

FOR LEASE

Call For Pricing

High End Retail/Restaurant Spaces

10455 SE Federal Highway, Hobe Sound FL 33455



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Chris Belland | 772-418-4506 | Cbelland@commercialrealestatellc.com

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

Property Details

High End Retail/Restaurant Spaces

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LEASE RATE	Call For Pricing
BUILDING SIZE	900 sf / 1,429 sf / 1,303 sf / 974 sf / 1,866 sf/ 4,000 sf
BUILDING TYPE	Community Commercial
ACREAGE	+/- 2.62 AC
FRONTAGE	+/- 331'
TRAFFIC COUNT	24,500 AADT
YEAR BUILT	2018
CONSTRUCTION TYPE	CBS
PARKING SPACE	+/- 65
ZONING	CC - Community Commercial District (Martin)
LAND USE	CG - Commercial General (Martin)
UTILITIES	City Water & Sewer

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- Brand new modern Retail/Restaurant center consisting of shops and eateries has only a few spaces available for lease!
- The Hobe Sound Station is a luxurious destination for shopping and dining.
- Some of the aesthetic features include World class landscaping, lighting, monument signage, and a relaxing fountain making a welcoming setting to the surrounding population.
- Property is entirely parallel to Federal Highway providing maximum exposure. There will also be a lighted intersection at Federal Highway and Pettway Street.



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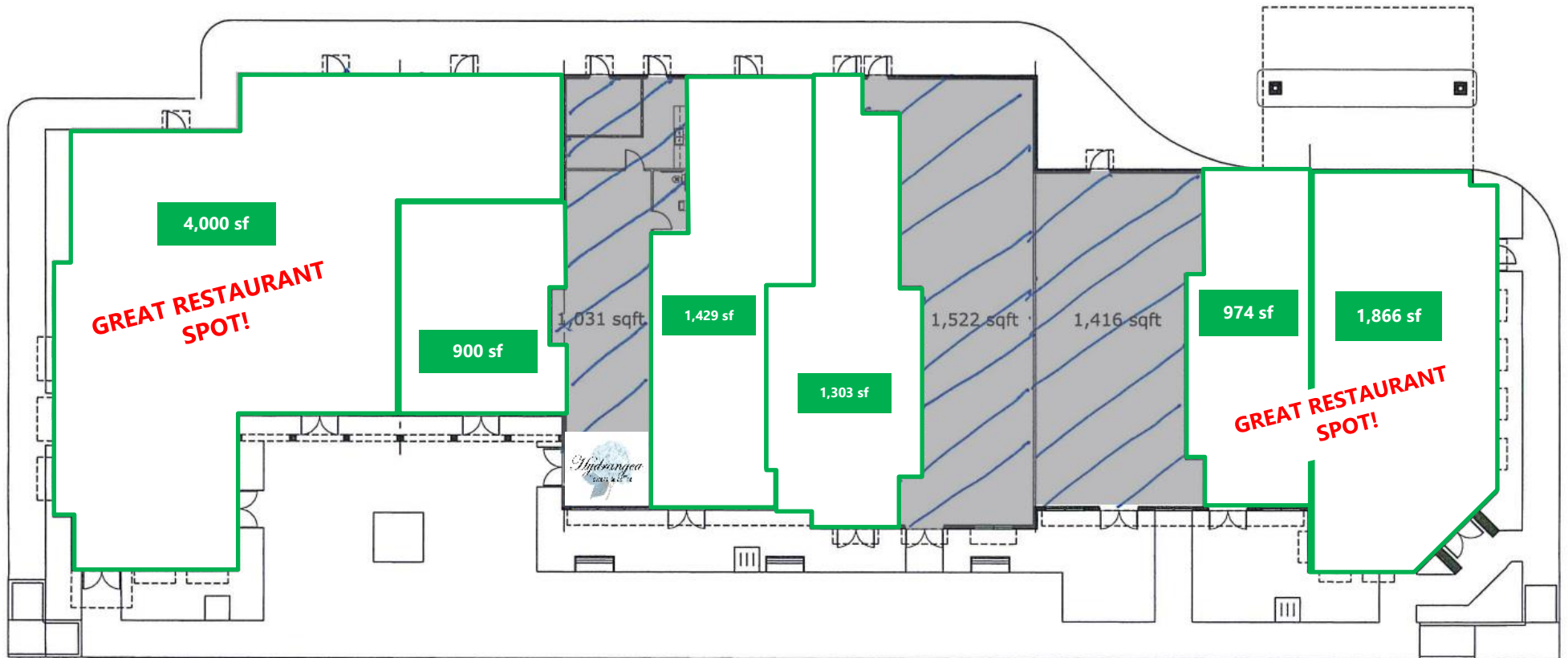
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Space Availability

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Property Demographics

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Demographics

2019 Population Estimate		2019 Average Household Income		Average Age	
1 Mile	6,231	1 Mile	\$63,793	1 Mile	46.40
3 Mile	17,632	3 Mile	\$68,685	3 Mile	50.00
5 Mile	28,024	5 Mile	\$72,722	5 Mile	52.30

2024 Population Projection		2019 Median Household Income		Median Age	
1 Mile	6,795	1 Mile	\$37,222	1 Mile	50.90
3 Mile	18,815	3 Mile	\$46,380	3 Mile	55.70
5 Mile	29,645	5 Mile	\$50,934	5 Mile	58.50



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Zoning Information

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Community Commercial District:

Permitted Uses:

- Bed and Breakfast Inns
- Business and Professional Offices
- Commercial amusements, indoor
- Commercial day care
- Construction industry trades
- Construction sales and services
- Financial Institutions
- Funeral Homes
- General Retail/Restaurant sales and services
- Hotel, motels, resorts and spas
- Marinas, commercial
- Medical Services
- Parking lot and garages
- Recreational vehicle parks
- Residential storage facilities
- Restaurants, general
- Shooting ranges, indoor
- Veterinary medical services



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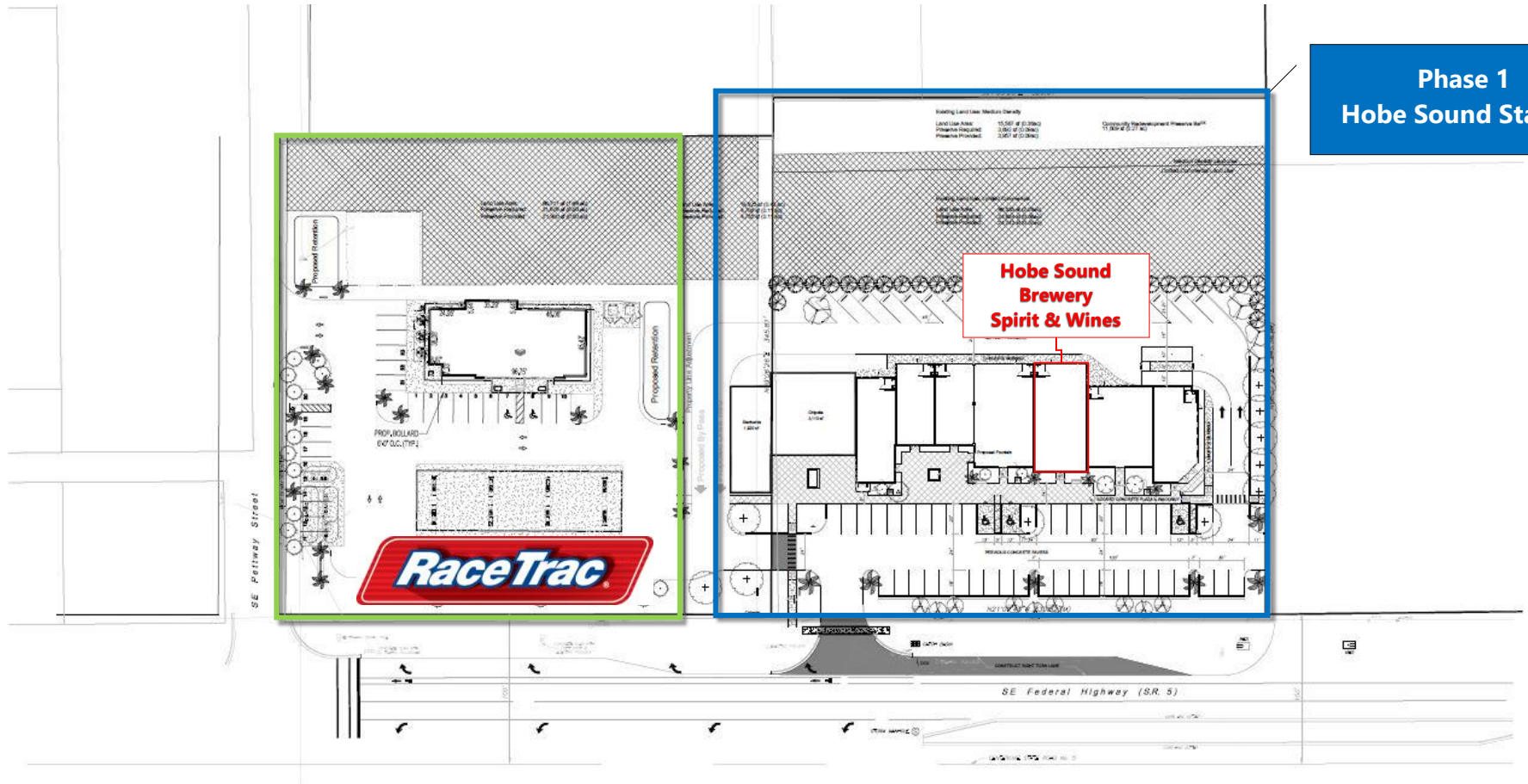
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Concept Plan

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Phase 1
Hobe Sound Station



Computer File: 14-240 Convenience and Starbucks.dwg
Project Number: 14-240
Scale: 1" = 30'
0 15' 30' 60'

Hobe Sound Station & Convenience Store Conceptual Site Plan

- This plan is conceptual and is subject to further review and revisions.
- This plan has not been completely reviewed for compliance with all jurisdictional codes and requirements which may require additional plan revisions.
- All boundary, wetlands, existing facilities and/or structures shown on this plan are approximate and may be subject to change upon a formal survey, which also may result in revisions to the proposed portions of this plan.
- All lakes, wetlands, wetland impacts, and wetland mitigation, are preliminary and subject to change upon a formal review by the appropriate agencies and professionals and shall be considered subject to change.

8-7-2015

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Aerial View

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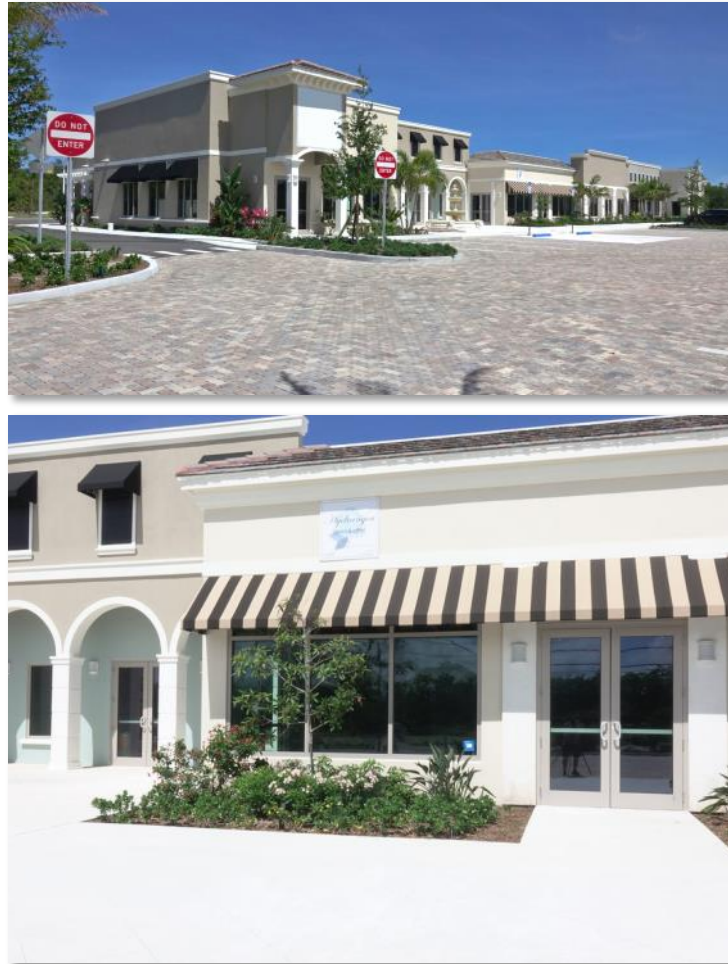
Construction Progress

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Architecture:

- World class design by the firm of HUUM Architects provides a very attractive “second to none” appeal in Southern Martin County
- A variety of materials and details will front the shops and restaurants to provide added interest
- No fixed interior dimensions provide the ultimate flexibility when space planning for a successful layout
- A very welcoming food court with kite awnings and a relaxing fountain adds to the overall charm



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