

# FOR LEASE

\$13.00/sf

## Freestanding Retail Building

11335 SE Federal Highway, Hobe Sound FL 33455



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

**Listing Contact:**

Chris Belland | 772-418-4506 | [Cbelland@commercialrealestatellc.com](mailto:Cbelland@commercialrealestatellc.com)

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

# Property Details

# Freestanding Retail Building

11335 SE Federal Highway, Hobe Sound FL 33455

|                   |                          |
|-------------------|--------------------------|
| LEASE RATE        | \$13.00/sf gross         |
| BUILDING SIZE     | 4,186 sf                 |
| BUILDING TYPE     | Retail                   |
| ACREAGE           | 0.28 AC                  |
| FRONTAGE          | 115'                     |
| TRAFFIC COUNT     | 28,500 ADT               |
| YEAR BUILT        | 1957                     |
| CONSTRUCTION TYPE | Masonry                  |
| PARKING SPACE     | +/- 10                   |
| ZONING            | R-3A                     |
| LAND USE          | Commercial General       |
| UTILITIES         | Undisclosed              |
| PARCEL ID         | 34-38-42-000-090-00010-0 |

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.

- Unique former party supply retailer located just north of Bridge Road in Hobe Sound, FL.
- Site features ample space for merchandise display, storage space, and some office space.
- Property is easily accessible via an inlet just off SE Federal Highway.
- In close proximity to National brands such as Dunkin', McDonald's, Publix, CVS, Winn-Dixie, and many others.



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# Property Demographics

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| 2019 Population Estimate |        | 2019 Average Household Income |          | Average Age |       |
|--------------------------|--------|-------------------------------|----------|-------------|-------|
| 1 Mile                   | 8,595  | 1 Mile                        | \$66,669 | 1 Mile      | 47.20 |
| 3 Mile                   | 14,745 | 3 Mile                        | \$69,613 | 3 Mile      | 48.60 |
| 5 Mile                   | 23,389 | 5 Mile                        | \$73,511 | 5 Mile      | 52.80 |

| 2024 Population Projection |        | 2019 Median Household Income |          | Median Age |       |
|----------------------------|--------|------------------------------|----------|------------|-------|
| 1 Mile                     | 9,415  | 1 Mile                       | \$40,291 | 1 Mile     | 51.90 |
| 3 Mile                     | 15,771 | 3 Mile                       | \$45,084 | 3 Mile     | 53.80 |
| 5 Mile                     | 24,793 | 5 Mile                       | \$51,215 | 5 Mile     | 59.10 |

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# Zoning Information

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## Sec. 3.407. - R-3A Liberal Multiple-Family District.

3.407.A. Uses permitted. In this district, a building or structure or land shall be used for only the following purposes subject to any additional limitations pursuant to section 3.402:

1. Any uses permitted in the R-3 Multiple-Family Residential District.
2. Restaurants and/or lunchrooms with an enclosed seating capacity of ten persons or more, excluding drive-ins, microbreweries or craft distilleries.
3. Beauty parlors and barbershops.
4. Dry cleaning and laundry pickup stations.
5. Fire stations.
6. Boat docks and dry and wet storage facilities under cover, and facilities for maintenance and repairs of boats or yachts, upon submission of plans for review and approval of the planning and zoning board.
7. Mobile home and travel trailer sales.
8. Gasoline or other motor fuel stations, provided all structures and buildings, except principal use signs, and including storage tanks shall be placed not less than 25 feet from any side or rear property lines.
9. Professional and business offices.
10. Retail stores.



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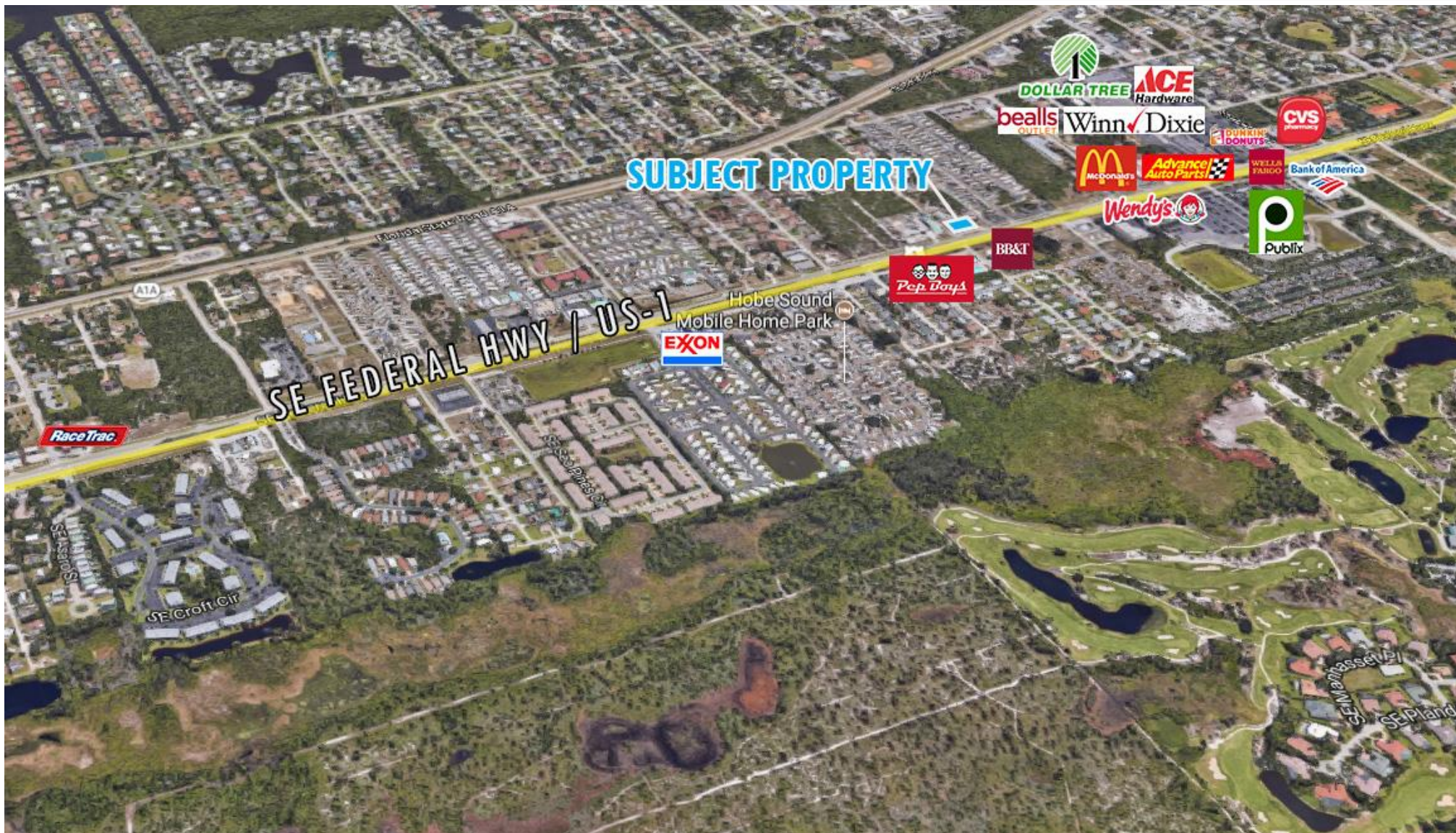
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# Property Aerial

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