

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

772.286.5744 Office

772.215.3436 Mobile

cpelaez@commercialrealestatellc.com

Chris Belland

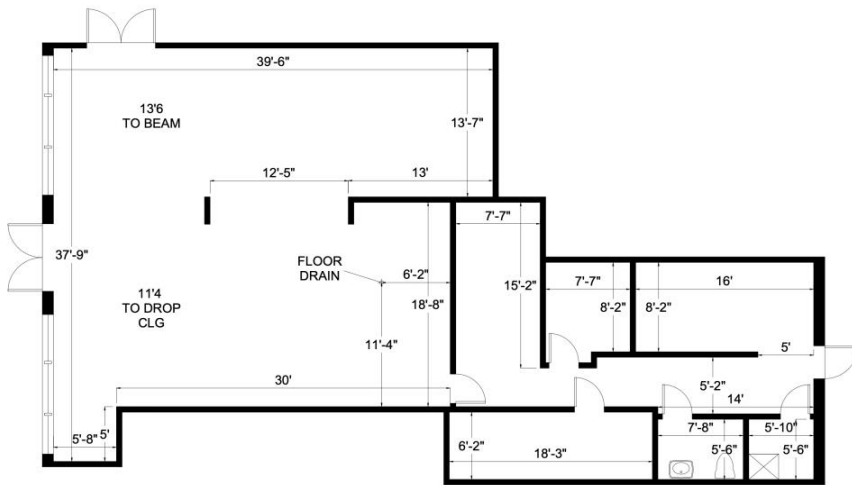
772.286.5744 Office

772.418.4506 Mobile

cbelland@commercialrealestatellc.com

PROPERTY OVERVIEW

- Fantastic chance to rent a unit at Martin Landings Plaza.
- This unit boasts a generous 2,044 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.**



PRICE	\$33.00/sf + \$6.60/NNN
UNIT SIZE	2,044 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

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.



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

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

**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

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	-

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

Carlos Pelaez

772.286.5744 Office

772.215.3436 Mobile

cpelaez@commercialrealestatellc.com

Chris Belland

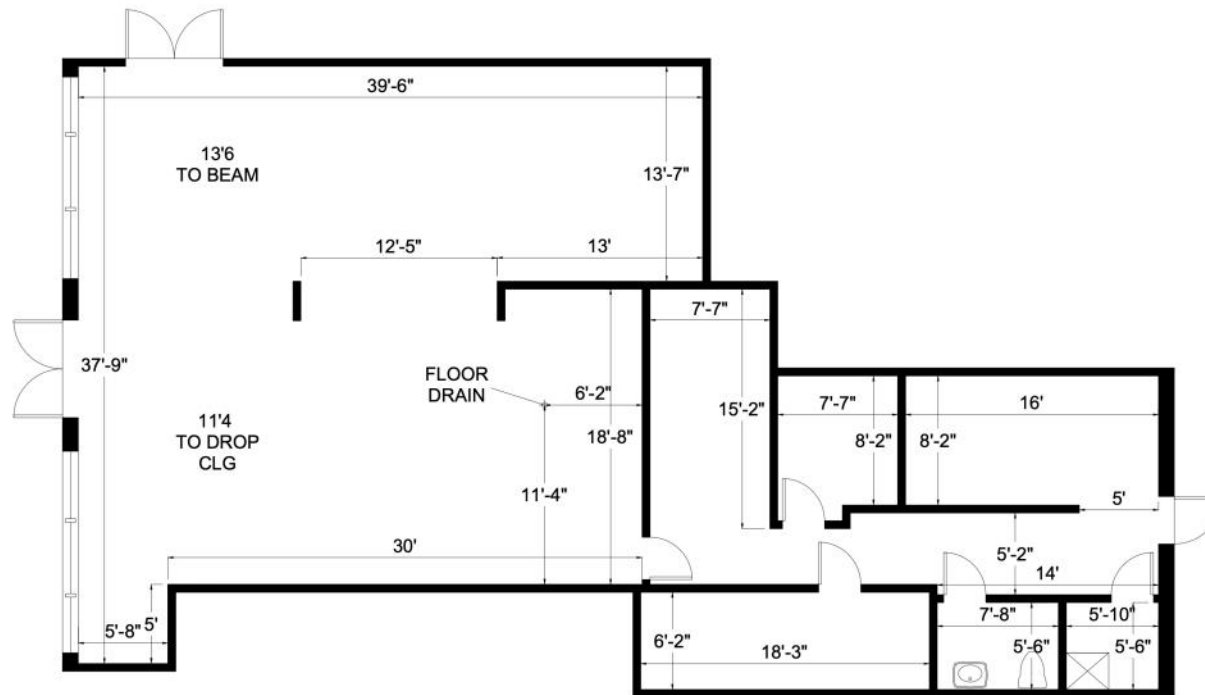
772.286.5744 Office

772.418.4506 Mobile

cbelland@commercialrealestatellc.com

FLOOR PLAN

10441 SE FEDERAL HWY
HOBE SOUND, FL 33455



2044 ft.²

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

Carlos Pelaez

772.286.5744 Office

772.215.3436 Mobile

cpelaez@commercialrealestatellc.com

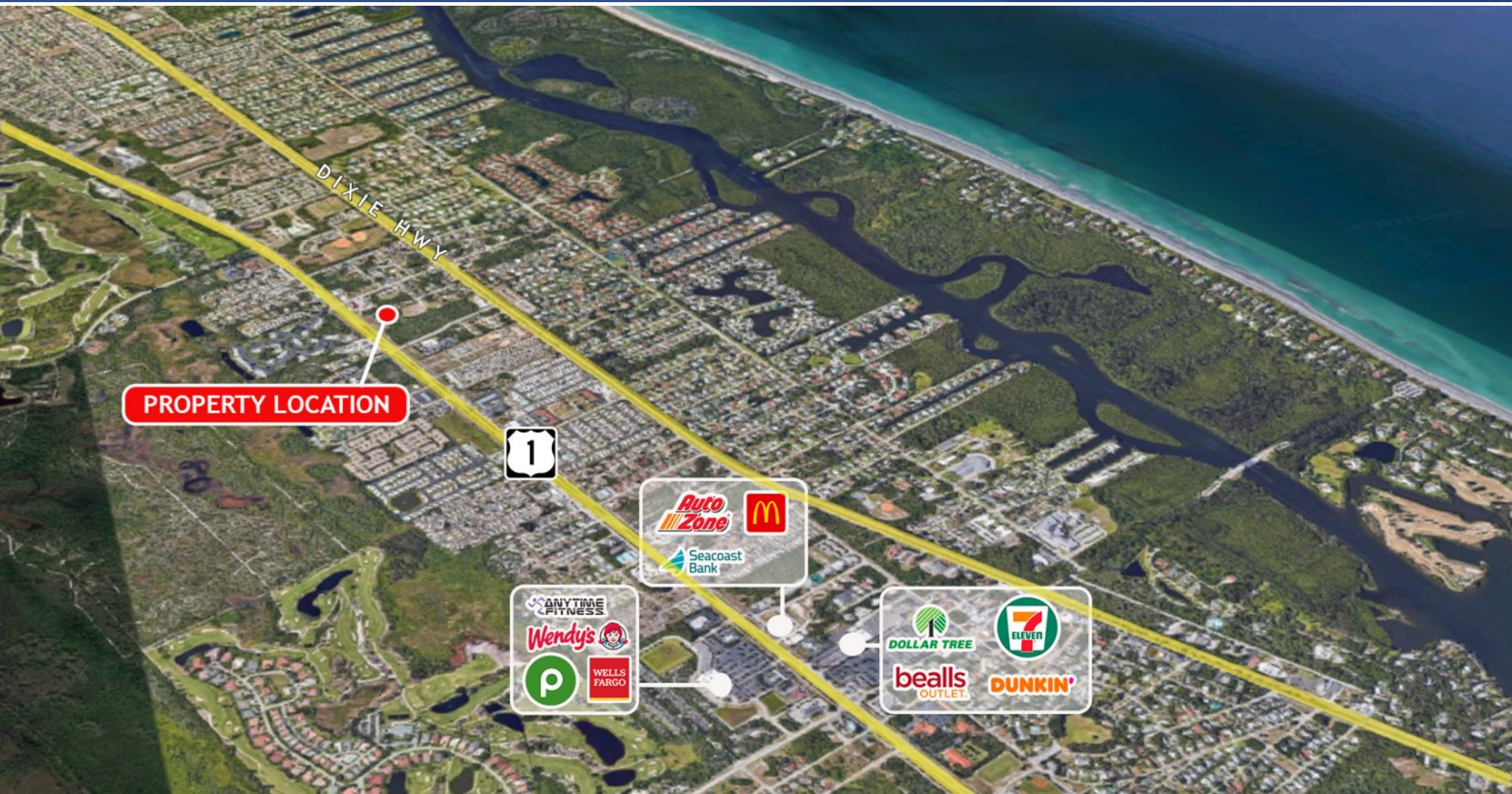
Chris Belland

772.286.5744 Office

772.418.4506 Mobile

cbelland@commercialrealestatellc.com

TRADE AREA MAP



**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