

RETAIL OFFICE

10770 SE FEDERAL HWY, HOBE SOUND, FL 33455



FOR LEASE | \$21.50/sf/yr + NNN (\$8.07/sf)

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart FL, 34996
www.commercialrealestatellc.com

Brian Schwan
772.286.5744 Office
772.215.1167 Mobile
bschwan@commercialrealestatellc.com

PROPERTY OVERVIEW

Take advantage of exceptional visibility and accessibility on busy SE Federal Highway in Hobe Sound. This 1,700 SF office condo is fully built out, professionally designed, and move-in ready.

- High-traffic location with direct highway frontage
- Excellent monument signage for strong brand visibility
- Private restroom for convenience
- Suitable for a wide range of professional and business uses



| | |
|-------------------|--|
| PRICE | \$21.50/sf/yr + NNN (\$8.07/sf) |
| BUILDING SIZE | 1,700 sf |
| BUILDING TYPE | Office Condo |
| ACREAGE | .23 AC |
| TRAFFIC COUNT | 26,500 AADT |
| YEAR BUILT | 1983 |
| CONSTRUCTION TYPE | Masonry |
| PARKING SPACE | 52 |
| ZONING | Hobe Sound Redevelopment Zoning District |
| LAND USE | Retail |
| PARCEL ID | 34-38-42-670-000-00030-4 |

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.

**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart FL, 34996
www.commercialrealestatellc.com

Brian Schwan
772.286.5744 Office
772.215.1167 Mobile
bschwan@commercialrealestatellc.com

SITE PHOTOS



**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart FL, 34996
www.commercialrealestatellc.com

Brian Schwan
772.286.5744 Office
772.215.1167 Mobile
bschwan@commercialrealestatellc.com

DEMOGRAPHICS

| 2024 Population Estimate | | 2024 Average Household Income | | Average Age | |
|----------------------------|--------|-------------------------------|----------|-------------|-------|
| 1 Mile | 5,907 | 1 Mile | \$80,823 | 1 Mile | 46.30 |
| 3 Mile | 15,852 | 3 Mile | \$86,995 | 3 Mile | 50.00 |
| 5 Mile | 26,690 | 5 Mile | \$91,072 | 5 Mile | 53.00 |
| 2029 Population Projection | | 2024 Median Household Income | | Median Age | |
| 1 Mile | 6,318 | 1 Mile | \$51,895 | 1 Mile | 50.90 |
| 3 Mile | 16,734 | 3 Mile | \$56,240 | 3 Mile | 56.20 |
| 5 Mile | 8,140 | 5 Mile | \$58,758 | 5 Mile | 60.30 |

**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart FL, 34996
www.commercialrealestatellc.com

Brian Schwan
772.286.5744 Office
772.215.1167 Mobile
bschwan@commercialrealestatellc.com

ZONING INFORMATION

Hobe Sound Redevelopment Zoning District.

Sec. 12.5.01. Purpose.

1. Hobe Sound is an intimate, historic community in Martin County which boasts a rich and diverse cultural, physical, economic, and geographic history. Originally a pineapple plantation, Hobe Sound has matured over time into a desirable destination for tourists, a strong community for residents, and a unique location for business activities. In an effort to maintain and strengthen the historical and cultural attributes of Hobe Sound, this LDR Division is intended to:

- a. Promote and accomplish the goals, policies, and objectives of the Martin County Growth Management Plan as they pertain to Hobe Sound;
- b. Preserve the character, quality, and scale of historic Hobe Sound and ensure the compatibility of future investment;
- c. Provide clarity and predictability in future planning and development in Hobe Sound;
- d. Maintain the high-quality standards of residential and nonresidential growth;
- e. Ensure a desirable and controlled natural and built environment for future generations.

2. *Hobe Sound Redevelopment Zoning District.* This Article 12, Division 5 of the Martin County Land Development Regulations establishes the Hobe Sound Redevelopment Zoning District and the permitted uses and development standards applicable therein.



**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart FL, 34996
www.commercialrealestatellc.com

Brian Schwan
772.286.5744 Office
772.215.1167 Mobile
bschwan@commercialrealestatellc.com

ZONING INFORMATION

| Table HS-4 Use Groups Permitted in Hobe Sound Subdistricts | Core | General | Corridor | Railroad Corridor |
|---|-------------|----------------|-----------------|--------------------------|
| Residential Use Groups, see 12.1.03 | | | | |
| Accessory dwelling units | P | P | P | P |
| Mobile homes | - | - | - | - |
| Other dwelling types | P | P | P | P |
| Single-family dwellings | - | P | - | - |
| Bed and breakfast inns | P | P | P | P |
| Agricultural Use Groups, see 12.1.03 | | | | |
| Urban farming | - | - | - | P |
| Commercial and Business Use Groups, see 12.1.03 | | | | |
| Business and professional offices | P | P | P | P |
| Construction services, limited | P | P | P | P |
| Construction services, extensive | - | - | P | P |
| Convenience store with fuel | - | - | P | - |
| Drive-through facility | - | - | P | - |
| Drive-through restaurant | - | - | P | - |
| Hotels, motels, resorts spas | P | P | P | P |
| Marinas | - | P | P | - |
| Medical offices | P | P | P | P |
| Microbreweries & Craft Distilleries | P | - | P | P |
| Parking lots and garages | P | - | - | P |
| Restaurants | P | P | P | P |
| Retail and services, limited impact | P | P | P | P |
| Retail and services, general impact | - | P | P | P |
| Retail and services, extensive impact | - | - | P | - |
| Recreational vehicle parks | - | - | P | - |
| Vehicular service and maintenance | - | - | P | - |
| Wholesale trades and services | - | - | P | P |
| Working waterfront | - | - | - | - |

| Public and Institutional Use Groups, see 12.1.03 | | | | |
|---|---|---|---|---|
| Institutional uses, limited | P | P | P | P |
| Institutional uses, general | - | P | P | - |

Sec. 12.5.03. Permitted uses.

Table HS-4 identifies permitted uses in the HS (Hobe Sound) Redevelopment Zoning District.

1. The Use Groups listed in the first column of Table HS-4 are described in Section 12.1.03.

2. The remaining columns identify the Subdistricts shown on the Regulating Plan.

a. "P" in a row below a column means that any use in that use group is permitted within that Subdistrict, provided the use can be developed in accordance with all applicable requirements of the LDR.

b. If "P" is not shown in a row, the use group is not permitted in that Subdistrict.

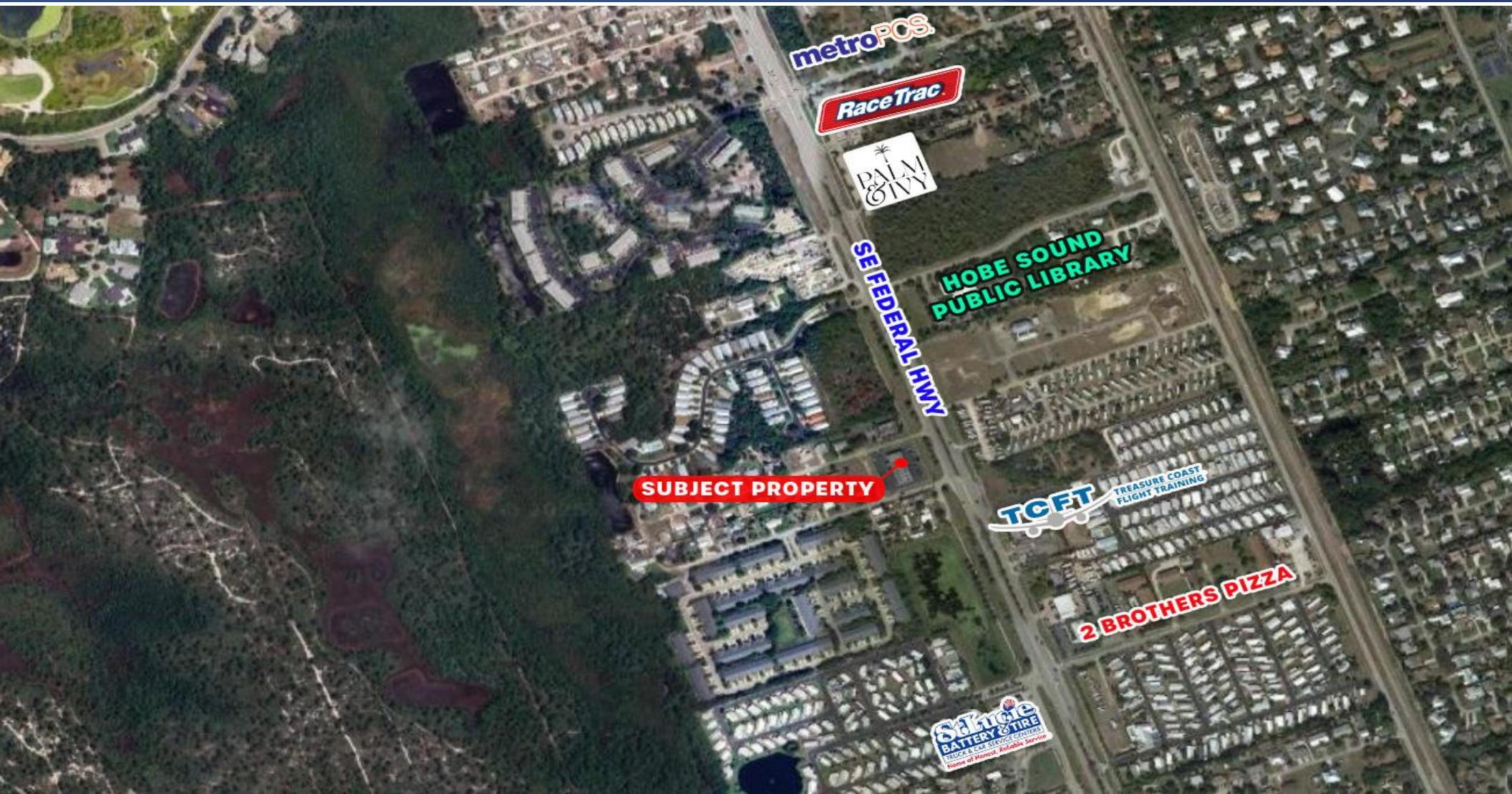
3. For uses that are functionally similar but not clearly permitted in a Subdistrict see Section 12.1.03.3.

**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart FL, 34996
www.commercialrealestatellc.com

Brian Schwan
772.286.5744 Office
772.215.1167 Mobile
bschwan@commercialrealestatellc.com

TRADE AREA MAP



**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart FL, 34996
www.commercialrealestatellc.com

Brian Schwan
772.286.5744 Office
772.215.1167 Mobile
bschwan@commercialrealestatellc.com