

# RETAIL & QSR PAD SITE

SE Federal Highway, Hobe Sound FL 33455



**LAND LEASE** | Call For Pricing

**JEREMIAH BARON  
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# PROPERTY OVERVIEW

- Highly desirable 2.24 acre pad site located on the corner of SE Federal Highway and SE Rohl Way in Hobe Sound, FL.
- With proposed site plans in place, this land lease opportunity features a 7,000 SF building designed for a retail store and an additional 2,500 SF building that's ideally suited for a quick service restaurant or similar high-traffic retailer.
- This location benefits from excellent visibility and accessibility, drawing traffic from Martin's Landing, a bustling retail plaza with tenants including Peggy's Natural Foods, a popular nail salon, the MÜV cannabis dispensary, and a full-service restaurant. The surrounding area sees significant daily traffic along Federal Highway, ensuring a steady flow of customers for both proposed buildings.



<b>PRICE</b>	Call for Pricing
<b>PROPOSED BUILDING SIZE(S)</b>	7,000 SF & 2,500 SF
<b>BUILDING TYPE</b>	Retail
<b>ACREAGE</b>	2.24 AC
<b>FRONTAGE</b>	326'
<b>TRAFFIC COUNT</b>	25,500 ADT
<b>ZONING</b>	Hobe Sound Redevelopment
<b>LAND USE</b>	CRA Center
<b>PARCEL ID</b>	34-38-42-480-000-00010-0

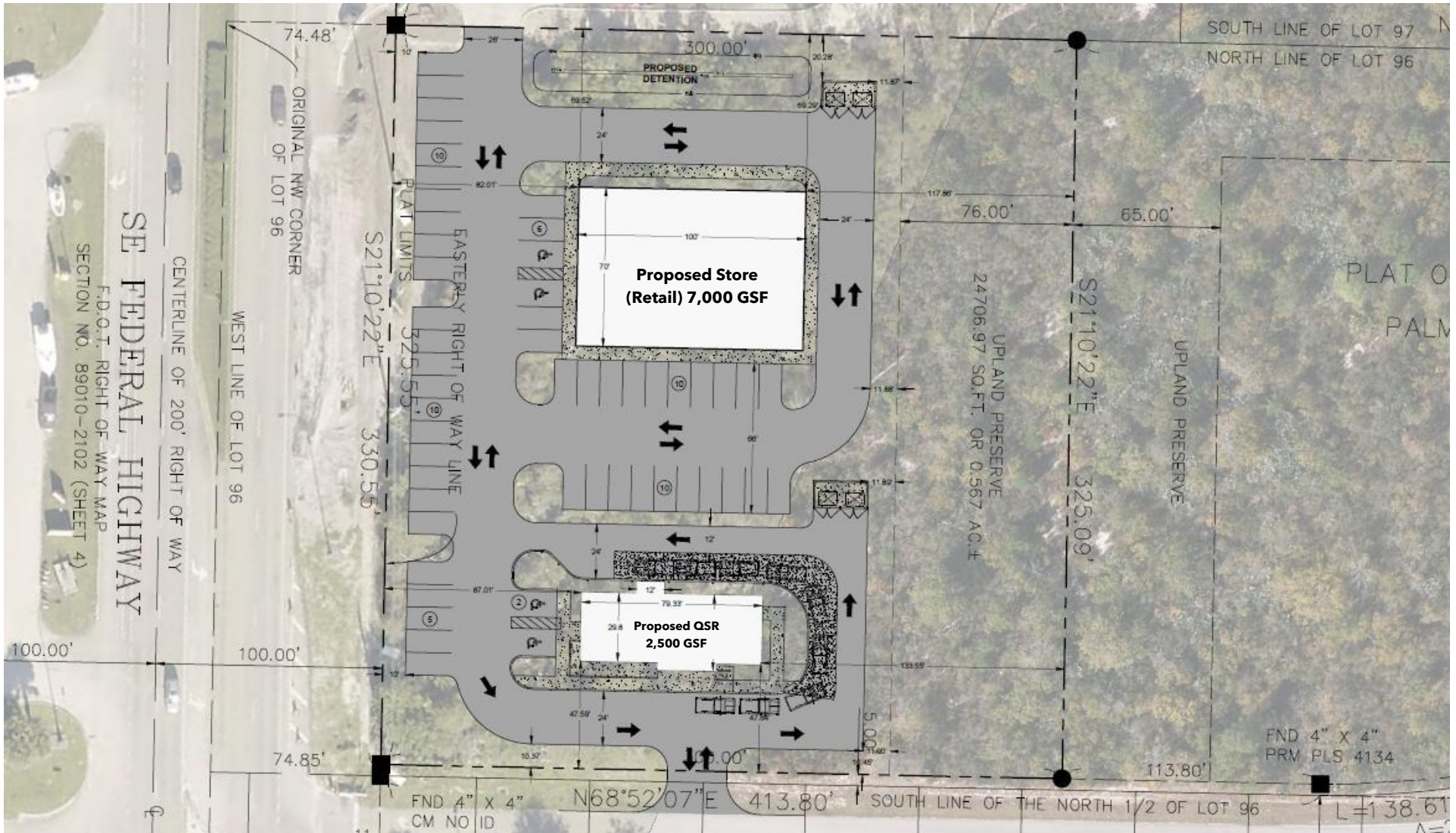
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# PROPOSED SITE PLAN



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# DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	5,954	1 Mile	\$79,915	1 Mile	46.3
3 Mile	16,440	3 Mile	\$86,898	3 Mile	50.2
5 Mile	27,620	5 Mile	\$90,864	5 Mile	52.6

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	6,354	1 Mile	\$51,723	1 Mile	50.9
3 Mile	17,349	3 Mile	\$56,346	3 Mile	56.4
5 Mile	29,104	5 Mile	\$58,948	5 Mile	59.8

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# ZONING INFORMATION

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

Retail and services, general impact	P
Retail and services, extensive impact	P
Recreational vehicle parks	P
Vehicular service and maintenance	P
Wholesale trades and services	P
Working waterfront	-

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# TRADE AREA MAP



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