



MARTIN'S LANDING  
HOBE SOUND

INCLUDES 2.24 AC  
DEVELOPMENT LAND

**RaceTrac**

SE FEDERAL HIGHWAY

## MARTIN'S LANDING HOBE SOUND

NET LEASED SHOPPING CENTER & LAND | \$6,900,000

10455 SE FEDERAL HIGHWAY, HOBE SOUND FL 33455

**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC





# MARTIN'S LANDING HOBE SOUND

## NET LEASED SHOPPING CENTER & LAND

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# PROPERTY SUMMARY

Jeremiah Baron & Co. is pleased to present an exceptional purchase opportunity consisting of brand new net leased shopping center with an excellent mix of Local, Regional, and National tenants in addition to an adjacent 2.24 acre vacant land in Hobe Sound, Florida.

Featured tenants include: The Grille at Martin's Landing, Italian Market, Peggy's Health Food Store, a nail salon, and more.

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.

Centrally located between Jupiter and Stuart, Hobe Sound boasts an enviable quality of life with magnificent surroundings, year-round sunshine and a diverse business climate. For both individuals and companies alike, Hobe Sound offers accessibility, affordability and opportunity.





# PROPERTY DETAILS

10455 SE FEDERAL HIGHWAY, HOBE SOUND FL 33455

PRICE	\$6,900,000
CAP RATE	5.08%
CURRENT NOI	\$350,840.00
PROFORMA NOI	\$423,765.00
BUILDING SIZE	14,743 sf
BUILDING TYPE	Community Commercial
ACREAGE	2.62 AC + 2.24 AC Vacant Land
FRONTAGE	332'
TRAFFIC COUNT	26,500 ADT
YEAR BUILT	2018
CONSTRUCTION TYPE	CBS
ZONING	Hobe Sound Redevelopment Zoning
LAND USE	CRA Center
UTILITIES	City Water & Sewer





# PROPERTY OVERVIEW



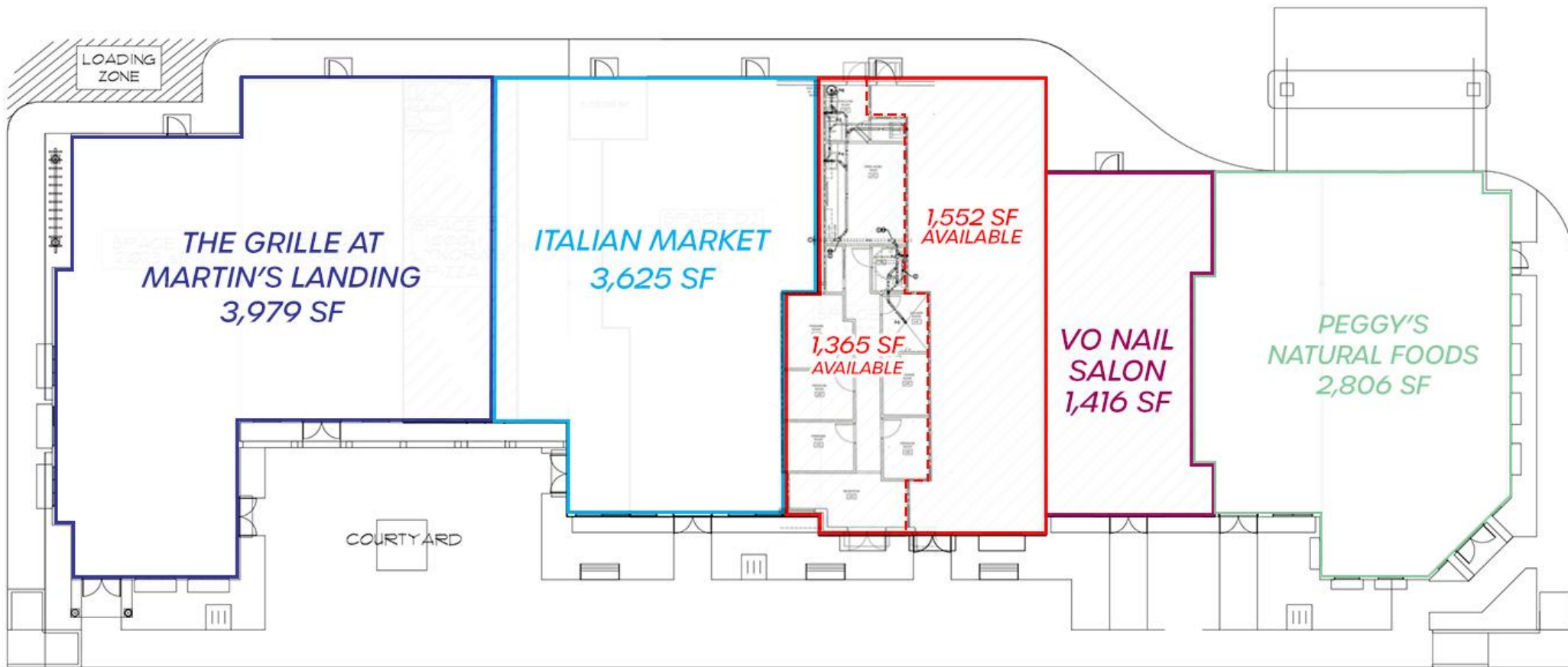
ACCESS	SE Federal Highway
TRAFFIC COUNTS	26,500 ADT
IMPROVEMENTS	14,743 SF
PARKING	Ample
YEAR BUILT	2018
PARCEL ID	34-38-42-000-097-00020-3 34-38-42-480-000-00010-0
ZONING	Hobe Sound Redevelopment

# FINANCIAL SUMMARY

Current Income	Cap Rate	Anticipated Income	Cap Rate
\$350,840.00	5.08%	\$423,765.00	6.14%

Tenants	Square Feet
The Grille at Martin's Landing	3,979 sf
Italian Market	3,625 sf
Vacant Space	1,365 sf
Vacant Space	1,552 sf
VO Salon	1,416 sf
Peggy's Natural Food	2,806 sf

# SITE PLAN



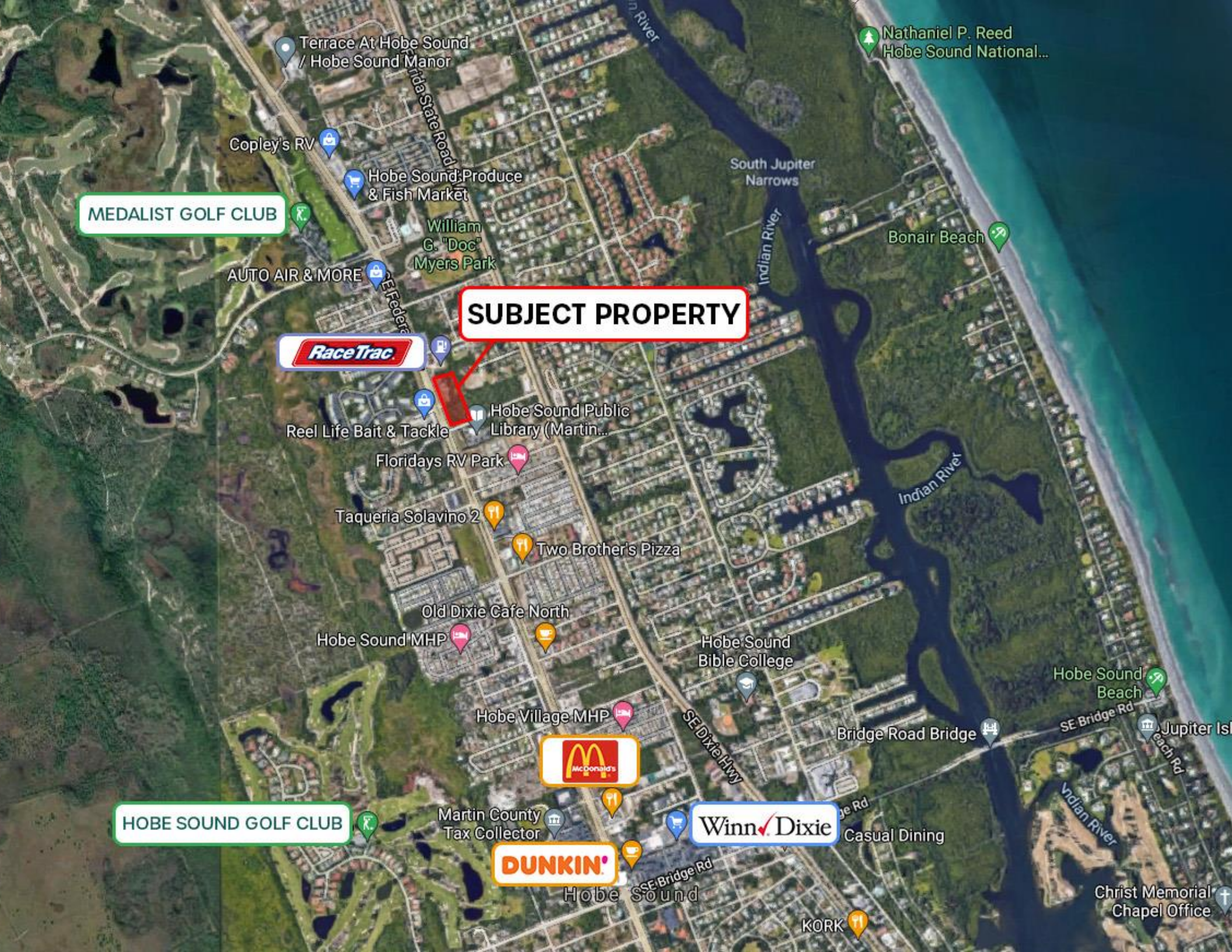












MEDALIST GOLF CLUB

SUBJECT PROPERTY

RaceTrac

HOBE SOUND GOLF CLUB

McDonald's

DUNKIN'

Winn-Dixie

Terrace At Hobe Sound / Hobe Sound Manor

Copley's RV

Hobe Sound Produce & Fish Market

William G. "Doc" Myers Park

AUTO AIR & MORE

Reel Life Bait & Tackle

Hobe Sound Public Library (Martin...)

Floridays RV Park

Taqueria Solavino 2

Two Brother's Pizza

Old Dixie Cafe North

Hobe Sound MHP

Hobe Sound Bible College

Hobe Village MHP

Martin County Tax Collector

Bridge Road Bridge

Hobe Sound Beach

Jupiter Island

Christ Memorial Chapel Office

Nathaniel P. Reed Hobe Sound National...

Bonair Beach

South Jupiter Narrows

Indian River

Indian River

SE Dixie Hwy

SE Bridge Rd

Vidian River

Casual Dining

KORK



# ZONING INFORMATION

## BUSINESS AND PROFESSIONAL USES

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

## PUBLIC AND INSTITUTIONAL USES

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



# DEMOGRAPHICS

RADIUS		1 MILE	3 MILE	5 MILE
2021 Estimated Population		5,838	16,833	28,716
2026 Projected Population		5,961	17,148	29,298
2010 Census Population		5,330	15,600	26,361
2021 Estimated Households		2,567	7,697	13,408
2026 Projected Households		2,615	7,821	13,644
2010 Census Households		2,382	7,249	12,512
2021 Estimated White		5,339	15,279	26,035
2021 Estimated Black or African American		298	1,024	1,807
2021 Estimated Hawaiian & Pacific Islander		9	15	32
2021 Estimated American Indian or Native Alaskan		28	55	99
2021 Estimated Other Races		87	242	372
2021 Estimated Average Household Income		\$92,151	\$90,000	\$89,446
2021 Estimated Median Household Income		\$56,639	\$60,022	\$62,307
Median Age		50.20	56.40	58.90
Average Age		46.00	50.50	52.40