

RETAIL SPACE

10441 SE Federal Hwy., Hobe Sound, FL 33455



FOR LEASE | \$33.00/sf NNN*

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

Carlos Pelaez

772.286.5744 Office

772.215.3436 Mobile

cpelaez@commercialrealestatellc.com

Chris Belland

772.286.5744 Office

772.418.4506 Mobile

cbelland@commercialrealestatellc.com

PROPERTY OVERVIEW

- Fantastic chance to rent a retail space at Martin Landings Plaza.
- This unit boasts a generous 3,625 square feet and welcomes you with an appealing double-door entrance with excellent frontage.
- Inside, you'll find enticing highlights such as a high-top bar area, exquisite flooring, exceptional lighting, and more.
- Added conveniences include a kitchen area and a grease trap.
- The area is brimming with a mix of national and local retailers, along with residential properties.



PRICE	\$33.00/sf + \$6.60/NNN
UNIT SIZE	3,625 sf
BUILDING TYPE	Neighborhood Shopping Center
ACREAGE	2.62 ac
FRONTAGE	330'
TRAFFIC COUNT	24,500 ADT
YEAR BUILT	2018
ZONING	Hobe Sound Redevelopment District
LAND USE	1600 - Community shopping center
PARCEL ID	34-38-42-000-097-00020-3

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SITE PHOTOS



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DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	6,091	1 Mile	\$87,576	1 Mile	45.20
3 Mile	16,817	3 Mile	\$90,806	3 Mile	46.50
5 Mile	28,366	5 Mile	\$90,974	5 Mile	46.40
2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	6,077	1 Mile	\$51,508	1 Mile	49
3 Mile	16,756	3 Mile	\$56,056	3 Mile	50
5 Mile	28,271	5 Mile	\$58,702	5 Mile	49

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ZONING INFORMATION

General	
Residential Use Groups, see 12.1.03	
Accessory dwelling units	P
Mobile homes	-
Other dwelling types	P
Single-family dwellings	P
Bed and breakfast inns	P
Commercial and Business Use Groups, see 12.1.03	
Business and professional offices	P
Construction services, limited	P
Construction services, extensive	-
Convenience store with fuel	-
Drive-through facility	-
Drive-through restaurant	-
Hotels, motels, resorts spas	P
Marinas	P
Medical offices	P
Microbreweries & Craft Distilleries	-
Parking lots and garages	-
Restaurants	P
Retail and services, limited impact	P

Retail and services, general impact	P
Retail and services, extensive impact	-
Recreational vehicle parks	-
Vehicular service and maintenance	-
Wholesale trades and services	-
Working waterfront	-
Public and Institutional Use Groups, see 12.1.03	
Institutional uses, limited impact	P
Institutional uses, general impact	P
Industrial Use Groups, see 12.1.03	
Limited impact industries	-
Extensive impact industrial industries	-

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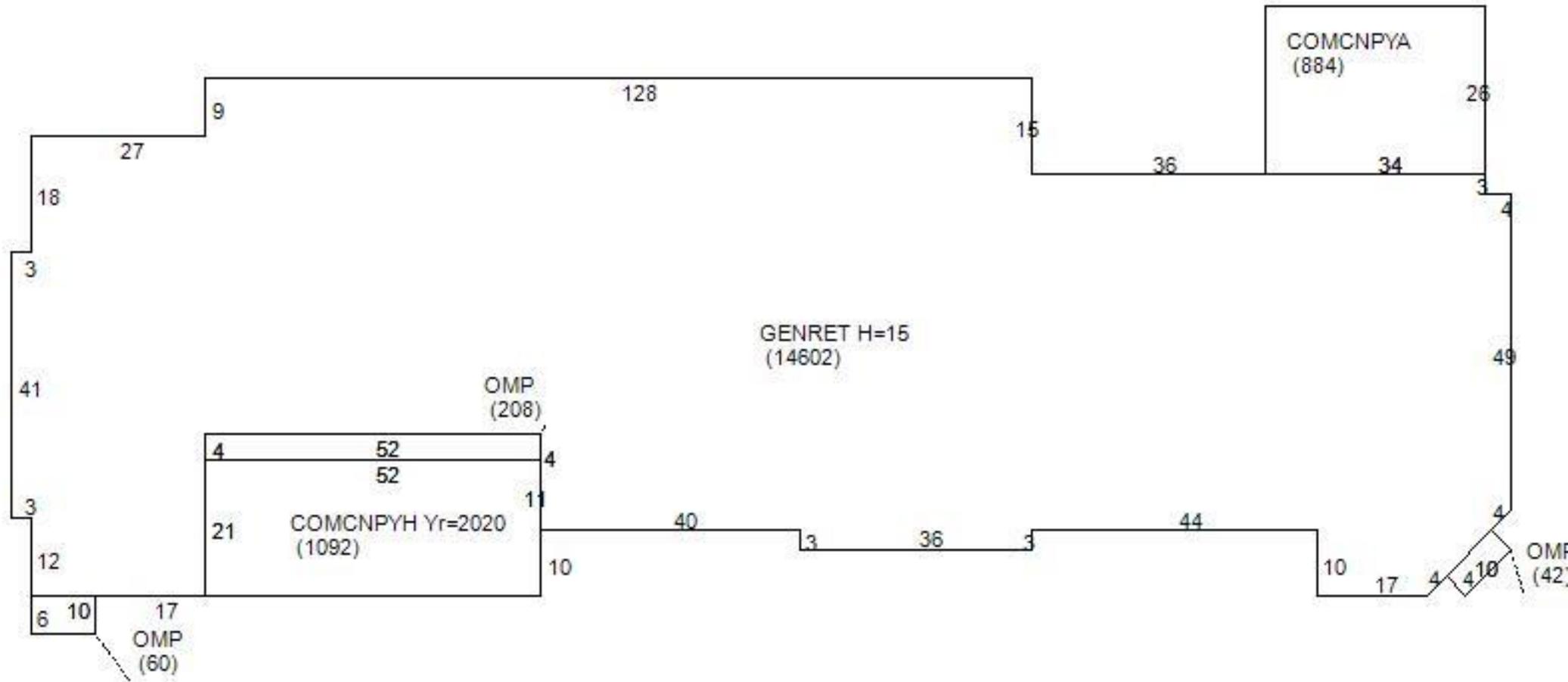
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SITE PLAN



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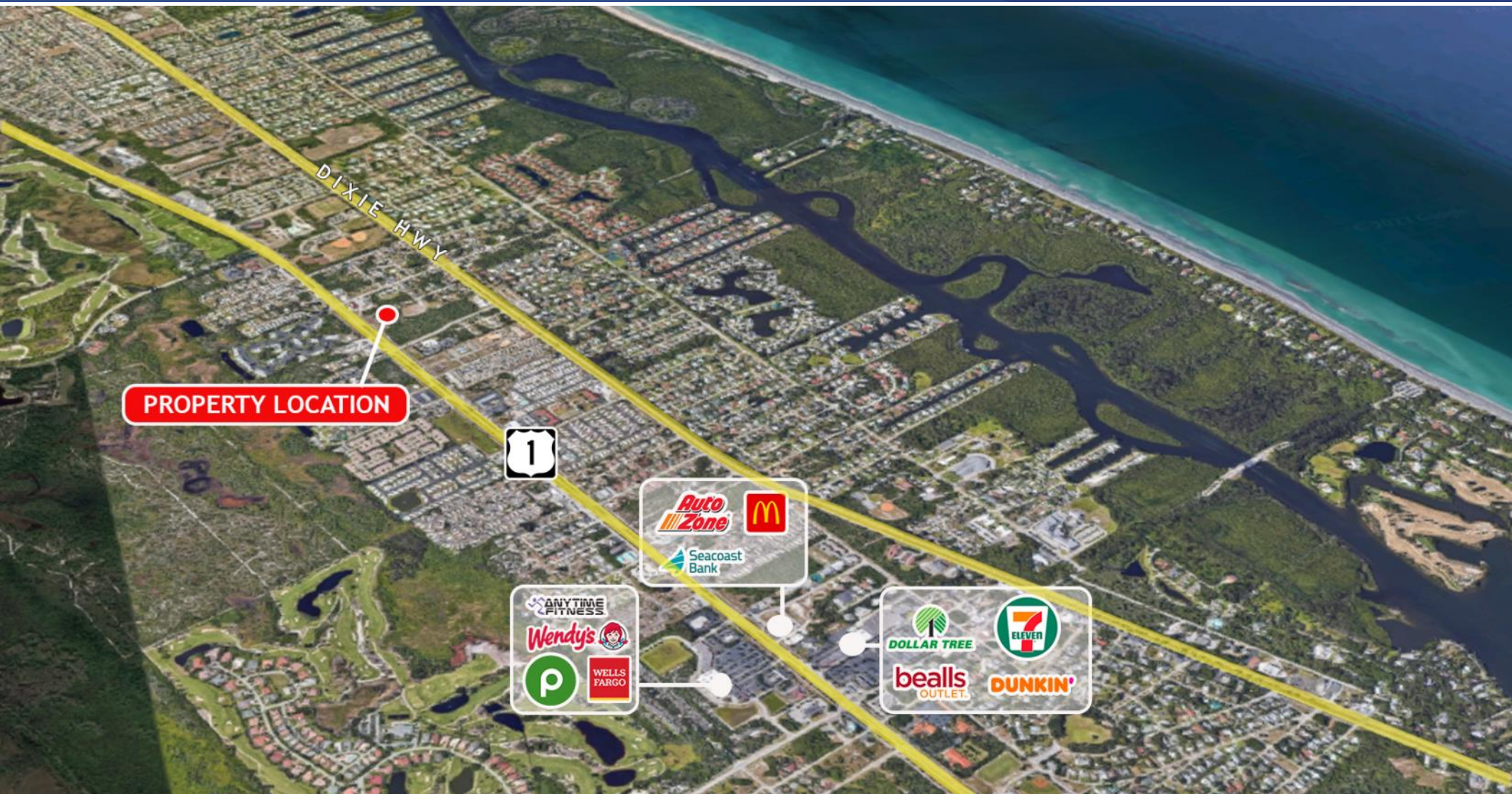
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TRADE AREA MAP



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