

# Island Crossings Phase II

# SPACE AVAILABLE

11686-11734 S.E. Federal Hwy. & Bridge Road  
Hobe Sound, FL 33455



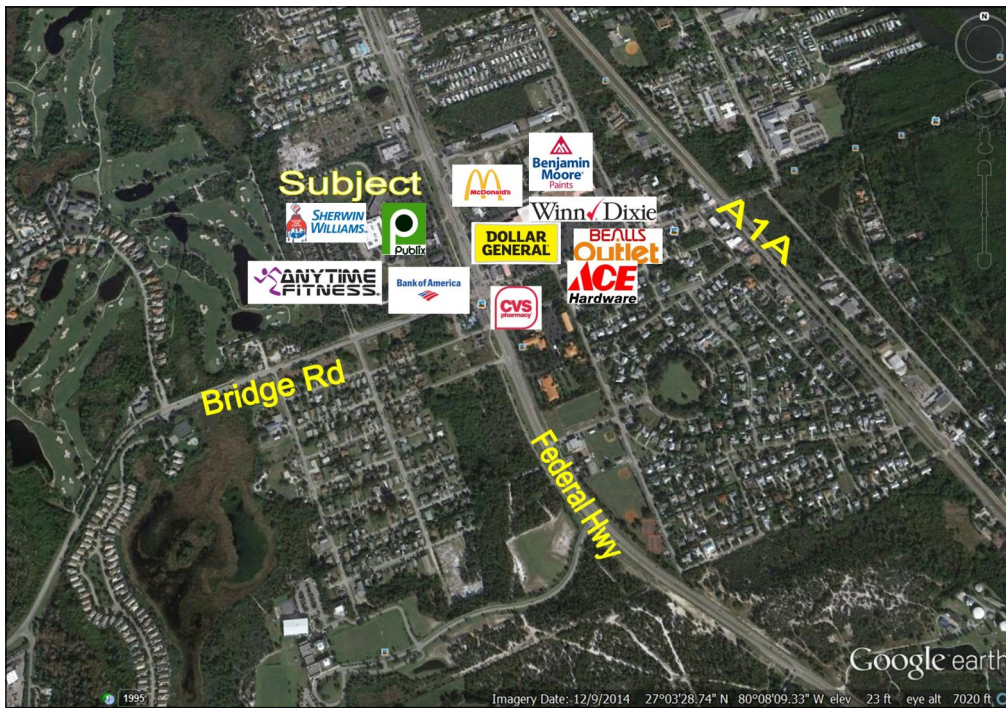
- 1,400 SF available in this otherwise fully leased project
- Shadow anchored by Publix
- Join Sherwin Williams, Anytime Fitness, Bank United & more
- Pylon sign space available
- Beautiful center—great tenant mix

## Area Retailers

Publix, Anytime Fitness, Bank United, Sherwin Williams, UPS Store, Big Apple Pizza & Pasta, Martin County Tax Collector, Bradley & Garfield Optometry, Benefits Financial Insurance, Winn Dixie, Beall's Outlet, Dollar Tree, Ace Hardware Hair Cuttery & more!

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COMMERCIAL REAL ESTATE SERVICES



# Traffic count of 27,500

DEMOGRAPHICS	1-MILE RANGE	3-MILE RANGE	5-MILE RANGE
POPULATION	3,025	10,626	23,098
MEDIAN AGE	51	50	58
AVG. HOUSEHOLD INCOME	\$61,328	\$70,041	\$75,775

For more info, please contact:

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**BROKER PARTICIPATION INVITED-CALL FOR DETAILS**

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NOTE: THIS OFFERING SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE/LEASE OR WITHDRAWAL WITHOUT NOTICE

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