

RETAIL/OFFICE SPACE AT MARTIN'S LANDING

10455 SE Federal Highway, Hobe Sound FL 33455



1,552 SF AVAILABLE

1,365 SF AVAILABLE

FOR LEASE | \$30.00/sf*

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

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PROPERTY OVERVIEW

- Brand new modern shopping center consisting of a variety of shops and eateries has only two spaces left for lease!
- There's currently two in-line spaces available; a 1,365 sf currently built out for a spa and a 1,552 sf vanilla shell space.
- Option to combine into a contiguous space.
- Some of the aesthetic features of the site include World class landscaping, lighting, monument signage, and a relaxing fountain making a welcoming setting to the surrounding population.
- Property is entirely parallel to Federal Highway providing maximum exposure. Located next to a newly built RaceTrac Gas Station that's on the corner of a signalized intersection.



LEASE RATE	\$30.00/sf + \$6.00 CAM
SPACE(S) AVAILABLE	1,365 SF - 1,552 SF
BUILDING SIZE	14,743 SF
BUILDING TYPE	Community Commercial
ACREAGE	2.62 AC
FRONTAGE	332'
TRAFFIC COUNT	26,500 ADT
YEAR BUILT	2018
CONSTRUCTION TYPE	CBS
PARKING SPACE	Ample
ZONING	Hobe Sound Redevelopment
LAND USE	CRA Center
PARCEL ID	34-38-42-000-097-00020-3

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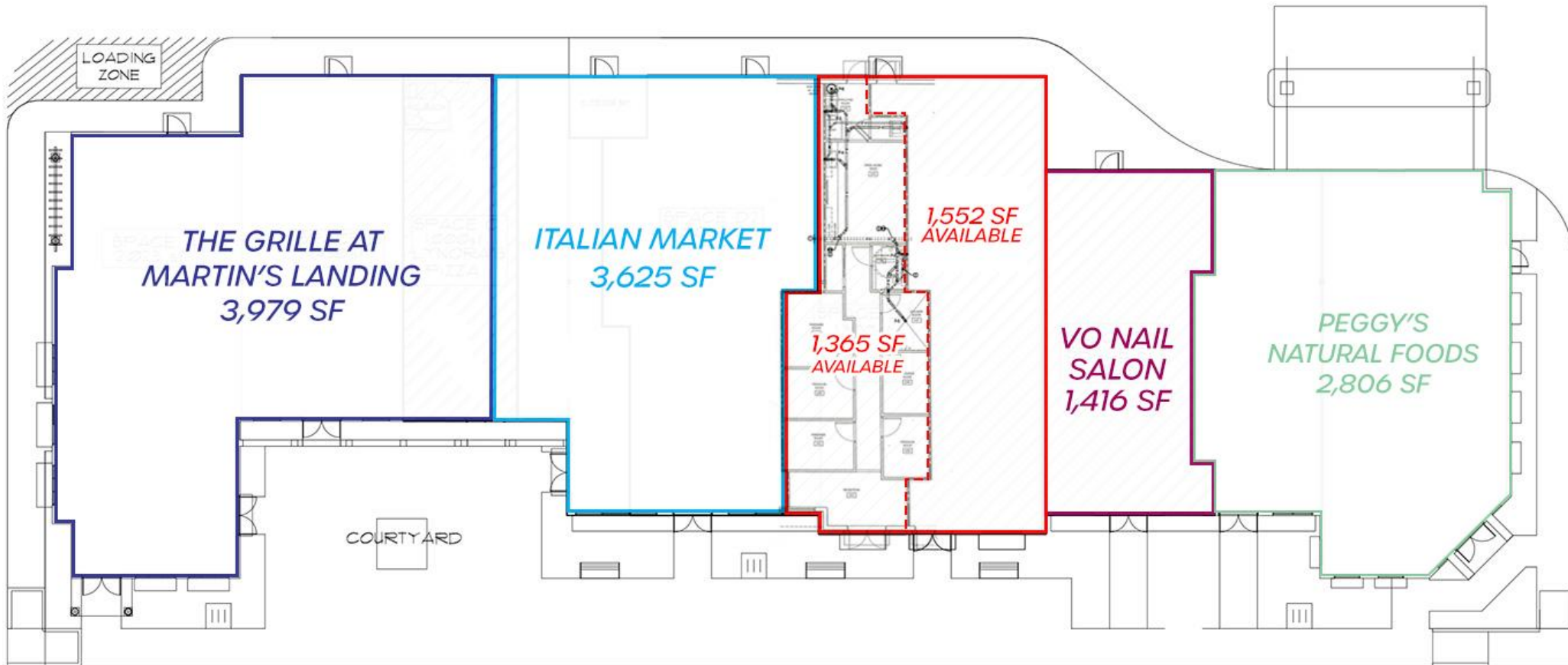
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OVERALL FLOOR PLAN



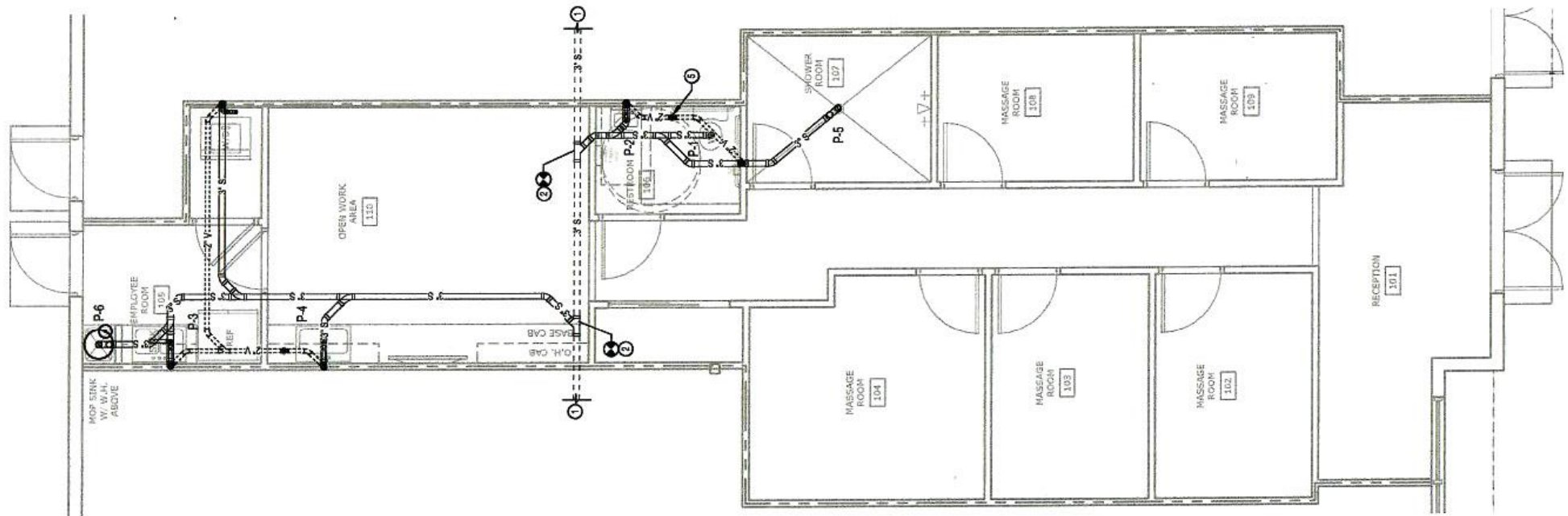
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1,365 SF SPACE LAYOUT



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DEMOGRAPHICS

2020 Population Estimate		2020 Average Household Income		Average Age	
1 Mile	5,988	1 Mile	\$87,238	1 Mile	45.80
3 Mile	17,157	3 Mile	\$86,739	3 Mile	50.20
5 Mile	29,170	5 Mile	\$85,844	5 Mile	52.10
2025 Population Projection		2020 Median Household Income		Median Age	
1 Mile	6,269	1 Mile	\$51,250	1 Mile	49.90
3 Mile	17,911	3 Mile	\$53,842	3 Mile	56.00
5 Mile	30,481	5 Mile	\$56,003	5 Mile	58.40

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ZONING INFORMATION

<i>BUSINESS AND PROFESSIONAL USES</i>	
Amusement, Commercial (1)	P
Artisan, Art Studios, Galleries (2)	P
Health and Fitness Club	P
Hotel or Motel	
Kiosks (3)	P
Medical Offices	P
Office, Business or Professional	P
Parking, Commercial (4)	P
Pet Shop and Supplies (2)	P
Restaurant, General (2)	P
Restaurant, Convenience (2)(8)	P
Retail Sales and Service (Limited) (2)	P
Retail Sales and Service (General) (2)	P

Service Station (5)	P
Theater, Indoor	
Trade and Skilled Services (2)	P
Veterinary Medical Services (6)	P
<i>PUBLIC AND INSTITUTIONAL USES</i>	
Administrative Service	P
Club, Fraternity and Lodge	P
Cultural and Civic Use	P
Adult or Child Day Care	P
Adult Congregate Living Facility	P
Public, Park and Recreation	P
Protective and Emergency Services	P

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TRADE AREA MAP



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