

**FOR SALE**

**\$1,500,000**

**2.32 AC Combined Parcels w/ Buildings**

**11335 SE Federal Highway, Hobe Sound FL 33455**



**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

## 2.32 AC Combined Parcels w/ Buildings

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PRICE	\$1,500,000
BUILDING SIZE	4,186 sf / 1,664 sf / 1,812 sf
BUILDING TYPE	Retail / Single Family Transitional / Duplex
ACREAGE	1.56 AC + 0.48 AC + 0.28 AC
FRONTAGE	230'
TRAFFIC COUNT	28,500 ADT
YEAR BUILT	1951 - 1957
CONSTRUCTION TYPE	Masonry / Frame
PARKING SPACE	Ample
ZONING	R-3A
LAND USE	Commercial General
UTILITIES	Undisclosed
PARCEL ID	34-38-42-000-090-00010-0 34-38-42-000-090-00010-0 34-38-42-000-090-00050-1

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.

- Excellent combined deal consisting of a total of three parcels.
- Includes a unique former party supply retailer, a duplex with a little over an acre of vacant land, and a transitional single-family home.
- Property is easily accessible via an inlet just off SE Federal Highway and SE Algozzini Place.
- In close proximity to National brands such as Dunkin', McDonald's, Publix, CVS, Winn-Dixie, and many others.



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## Property Demographics

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2019 Population Estimate		2019 Average Household Income		Average Age	
1 Mile	8,595	1 Mile	\$66,669	1 Mile	47.20
3 Mile	14,745	3 Mile	\$69,613	3 Mile	48.60
5 Mile	23,389	5 Mile	\$73,511	5 Mile	52.80
2024 Population Projection		2019 Median Household Income		Median Age	
1 Mile	9,415	1 Mile	\$40,291	1 Mile	51.90
3 Mile	15,771	3 Mile	\$45,084	3 Mile	53.80
5 Mile	24,793	5 Mile	\$51,215	5 Mile	59.10

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# Zoning Information

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### Sec. 3.407. - R-3A Liberal Multiple-Family District.

3.407.A. Uses permitted. In this district, a building or structure or land shall be used for only the following purposes subject to any additional limitations pursuant to section 3.402:

1. Any uses permitted in the R-3 Multiple-Family Residential District.
2. Restaurants and/or lunchrooms with an enclosed seating capacity of ten persons or more, excluding drive-ins, microbreweries or craft distilleries.
3. Beauty parlors and barbershops.
4. Dry cleaning and laundry pickup stations.
5. Fire stations.
6. Boat docks and dry and wet storage facilities under cover, and facilities for maintenance and repairs of boats or yachts, upon submission of plans for review and approval of the planning and zoning board.
7. Mobile home and travel trailer sales.
8. Gasoline or other motor fuel stations, provided all structures and buildings, except principal use signs, and including storage tanks shall be placed not less than 25 feet from any side or rear property lines.
9. Professional and business offices.
10. Retail stores.



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## Property Photo

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11335 SE Federal Highway, Hobe Sound FL 33455

8606 SE Algozzini Place



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## Property Photo

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11345 SE Federal Highway



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## Property Aerial

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