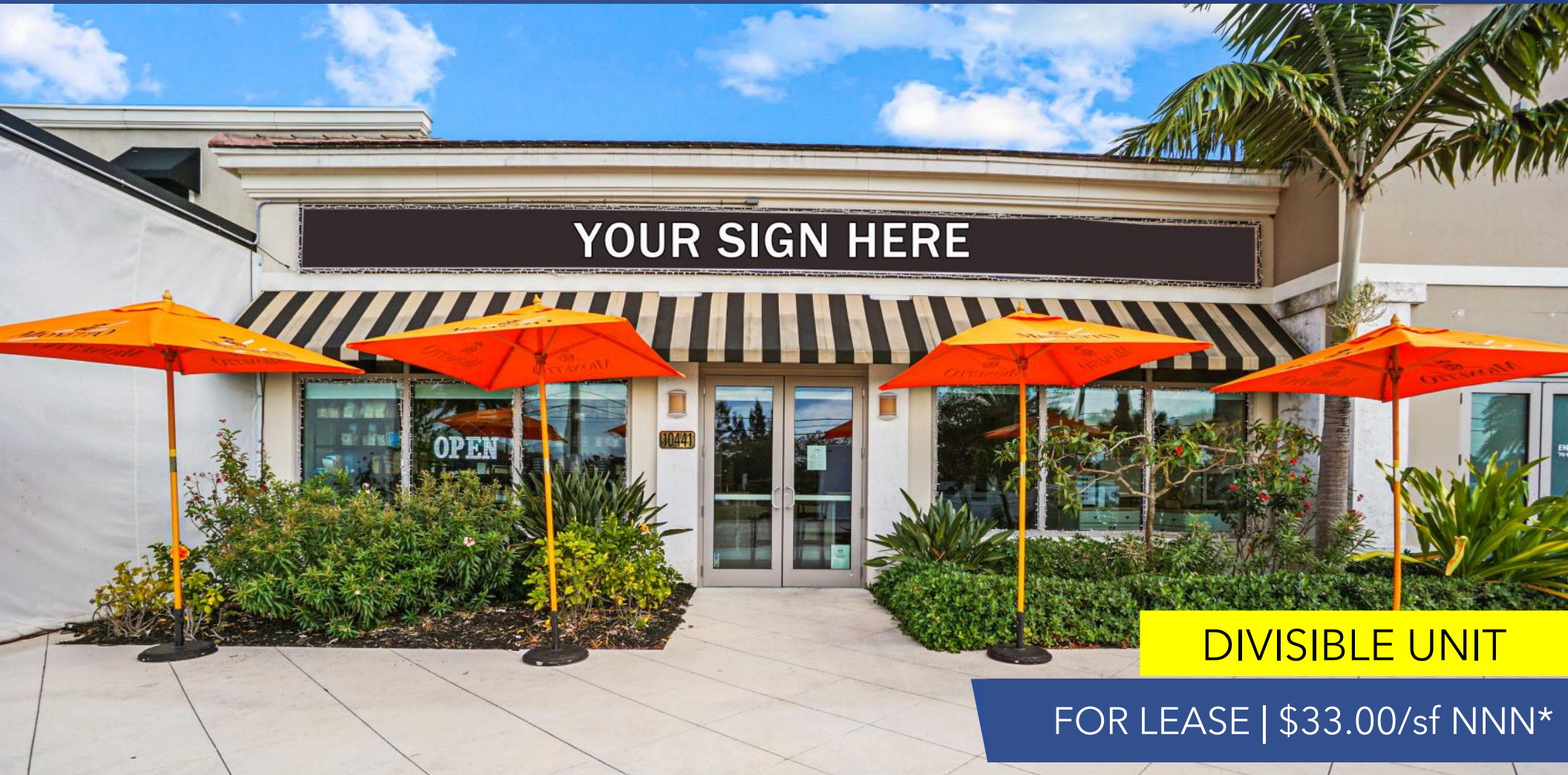


# PROFESSIONAL OFFICE OR RETAIL SPACE

10441 SE Federal Hwy., Hobe Sound, FL 33455



**DIVISIBLE UNIT**

**FOR LEASE | \$33.00/sf NNN\***

**JEREMIAH BARON  
& CO**

**COMMERCIAL REAL ESTATE**

**Carlos Pelaez**

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# PROPERTY OVERVIEW

- Fantastic chance to rent a unit 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 exquisite flooring, exceptional lighting, and more.
- The unit is perfectly suited for an executive/professional office space or retail space
- The area is brimming with a mix of national and local retailers, along with residential properties.
- **UNIT DIVISIONS AVAILABLE.**



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

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

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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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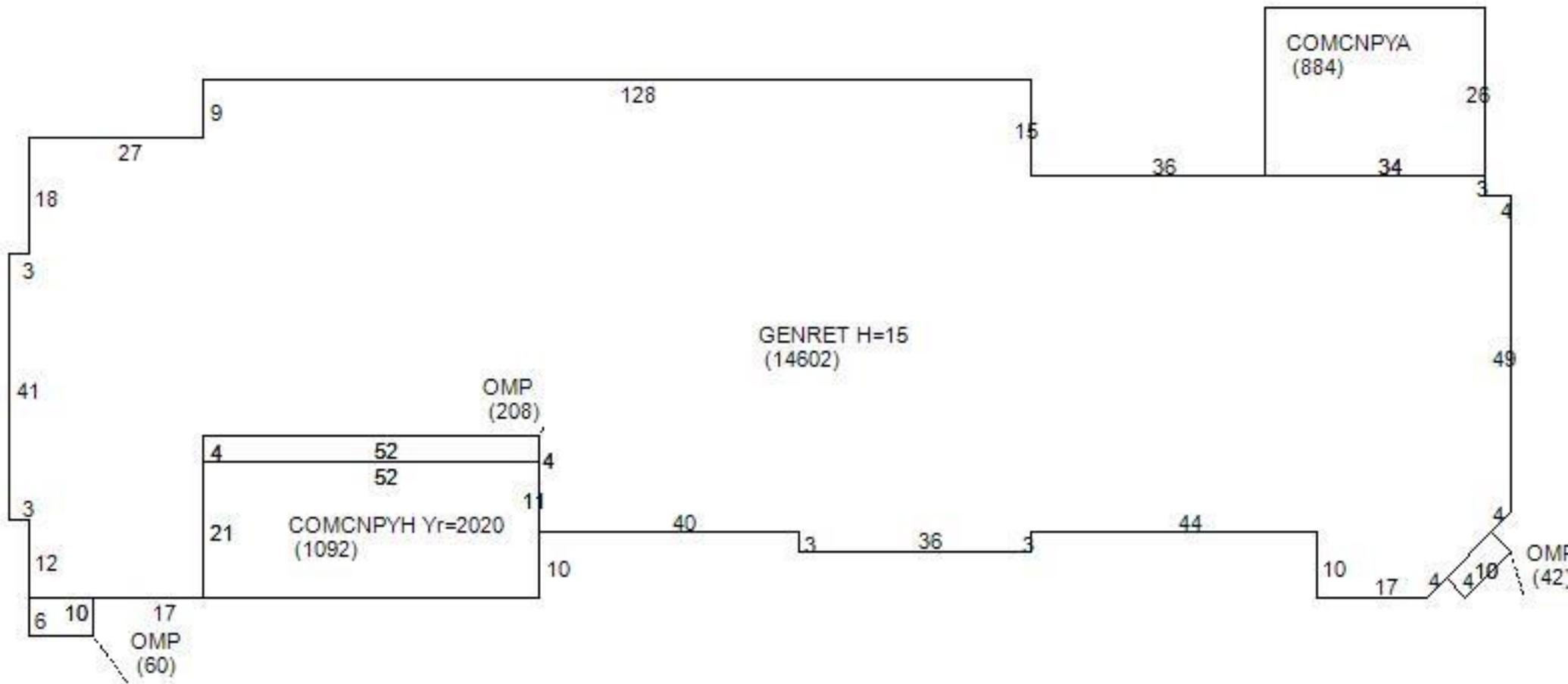
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# SITE PLAN



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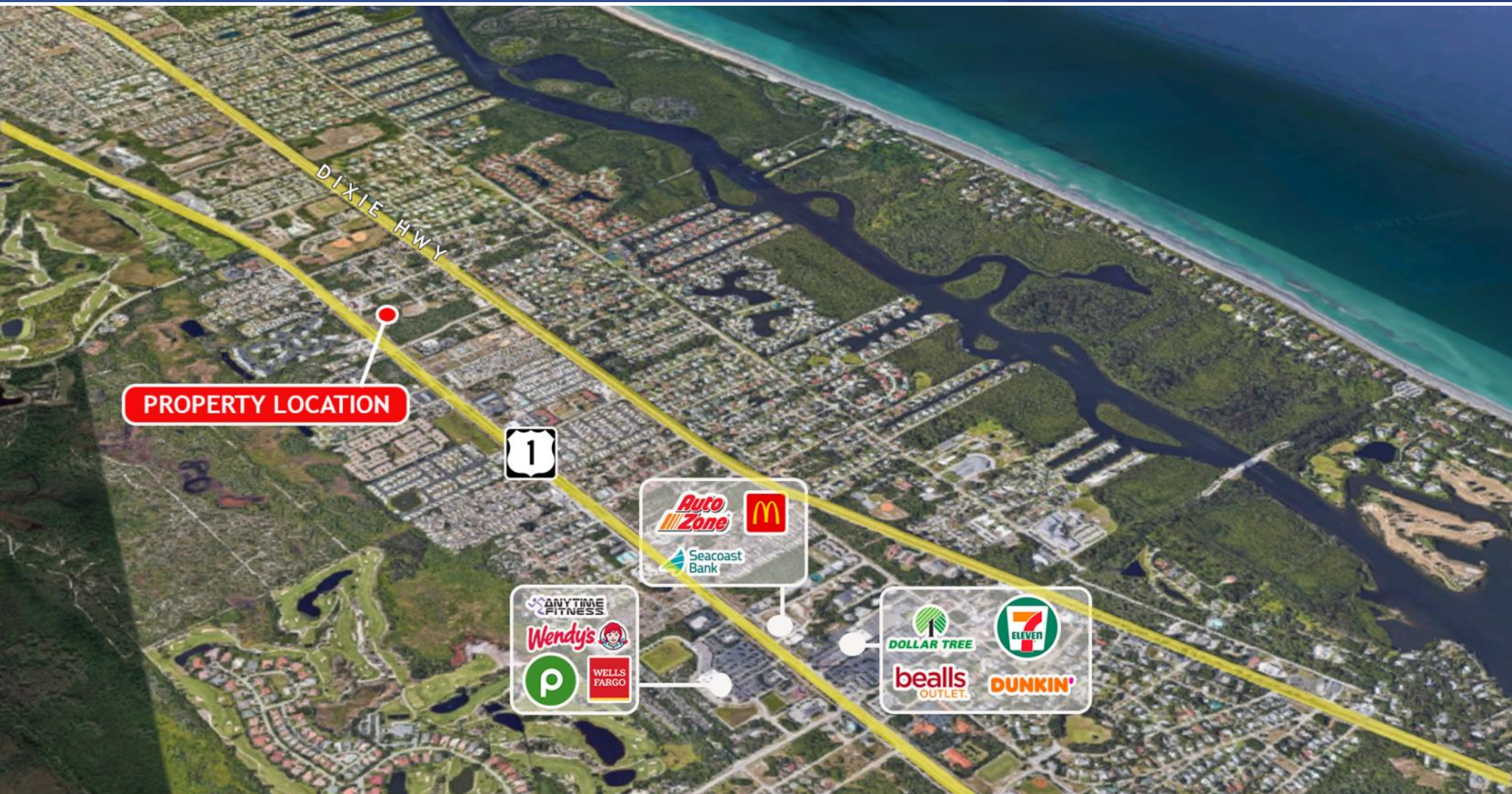
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# TRADE AREA MAP



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