

# WAREHOUSE CONDOS

12953-12959 SE Suzanne Dr. Hobe Sound, FL 33455



**FOR SALE | \$1,250,000**

**Jeremiah Baron  
& CO.**

**Commercial Real Estate, LLC**

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# PROPERTY OVERVIEW

- Four warehouse condo units located in an industrial sector of Hobe Sound, Florida.
- Unit 5A & 5B total 2,458 sf and units 6A & 6B total 2,478 sf.
- Ideal site for warehousing, storage, wholesale, and other applicable uses under the Limited Industrial District Zoning.
- Property features 50 parking spaces, 20 foot walls and a 1,600 sf mezzanine.
- This site is located in close proximity to I-95 & US-1.



PRICE	\$1,250,000
COMBINED SQUARE FOOTAGE	4,936 sf
BUILDING TYPE	Warehouse Condo
FRONTAGE	125'
TRAFFIC COUNT	13,200 ADT (From SE Bridge Road)
YEAR BUILT	2003
CONSTRUCTION TYPE	Block with Stucco
PARKING SPACE	32
ZONING	LI
LAND USE	Industrial
PARCEL ID(S)	34-38-42-928-000-00051-0
	34-38-42-928-000-00052-0
	34-38-42-928-000-00062-0
	34-38-42-928-000-00061-0

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# DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	1,078	1 Mile	\$88,706	1 Mile	48.10
3 Mile	9,269	3 Mile	\$103,103	3 Mile	48.10
5 Mile	22,768	5 Mile	\$100,361	5 Mile	52.70

2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	1,090	1 Mile	\$81,896	1 Mile	52.80
3 Mile	9,530	3 Mile	\$74,864	3 Mile	52.90
5 Mile	23,452	5 Mile	\$72,794	5 Mile	59.30

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# ZONING INFORMATION

<i>Commercial and Business Uses</i>		Marinas, commercial	
Adult business	P	Marine education and research	
Ancillary retail use		Medical services	P
Bed and breakfast inns		Pain management clinics	P
Business and professional offices	P	Parking lots and garages	
Campgrounds		Recreational vehicle parks	
Commercial amusements, indoor	P	Recreational vehicle parks, limited to the number and configuration of units lawfully established prior to the effective date of this ordinance	
Commercial amusements, outdoor	P	Residential storage facilities	P
Commercial day care	P	Restaurants, convenience, with drive-through facilities	P
Construction industry trades	P	Restaurants, convenience, without drive-through facilities	
Construction sales and services	P	Restaurants, general	P
Family day care		Shooting ranges	
Financial institutions	P	Shooting ranges, indoor	P
Flea markets	P	Shooting ranges, outdoor	
Funeral homes		Trades and skilled services	P
General retail sales and services	P	Vehicular sales and service	P
Golf courses		Vehicular service and maintenance	P
Golf driving ranges	P	Veterinary medical services	P
Hotels, motels, resorts and spas	P	Wholesale trades and services	P
Kennels, commercial	P		
Limited retail sales and services	P		

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<i>Life Science, Technology and Research (LSTAR) Uses</i>	
Biomedical research	P
Bioscience research	P
Computer and electronic components research and assembly	P
Computer and electronic products research and assembly	P
Computer programming/software research	P
Computer system design	P
Electromedical apparatus research and assembly	P
Electronic equipment research and assembly	P
Laser research and assembly	P
Lens research	P
Management, scientific and technical services	P
Marine Research	P
Medical and dental labs	P
Medical equipment assembly	P
Optical equipment assembly	P
Optical instruments assembly	P

Pharmaceutical products research	P
Precision instrument assembly	P
Professional, scientific and technical services	P
Reproducing magnetic and optical media	P
Research and development laboratories and facilities, including alternative energy	P
Scientific and technical consulting services	P
Simulation training	P
Technology centers	P
Telecommunications research	P
Testing laboratories	P

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# TRADE AREA MAP



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