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**HOBE SOUND
RV & AUTO STORAGE**

SE FEDERAL HIGHWAY, HOBE SOUND FL 33455



**JEREMIAH BARON
& CO
COMMERCIAL REAL ESTATE**

EXCLUSIVELY MARKETED BY



HOBE SOUND AUTO VAULT RV & AUTO STORAGE

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**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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PROPERTY SUMMARY

Jeremiah Baron & Co. is pleased to present the future site of a premiere storage facility in Hobe Sound, FL. The site will consist of total of four warehouse buildings with a total of 64 units! The Hobe Sound Auto Vault Storage will be the third location in the Treasure Coast area for storing automobiles, and other high value assets.

Situated on a 6.67 acre land; some of the site amenities will include: gate with high perimeter fence, security cameras, multiple electric outlets and overhead lights, A/C , and many other state of the art features.

Other proposed improvements to the neighboring area will include restaurants, retailers, and a residential storage facility. In close proximity to the Publix Shopping Center less than 2 miles away, in addition to being 12 minutes from I-95 access ramp.

Centrally located between Jupiter and Stuart, Hobe Sound boasts an enviable quality of life with magnificent surroundings, year-round sunshine and a diverse business climate. For both individuals and companies alike, Hobe Sound offers accessibility, affordability and opportunity.

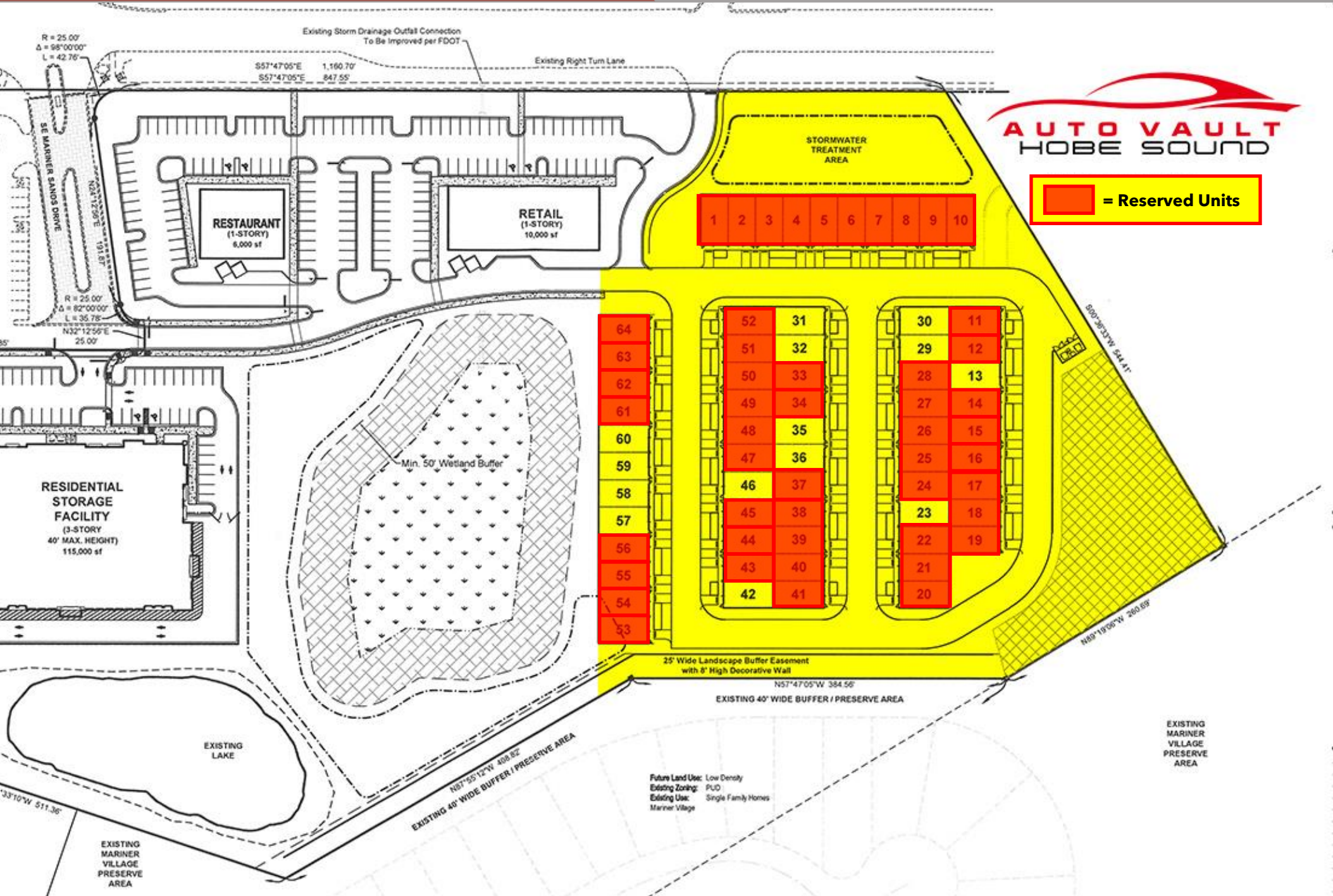


PROPERTY DETAILS

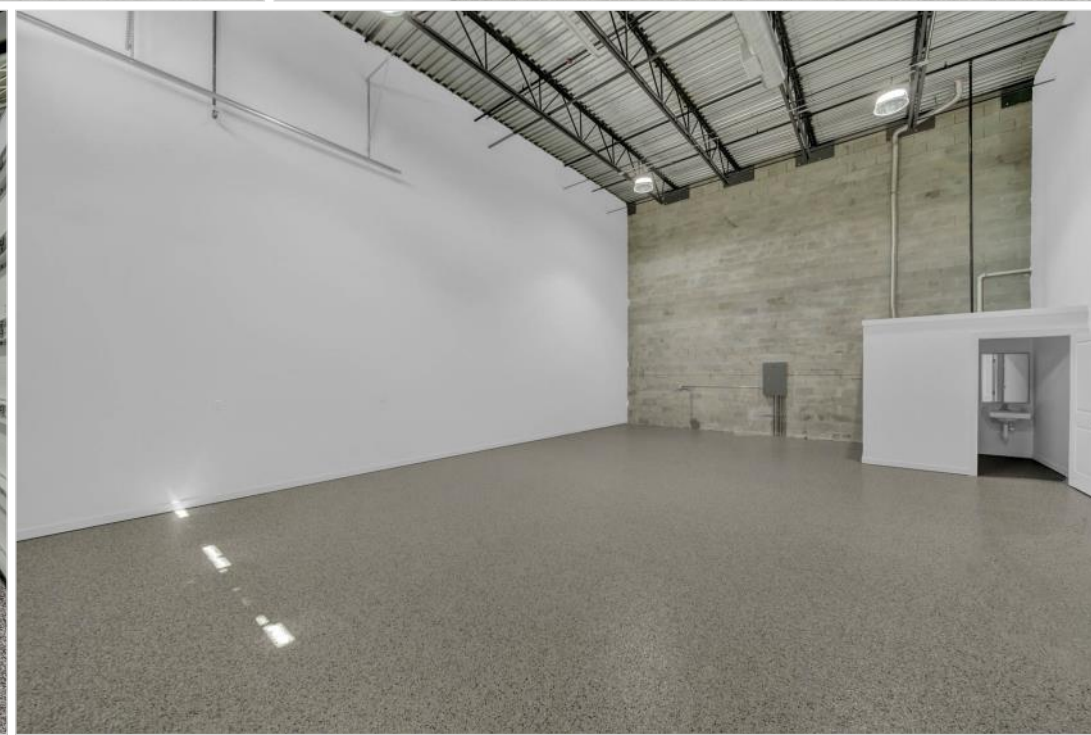
PRICE	Starting at \$315.00/SF (\$458,640)
UNIT SIZE	28' x 52' (1,456 SF)
NO. OF UNITS	64
BUILDING SIZE(S)	Building 1: 14,560 SF Building 2: 29,120 SF Building 3: 32,032 SF Building 4: 17,472 SF
LOT SIZE	6.67 acres
PROJECTED COMPLETION	2024
ZONING	PUD-C
LAND USE	Commercial General
PARCEL ID	31-38-42-012-000-00040-0



SITE OVERVIEW



INTERIOR PHOTO CONCEPT





PROGRESSION PHOTOS



February–March 2024

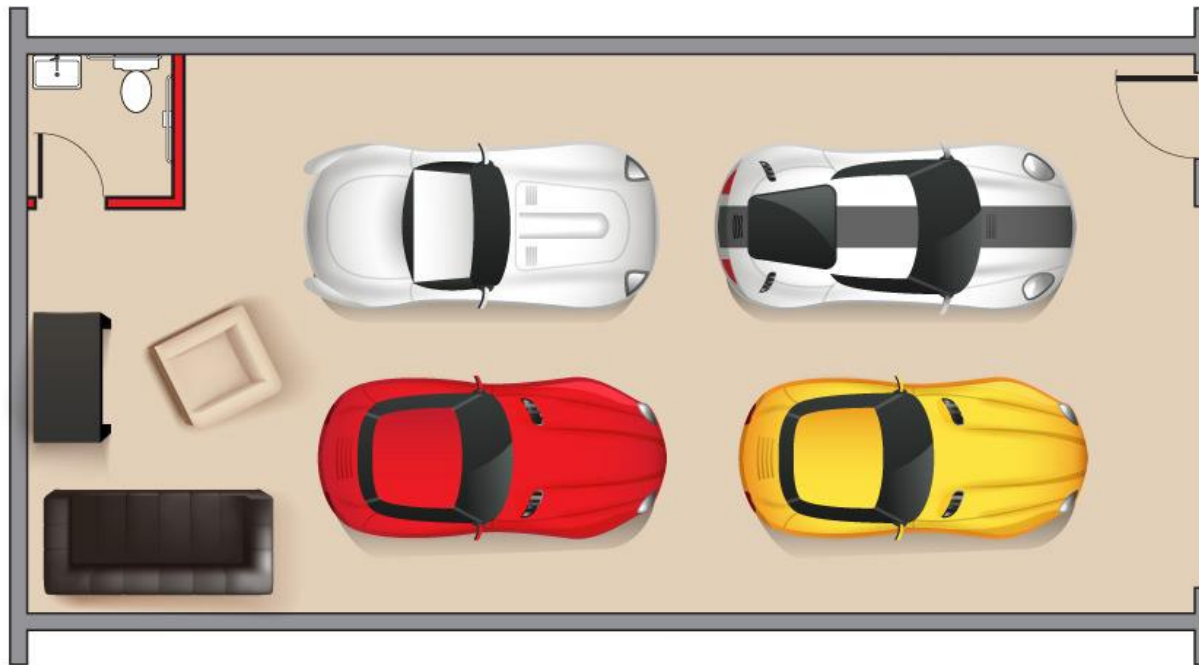
UNIT AMENITIES

Need space? Of course you do. And at Hobe Sound Auto Vault your garage space is whatever you want it to be. Our most popular option is a generous 28' X 52' garage that you can appoint, decorate, furnish and equip to your heart's content, from mild to wild or anything in between.

Most garage owners like to start slow and easy with a minimalist approach, a half bath, ready-to-use or roughed in for later, and an industrial size sink. From there the sky's the limit and Hobe Sound Auto Vault is ready, willing and able to fulfill whatever custom-garage dream you may have.

Perhaps you have more than just one collector car, one vintage motorcycle or a single jet ski. Maybe a full size RV as well. No problem. Our 28' X 104' garage offers you enough room to store them all with the same custom flexibility.

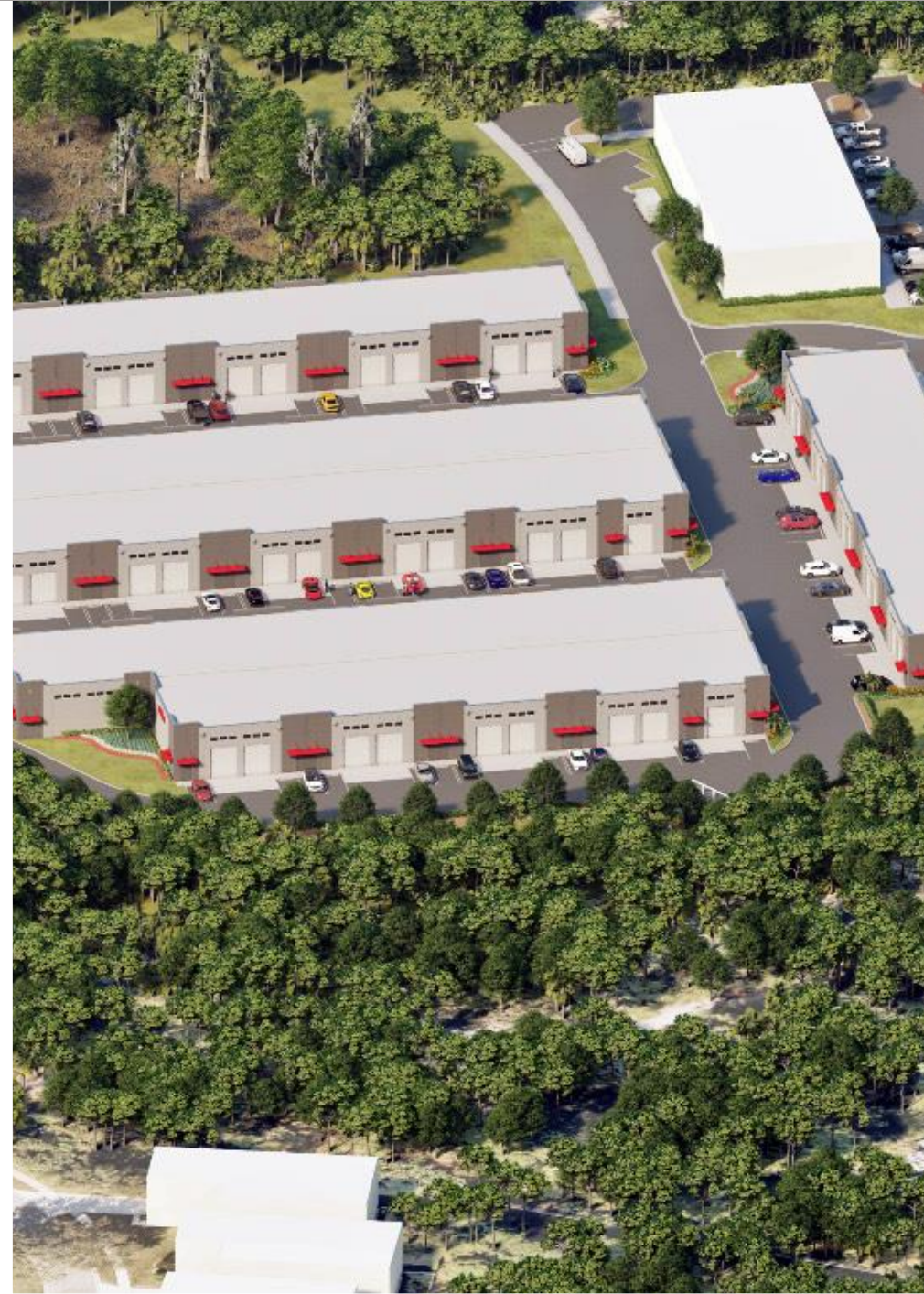
Your Hobe Sound Auto Vault luxury garage space is quality constructed with insulated walls and ceilings, climate control capable, 120V receptacles and a 14' X 14' electric insulated garage door. It's exactly what you need to create exactly what you want, with no compromise.



STANDARD 28X52 LUXURY GARAGE
(All options are available for every size Luxury Garage)

SITE AMENITIES

- Large aisles for easy maneuvering of motorhomes, 5th wheels or trailered boats
- 50 amp dedicated RV electrical outlet in each unit (individually metered)
- Fully air-conditioned
- Concrete construction
- Insulated walls and ceilings
- Secure, private and convenient
- Not in a noisy/dirty industrial park
- Security lights and cameras
- Vehicle washing station
- Heavy duty motorized, insulated steel sectional door. 14' x 14' roll up doors
- Windows in every unit for natural light
- Sprinklers
- Built to new Hurricane code
- Finished Bathroom



INVESTMENT HIGHLIGHTS

- Own your real estate.
- Earn equity with appreciation.
- Rent out your unit. Create income.
- Optional loft package, epoxy flooring, and shower.
- Multiple electric outlets. 240/120 125 amp service.
- Bright interior overhead LED lighting.
- Air conditioning.
- 24/7 access.





Florida State Road A1A

verizon

BEALLS
ACE Hardware
Publix

STARBUCKS COFFEE
McDonald's
Walgreens

DUNKIN'

tropical SMOOTHIE CAFE

DUFFY'S SPORTS GRILL

Domino's

Cumberland FARMS

MARINER SANDS COUNTRY CLUB

SE Federal Hwy

SE FEDERAL HWY - 30,500 ADT



SUBJECT PROPERTY

Ethar's Grill

AREA DEMOGRAPHICS

RADIUS		1 MILE	3 MILE	5 MILE
2023 Estimated Population		5,452	46,098	128,863
2028 Projected Population		5,468	45,958	128,456
2010 Census Population		4,834	42,390	118,655
2023 Estimated Households		2,765	21,343	58,448
2028 Projected Households		2,768	21,252	58,448
2010 Census Households		2,472	19,709	53,770
2023 Estimated White		5,161	41,836	116,933
2023 Estimated Black or African American		142	2,496	6,348
2023 Estimated Asian or Pacific Islander		67	667	2,067
2023 Estimated American Indian or Native Alaskan		6	314	1,159
2023 Estimated Other Races		74	725	2,178
2023 Estimated Average Household Income		\$80,018	\$89,815	\$98,395
2023 Estimated Median Household Income		\$55,091	\$67,368	\$74,355
Median Age		65.8	57.4	54.6
Average Age		57.9	51.3	49.4