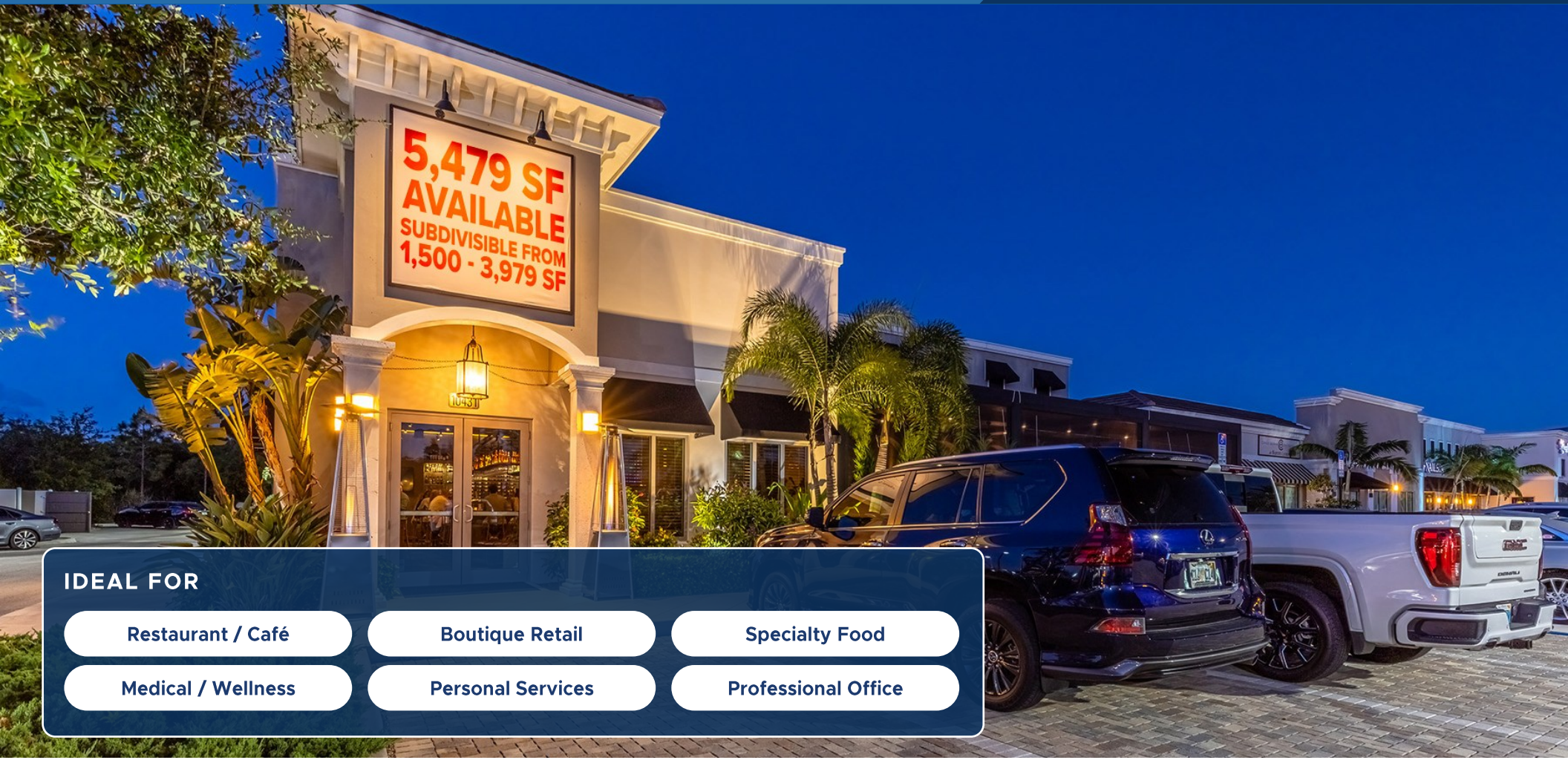
RETAIL SPACES AT MARTIN'S LANDING

±5,479 SF End-Cap | Divisible from 1,500 SF | US-1

10431 SE Federal Highway, Hobe Sound, FL 33455

FOR LEASE

$35.00/SF NNN



IDEAL FOR

- Restaurant / Café
- Boutique Retail
- Specialty Food
- Medical / Wellness
- Personal Services
- Professional Office

CRADY MACKIN BELLAND
COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

CRADY MACKIN BELLAND
COMMERCIAL REAL ESTATE

Launch your business in one of Hobe Sound's established neighborhood shopping centers. This highly visible end-cap at Martin's Landing offers ±5,479 SF that can be leased whole or divided into a 1,500 SF space and a 3,979 SF space. Previously a restaurant, it suits another dining concept, while the 1,500 SF option is ideal for retail and service users.



Property Highlights

- **End-cap visibility:** ±330' of frontage on US-1 (25,500 ADT)
- **Flexible footprint:** 5,479 SF whole, or 1,500 SF + 3,979 SF
- **Retail-ready option:** 1,500 SF suits boutique retail and services
- **Second-gen restaurant:** kitchen, bar and covered patio in place
- **Built 2018:** modern center with 65 parking spaces

Lease Rate	**$35.00/SF NNN**
Total Available	**±5,479 SF**
Divisible	**1,500 SF & 3,979 SF**
Frontage	**±330' on US-1**
Traffic Count	**25,500 ADT**
Year Built	**2018**
Parking	**65 spaces**
Former Use	**Restaurant**
Zoning	**Hobe Sound Redevelopment**
Land Use	**CRA Center**
Co-Tenants	**Peggy's Natural Foods, MÜV, nail spa**

SPACE OPTIONS

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Lease the full end-cap or take only what your business needs.

OPTION A • RETAIL

1,500 SF

Ideal for retail & service users



A right-sized storefront for a shop or service business looking for US-1 visibility in a busy neighborhood center.

- Boutique & specialty retail
- Salon, spa or wellness
- Specialty food / grab-and-go
- Financial or insurance office

Approx. $4,375/mo base rent

OPTION B • RESTAURANT

3,979 SF

Second-generation restaurant



Previously a restaurant, ready for another dining concept to take advantage of existing improvements.

- Full-service restaurant
- Café, bakery or bistro
- Bar & grill concept
- Medical or larger retail user

Approx. $11,605/mo base rent

OPTION C • FULL END-CAP

5,479 SF

Entire end-cap with patio



Take the whole end-cap for maximum frontage and presence on US-1, including the covered patio.

- Destination restaurant
- Larger retail or showroom
- Medical / wellness practice
- Combined retail + dining

Approx. $15,980/mo base rent

PROPERTY PHOTOS

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DEMOGRAPHICS

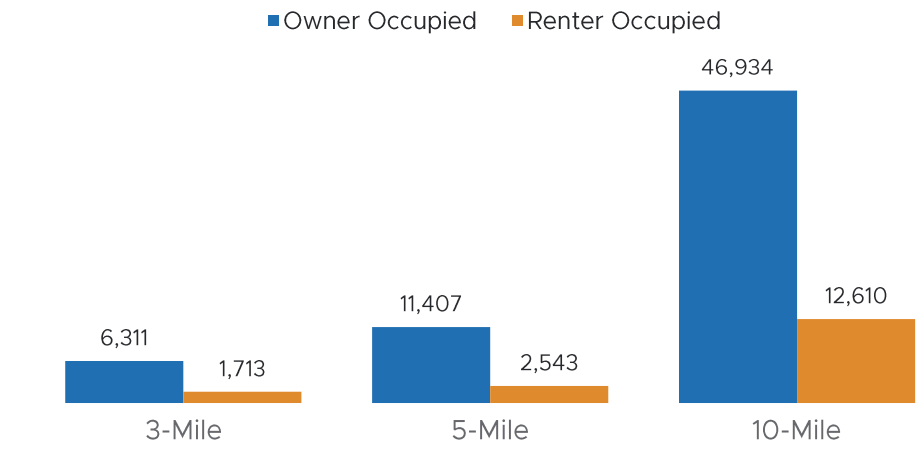
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COMMERCIAL REAL ESTATE

3-Mile Radius	
2025 Population	**16,784**
2030 Projection	**17,401**
2025 Households	**7,752**
Median Home Value	**$439,273**
Avg HH Income	**$99,242**
Median HH Income	**$66,438**

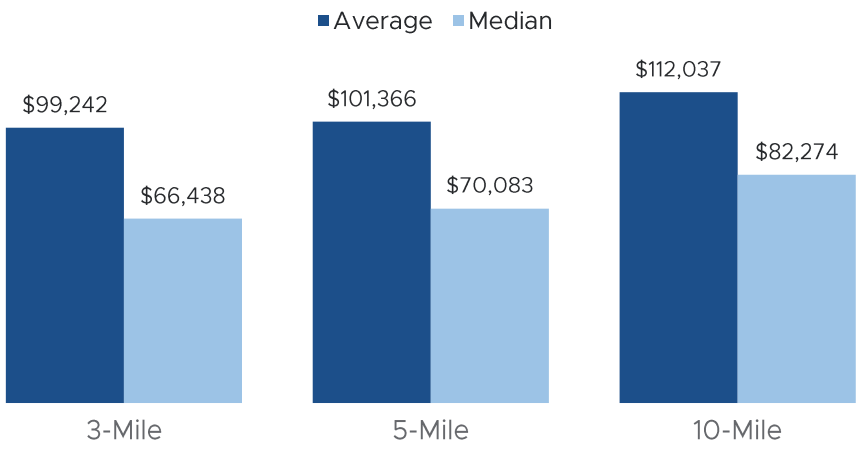
5-Mile Radius	
2025 Population	**28,587**
2030 Projection	**29,611**
2025 Households	**13,482**
Median Home Value	**$426,658**
Avg HH Income	**$101,366**
Median HH Income	**$70,083**

10-Mile Radius	
2025 Population	**130,760**
2030 Projection	**136,609**
2025 Households	**57,028**
Median Home Value	**$484,456**
Avg HH Income	**$112,037**
Median HH Income	**$82,274**

Households: Owner vs. Renter



Household Income



ZONING INFORMATION

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COMMERCIAL REAL ESTATE

Hobe Sound Redevelopment District – Corridor (Martin County CRA). Retail, restaurant, medical and office uses are all permitted, giving tenants of any division plenty of flexibility.

Permitted Uses	
Retail & services, limited impact	**P**
Retail & services, general impact	**P**
Retail & services, extensive impact	**P**
Restaurants	**P**
Drive-through restaurant	P
Microbreweries & craft distilleries	P
Medical offices	**P**
Business & professional offices	**P**
Convenience store with fuel	P

Permitted Uses (cont.)	
Drive-through facility	P
Hotels, motels, resorts & spas	P
Marinas	P
Construction services, limited	P
Construction services, extensive	P
Wholesale trades & services	P
Recreational vehicle parks	P
Institutional uses, limited impact	P
Institutional uses, general impact	P



Highlighted uses fit this space. Tenant to verify with Martin County.

TRADE AREA MAP

CMB
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