

WAREHOUSE CONDOS

12955 & 12959 SE Suzanne Dr. Hobe Sound, FL 33455



FOR SALE | \$667,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

www.commercialrealestatellc.com

Chris Belland

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PROPERTY OVERVIEW

- Presenting 2 neighboring warehouse condo units totaling 2,234 square feet, situated in the industrial sector of Hobe Sound, Florida.
- A great opportunity if you're looking to expand, streamline operations, or invest in commercial real estate.
- Perfectly suited for warehousing, storage, wholesale, and other applicable uses under the Limited Industrial District Zoning. The site features 50 parking spaces and 20-foot walls for ample vertical storage.
- Strategically located in close proximity to major transportation routes, including I-95 and US-1, this warehouse complex offers excellent accessibility and connectivity for efficient operations.



PRICE	\$667,000
UNIT 12955	1,117 SF
UNIT 12959	1,117 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(S)	32
ZONING	LI
LAND USE	Industrial
PARCEL ID(S)	34-38-42-928-000-00052-0 34-38-42-928-000-00062-0

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DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	1,226	1 Mile	\$90,275	1 Mile	48
3 Mile	22,141	3 Mile	\$102,975	3 Mile	52.2
5 Mile	147,252	5 Mile	\$108,157	5 Mile	47.8

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	1,214	1 Mile	\$82,327	1 Mile	52.8
3 Mile	22,086	3 Mile	\$72,940	3 Mile	58.8
5 Mile	147,166	5 Mile	\$80,979	5 Mile	51.9

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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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ZONING INFORMATION

<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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