

**FOR LEASE**

\$4,000/mo.

**Class A Office Building**

1211 SW Sunset Trail, Palm City FL 34990



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

**Listing Contact:**

Matt Crady | 772-260-1655 | [Mcrady@commercialrealestatellc.com](mailto:Mcrady@commercialrealestatellc.com)

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

# Property Details

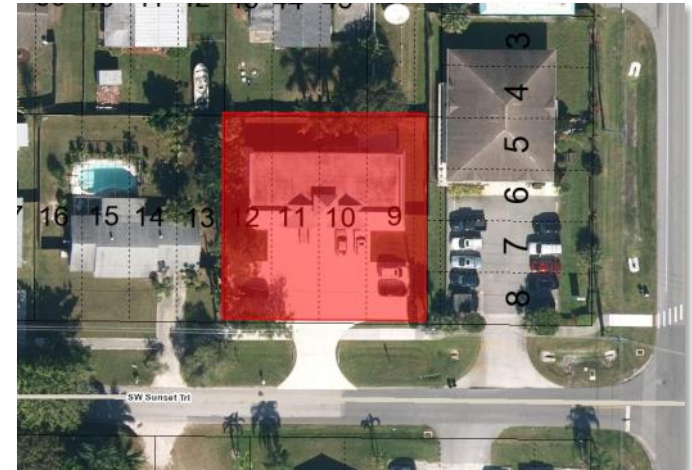
# Class A Office Building

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<b>LEASE RATE</b>	\$4,000/mo.
<b>BUILDING SIZE</b>	2,560 sf
<b>BUILDING TYPE</b>	Office
<b>ACREAGE</b>	0.27 AC
<b>FRONTAGE</b>	106'
<b>TRAFFIC COUNT</b>	2,300 ADT / 14,400 ADT (from SW Mapp Rd)
<b>YEAR BUILT</b>	1983 (Renovated in 2011)
<b>CONSTRUCTION TYPE</b>	Masonry
<b>PARKING SPACE</b>	12
<b>ZONING</b>	HB-1
<b>LAND USE</b>	Commercial Limited
<b>UTILITIES</b>	Martin County Water
<b>PARCEL ID</b>	17-38-41-011-001-00090-4

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- Exceptional freestanding office building located near the corner of SW Sunset Trail and SW Mapp Road.
- Easily accommodates different types of professional businesses such as medical/dental, real estate, architect, tax consultants, attorneys, and more.
- Site features 8 offices, 3 restrooms, a kitchenette, and a reception area.
- The exterior of the building was completely remodeled with a new façade and paint.
- In close proximity to the bridges that lead to US-1, and the Florida's Turnpike access ramp.



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# Property Demographics

## Class A Office Building 1211 SW Sunset Trail, Palm City FL 34990

### 2019 Population Estimate

1 Mile	8,460
3 Mile	47,756
5 Mile	94,462

### 2019 Average Household Income

1 Mile	\$84,165
3 Mile	\$80,288
5 Mile	\$81,173

### Average Age

1 Mile	43.30
3 Mile	45.10
5 Mile	45.90

### 2024 Population Projection

1 Mile	9,535
3 Mile	50,933
5 Mile	100,837

### 2019 Median Household Income

1 Mile	\$70,350
3 Mile	\$60,321
5 Mile	\$58,339

### Median Age

1 Mile	46.80
3 Mile	48.50
5 Mile	49.60

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# Zoning Information

## Class A Office Building 1211 SW Sunset Trail, Palm City FL 34990

### Sec. 3.416. - HB-1 Limited Business District.

3.416.A. Uses permitted. In this district, buildings, structures, land or water shall be used only for the following purposes, subject to any additional limitations pursuant to section 3.402:

1. Appliance stores including radio and television service.
2. Art and antique shops.
3. Banks or drive-in banks.
4. Bakeries.
5. Barber and beauty shops.
6. Book, stationery, camera or photographic supplies.
7. Cafes or restaurants, but excluding drive-in restaurants.
8. Clothing, shoes, millineries, dry goods and notions.
9. Furniture and home furnishings, including office furniture and equipment.
10. Florists, nurseries or gift shops.
11. Gasoline stations, subject to the approval of the planning and zoning board and the County commission after public hearing, as not creating traffic or safety hazards and as being in accordance with the spirit and purpose of this chapter.
12. Groceries, fruit, vegetables, meat markets, delicatessens, catering and supermarkets.
13. Hardware and paints.
14. Jewelry stores.
15. Laundry and dry cleaning pickup stations and self-service laundries.
16. Professional Offices; medical, dental; real estate; lawyer; engineer, architect; tax consultant; veterinary clinics, provided no animals are boarded or kept overnight. No animals shall be permitted outside of the walls of the main structure.
17. Shoe repair shops.
18. Storage garages or private automobile parking.
19. Theatres, but excluding drive-in theatres.
20. Pharmacies and medical marijuana dispensing facilities, provided any medical marijuana dispensing facility shall be located no closer than 500 feet from any public or private school. The distance between school property and licensed premises shall be measured on a straight line connecting the nearest point of the school property to the nearest point of the building of the licensed premises, as documented by a survey prepared by a licensed surveyor.

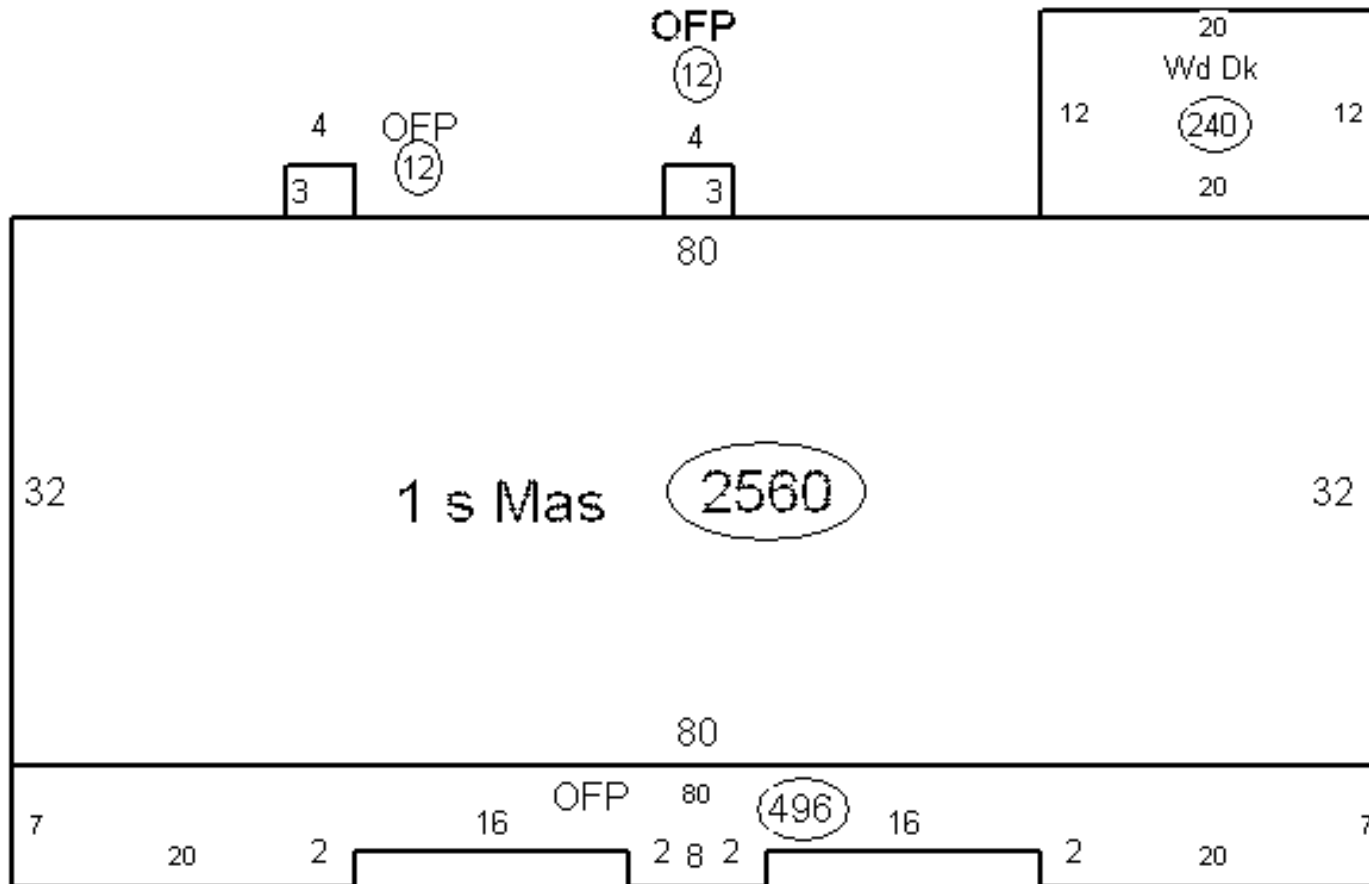
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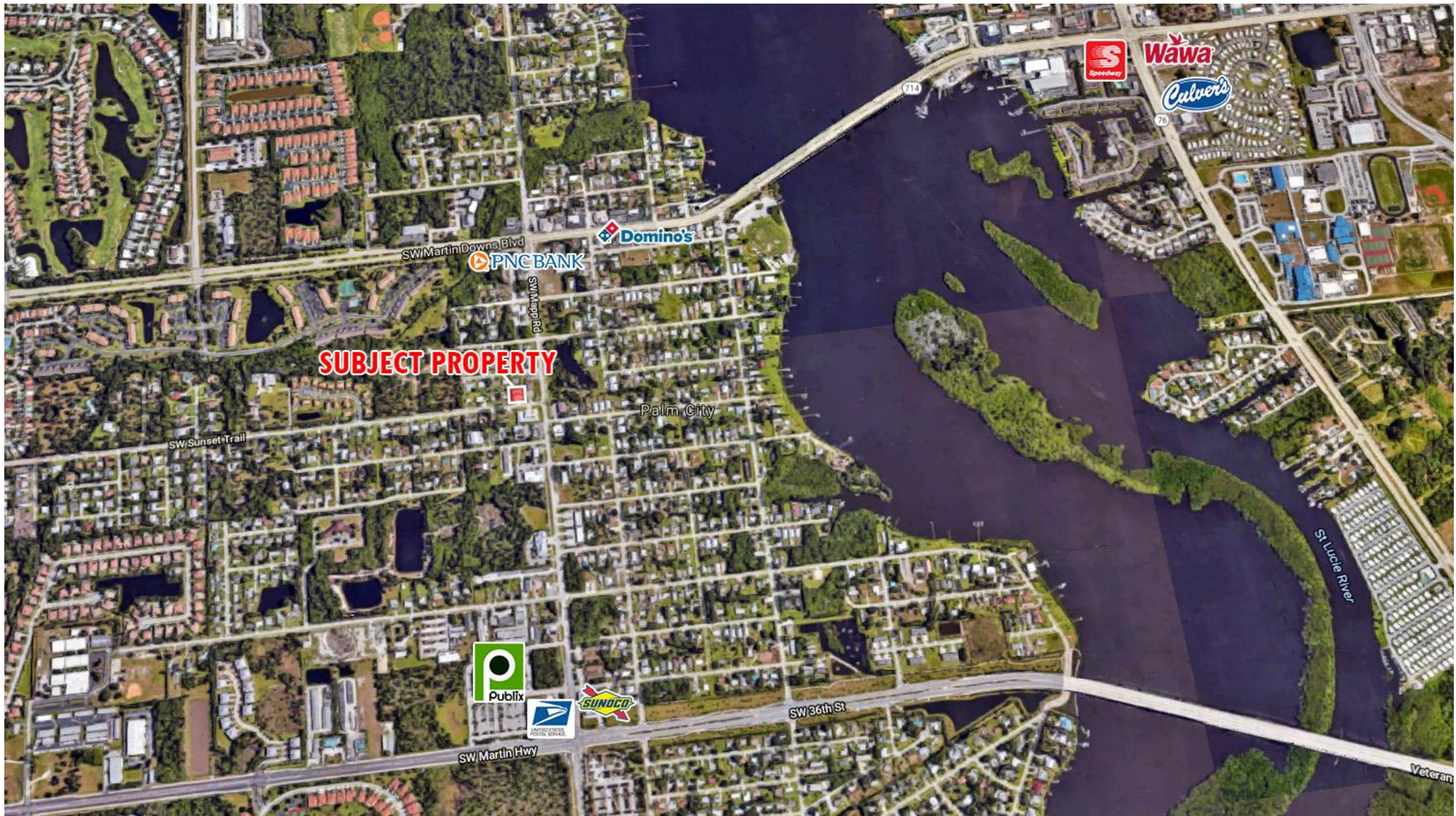
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# Trade Area Map

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