



# 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	
<b>LEASE PRICE</b>	\$17,500/mo
<b>BUILDING SF</b>	11,200 sf *estimated
<b>BUILDING TYPE</b>	Executive Office
<b>ACREAGE</b>	2.9 ac
<b>FRONTAGE</b>	+/- 577'
<b>TRAFFIC COUNT</b>	3,800 AADT (SE Dixie Highway)
<b>ESTIMATED COMPLETION</b>	Q2 2024
<b>ZONING</b>	Hobe Sound Redevelopment Zoning
<b>LAND USE</b>	CRA Center
<b>PARCEL ID</b>	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.

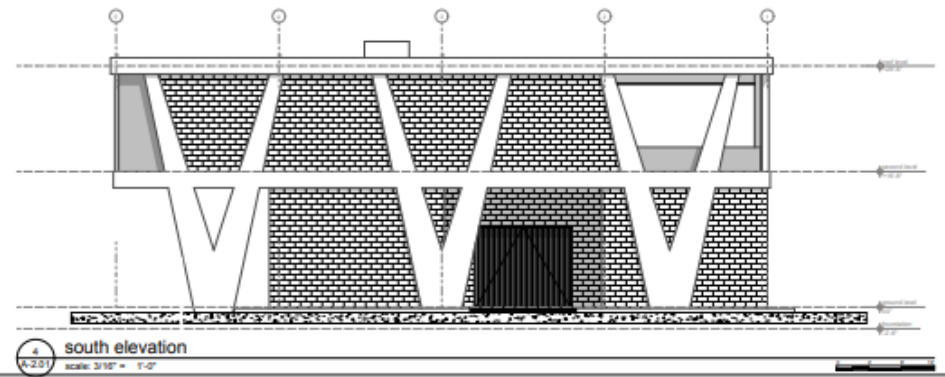
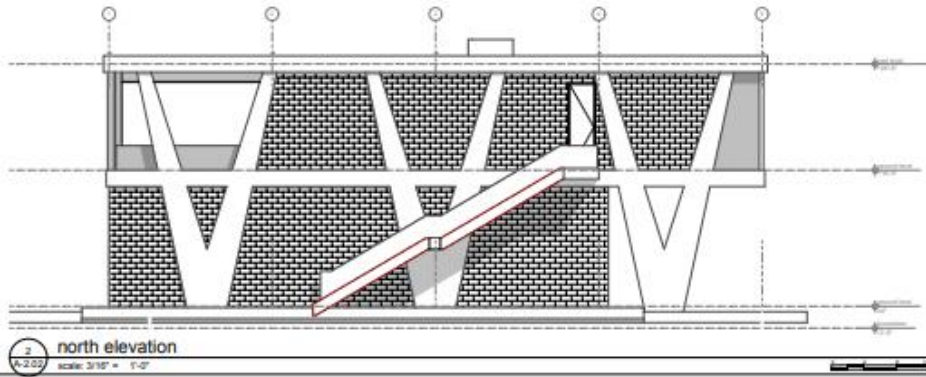
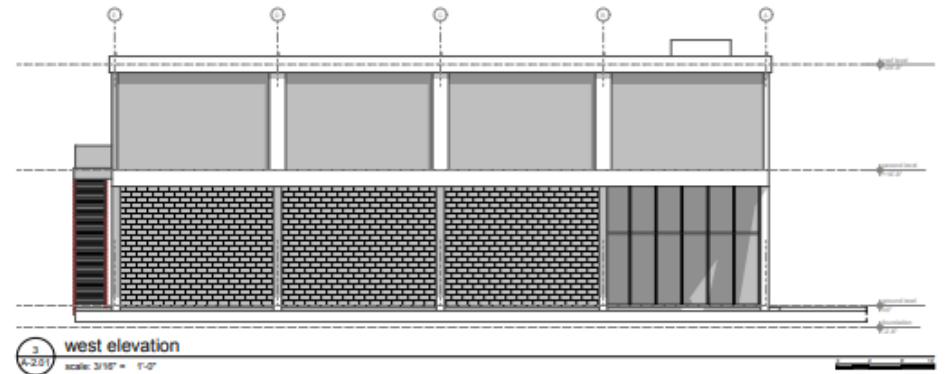
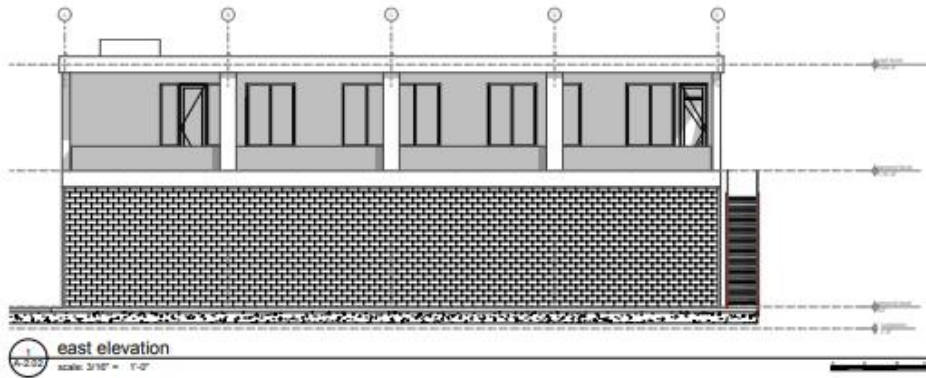
Nestled in the enchanting town of Hobe Sound, this prime location offers the ultimate convenience. Positioned within minutes from pristine beaches, local shops and boutiques, and access to both US Highway 1 and A1A.



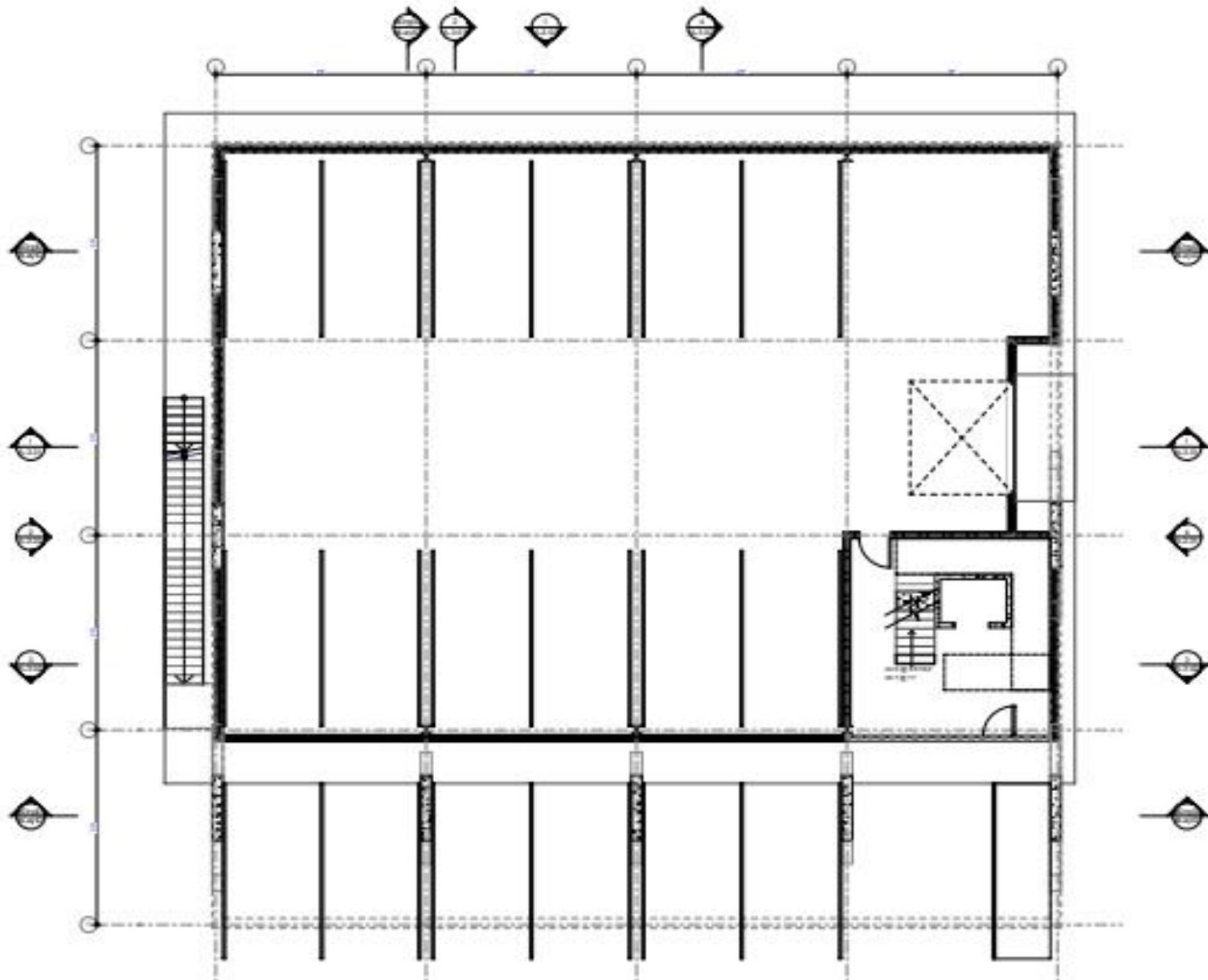
# CONCEPTUAL PHOTOS



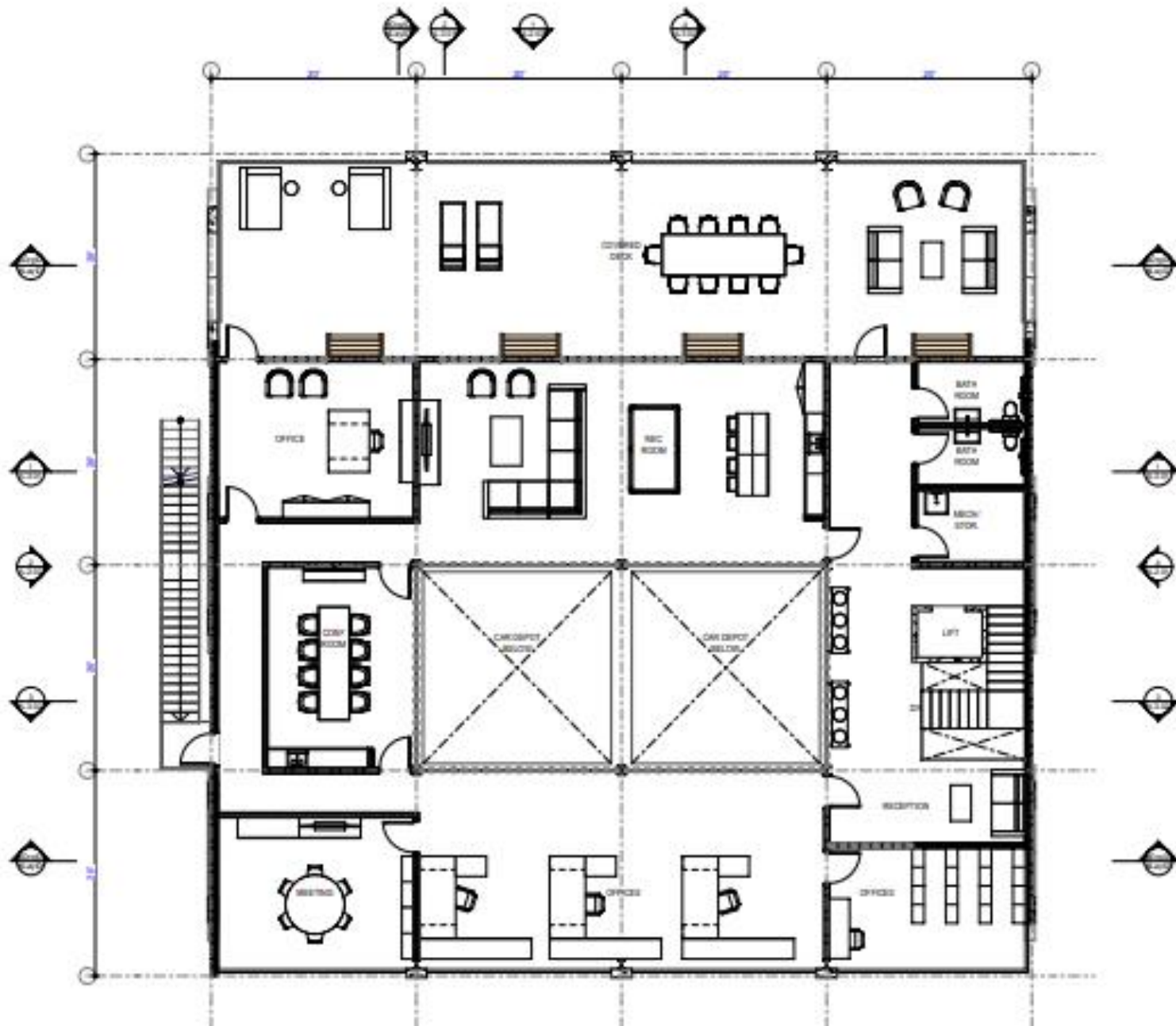
# ELEVATIONS



# GROUND FLOOR PLAN



# SECOND FLOOR PLAN



JUPITER ISLAND

**SUBJECT PROPERTY**





# DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2023 Estimated Population	3,618	19,414	123,748
2028 Projected Population	3,670	19,346	123,743
2010 Census Population	3,631	18,221	114,297
2023 Estimated Households	1,640	9,054	54,254
2028 Projected Households	1,616	9,010	54,225
2010 Census Households	1,614	8,555	50,188
2023 Estimated White	3,434	18,237	117,189
2023 Estimated Black or African American	294	1,047	6,157
2023 Estimated Hawaiian & Pacific Islander	5	22	168
2023 Estimated American Indian or Native Alaskan	18	64	1,504
2023 Estimated Other Races	53	280	1,991
2023 Estimated Average Household Income	\$108,769	\$92,813	\$101,829
2023 Estimated Median Household Income	\$72,042	\$57,642	\$71,565
Median Age	51	54	52
Average Age	47.00	48.60	48.40