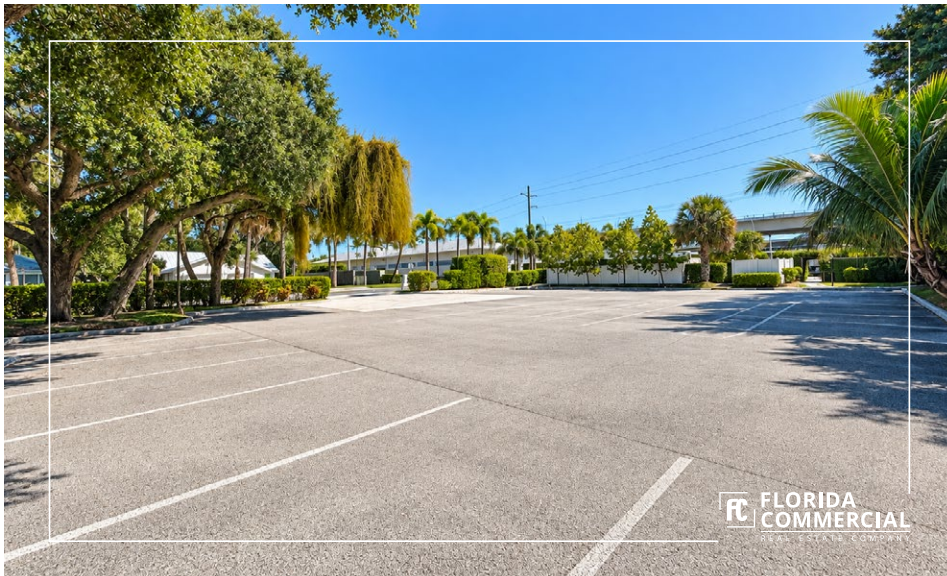
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MAP & REPORT

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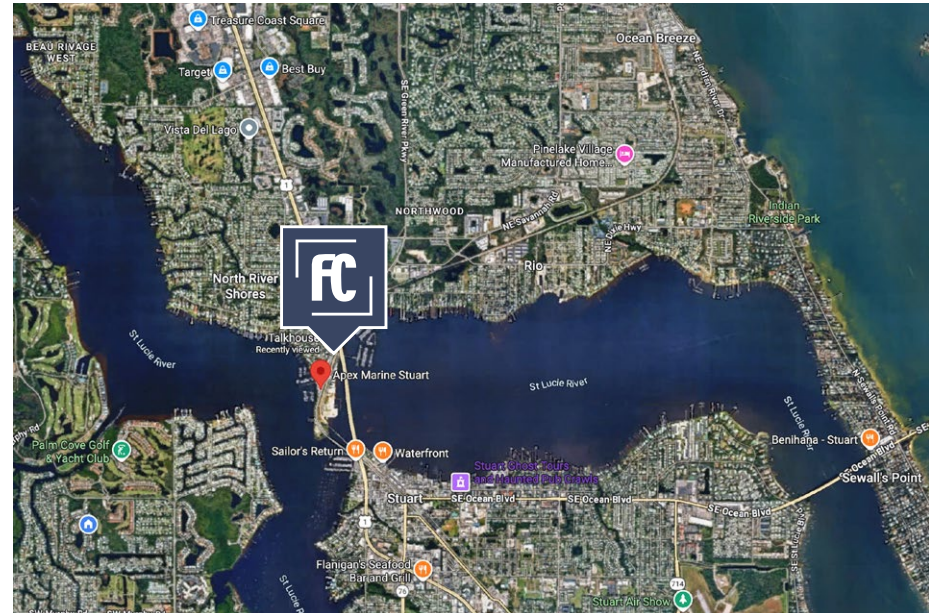
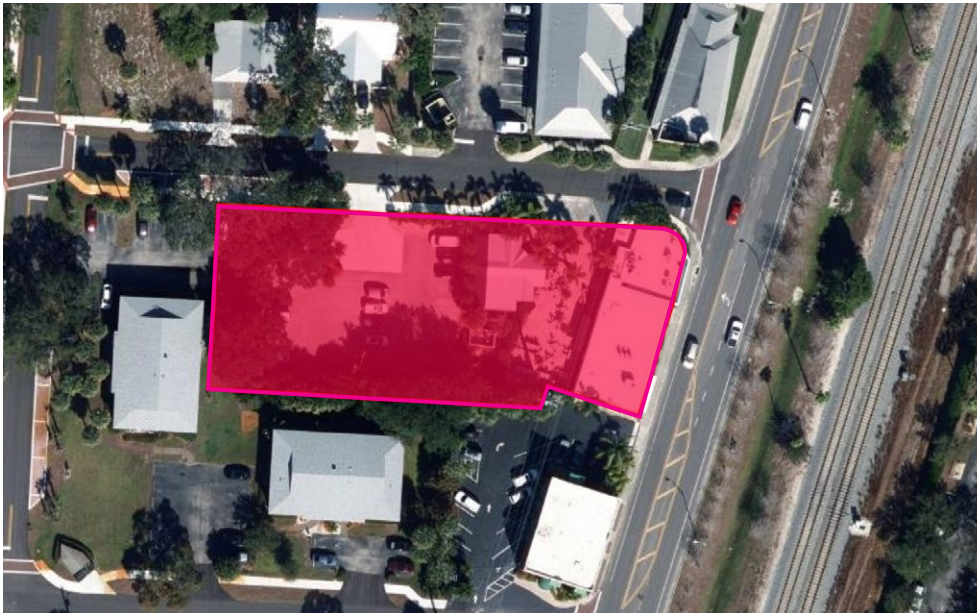
POPULATION

	1 MILE	3 MILES	5 MILES
Population	16.5K	72.9K	138.5K
Median Age	49	54	51



HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households Occupied	6.7K	31.9K	57.8K
# of Employees	14.3K	62.6K	117.5K
Average HH Income	\$82.3K	\$85.5K	\$84.1K

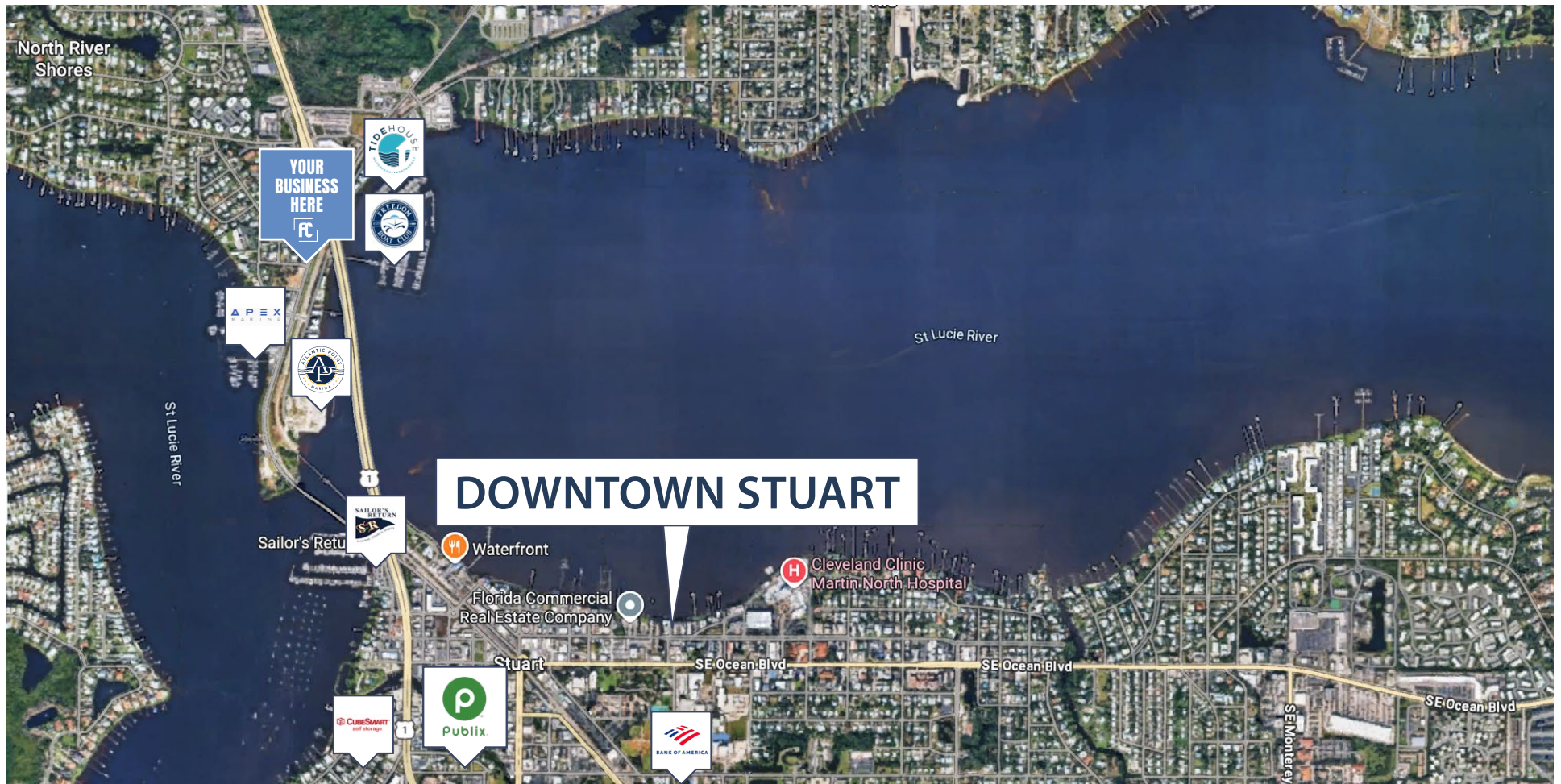


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RETAIL MAP

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AERIAL

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