



AUTO ART GALLERY

LUXURY EXECUTIVE OFFICE

11700 SE SHELL AVE. HOBE SOUND, FL 33455



**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE



LUXURY EXECUTIVE OFFICE

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PROPERTY DETAILS

11700 SE SHELL AVE. HOBE SOUND, FL 33455	
PRICE	\$3,999,000
BUILDING SF	11,200 sf *estimated
BUILDING TYPE	Executive Office
ACREAGE	2.9 ac
FRONTAGE	+/- 577'
TRAFFIC COUNT	3,800 AADT (SE Dixie Highway)
ESTIMATED COMPLETION	Q2 2023
ZONING	Hobe Sound Redevelopment Zoning
LAND USE	CRA Center
PARCEL ID	34-38-42-000-003-00020-1

Introducing Auto Art Gallery - Luxury Executive Office, a terrific addition to the esteemed community of Hobe Sound. This magnificent office building will boast multiple private offices, collaborative workspaces, two state-of-the-art conference rooms, and elegantly designed waiting areas.

This unique building will feature sophisticated expansive picture windows, exquisite glass walls, a convenient elevator, and the luxury of private covered parking.

In addition, this remarkable property boasts a lavish covered patio spanning an impressive 1,600 square feet, situated on the second floor.

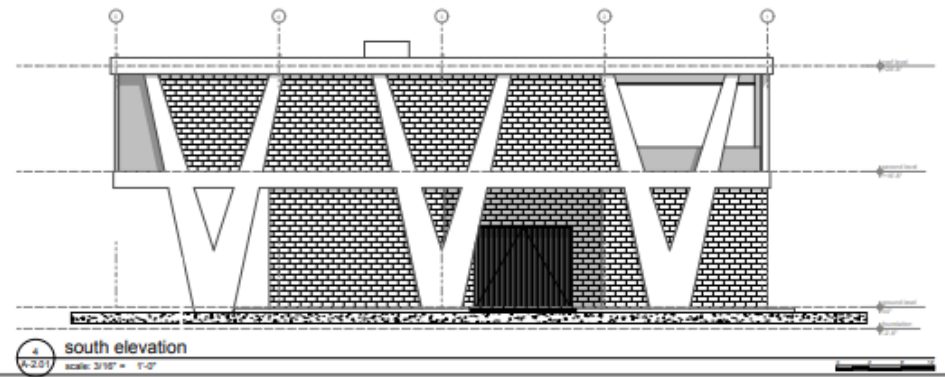
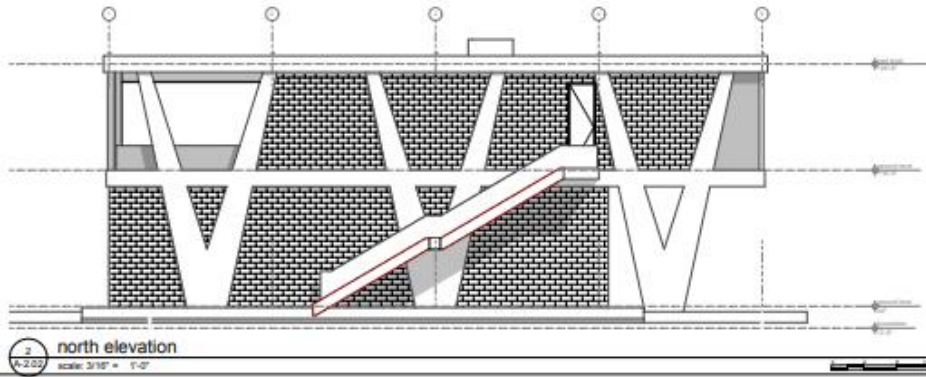
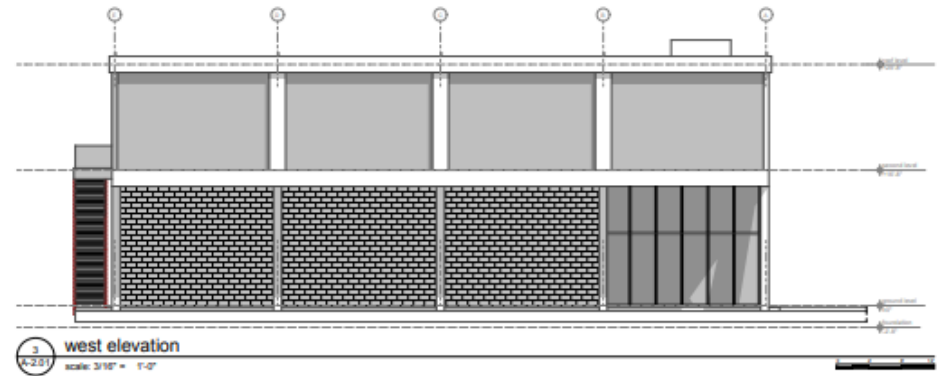
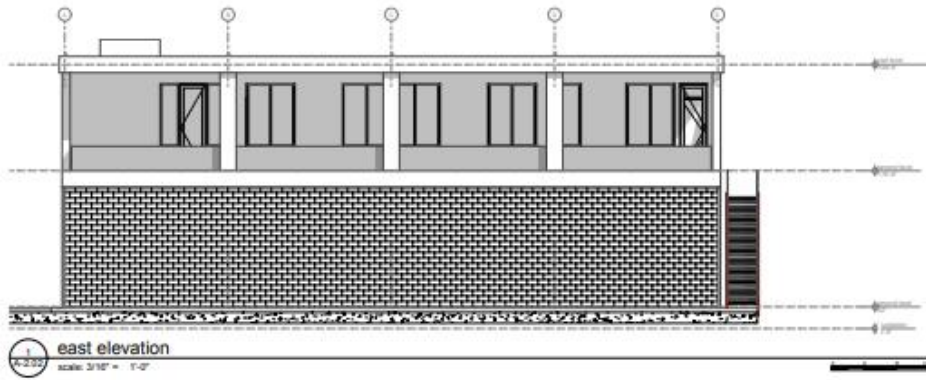
Nestled in the enchanting town of Hobe Sound, this prime location offers the ultimate convenience. Positioned within minutes from pristine beaches, local shops and boutiques, and access to both US Highway 1 and A1A.



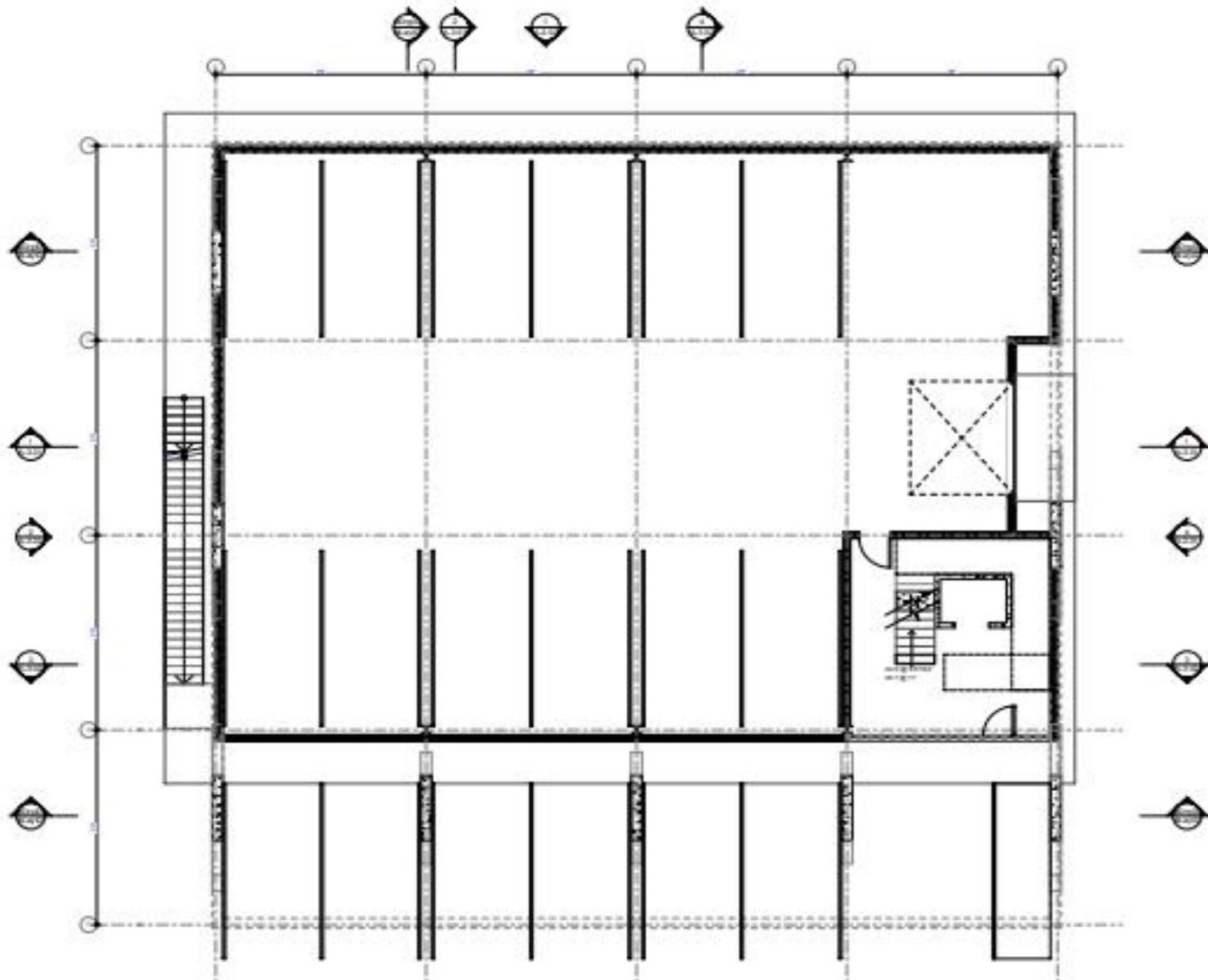
CONCEPTUAL PHOTOS



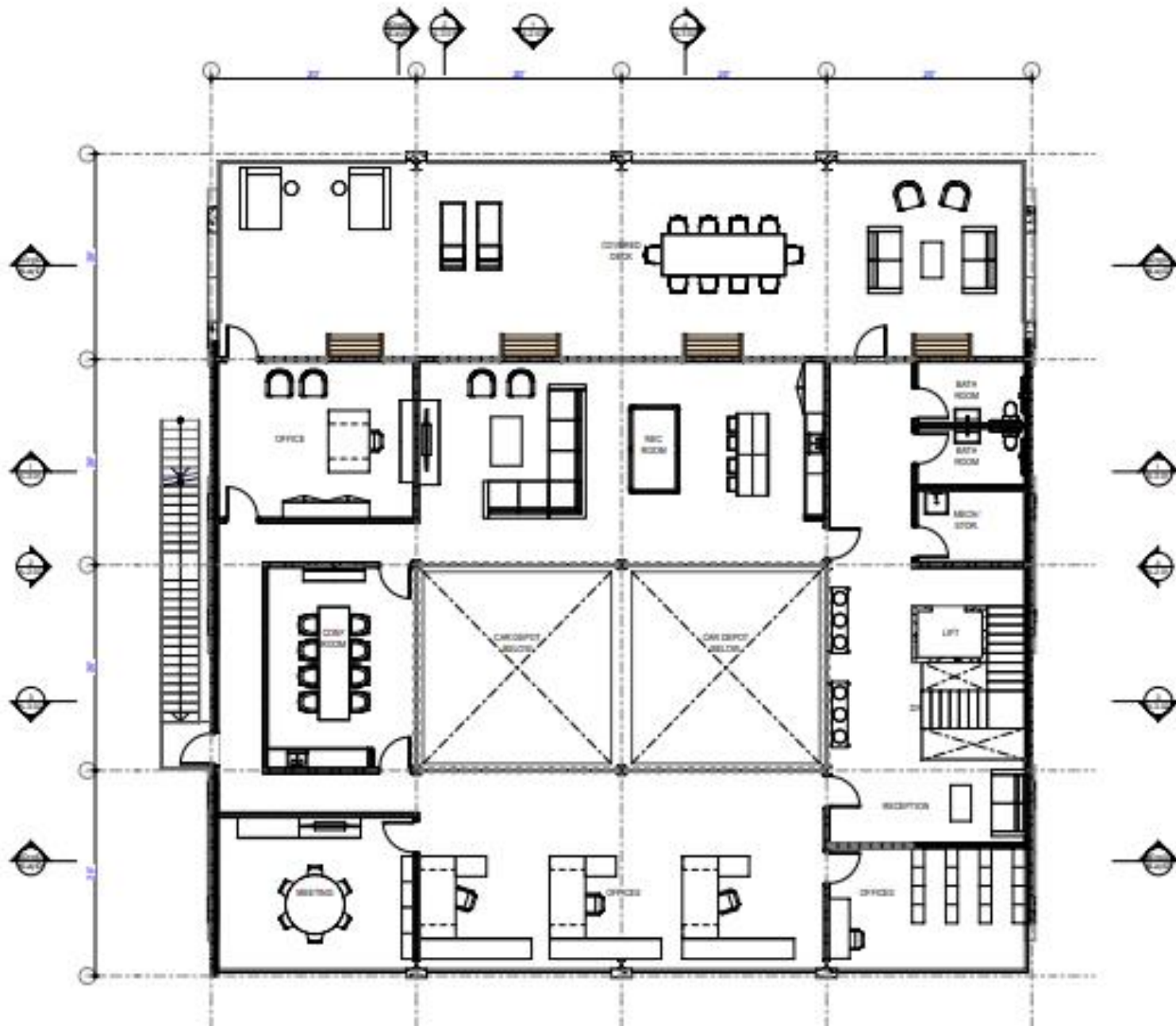
ELEVATIONS



GROUND FLOOR PLAN



SECOND FLOOR PLAN



JUPITER ISLAND

SUBJECT PROPERTY



DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2022 Estimated Population	3,859	19,918	129,131
2027 Projected Population	3,950	20,480	134,402
2010 Census Population	3,631	18,221	114,297
2022 Estimated Households	1,685	9,226	56,203
2027 Projected Households	1,718	9,462	58,368
2010 Census Households	1,614	8,555	50,188
2022 Estimated White	3,434	18,237	117,189
2022 Estimated Black or African American	294	1,047	6,157
2022 Estimated Hawaiian & Pacific Islander	5	22	168
2022 Estimated American Indian or Native Alaskan	18	64	1,504
2022 Estimated Other Races	53	280	1,991
2022 Estimated Average Household Income	\$111,250	\$95,391	\$103,635
2022 Estimated Median Household Income	\$81,542	\$68,776	\$76,160
Median Age	53.7	58.5	52.9
Average Age	48.5	52.1	48.6