

**FOR LEASE**

\$5,000/mo. NN

**Freestanding Office Building**

8900 SE Robwyn Street, Hobe Sound FL 33455



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

**Listing Contact:**

Matt Crady | 772-260-1655 | [Mcrady@commercialrealestatellc.com](mailto:Mcrady@commercialrealestatellc.com)

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

# Property Details

# Freestanding Office Building

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<b>PRICE</b>	\$5,000/mo. NN
<b>BUILDING SIZE</b>	4,680 sf
<b>BUILDING TYPE</b>	Office Building
<b>ACREAGE</b>	0.60 AC
<b>FRONTAGE</b>	192.09' (on SE Robwyn St)
<b>TRAFFIC COUNT</b>	3,100 ADT (from SE Lares Ave)
<b>YEAR BUILT</b>	2003
<b>CONSTRUCTION TYPE</b>	Masonry
<b>PARKING SPACE</b>	21
<b>ZONING</b>	Hobe Sound Redevelopment Zoning
<b>LAND USE</b>	CRA Center
<b>UTILITIES</b>	Undisclosed
<b>PARCEL ID</b>	34-38-42-064-003-00010-6

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- Exceptional office building located on the corner of SE Robwyn Street and SE Lares Ave. in Hobe Sound.
- Currently built out as a home health care service facility; making it ideal for comparable use or for a professional office service or business.
- Interior features multiple office spaces, a conference room, lobby/reception area, restrooms, file room, and attic storage.
- Easily accessible from US-1 and Florida State Road A1A.
- Situated behind the Market Place at Hobe Sound Shopping Center which is anchored by Winn-Dixie and other National tenants.



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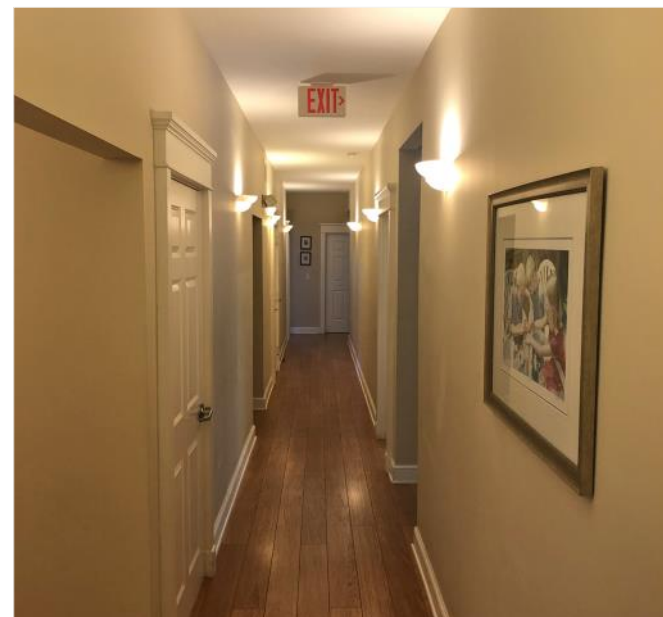
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# Interior Photos

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# Property Demographics

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2020 Population Estimate		2020 Average Household Income		Average Age	
1 Mile	5,126	1 Mile	\$96,884	1 Mile	47.10
3 Mile	12,979	3 Mile	\$93,516	3 Mile	47.60
5 Mile	21,813	5 Mile	\$89,172	5 Mile	52.20

2025 Population Projection		2020 Median Household Income		Median Age	
1 Mile	5,361	1 Mile	\$57,368	1 Mile	51.80
3 Mile	13,484	3 Mile	\$57,070	3 Mile	52.30
5 Mile	22,771	5 Mile	\$57,420	5 Mile	58.50

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# Zoning Information

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<b><i>BUSINESS AND PROFESSIONAL USES</i></b>	
Amusement, Commercial (1)	P
Artisan, Art Studios, Galleries (2)	P
Health and Fitness Club	P
Hotel or Motel	
Kiosks (3)	P
Medical Offices	P
Office, Business or Professional	P
Parking, Commercial (4)	P
Pet Shop and Supplies (2)	P
Restaurant, General (2)	P
Restaurant, Convenience (2)(8)	P
Retail Sales and Service (Limited) (2)	P
Retail Sales and Service (General) (2)	P

Service Station (5)	P
Theater, Indoor	
Trade and Skilled Services (2)	P
Veterinary Medical Services (6)	P

<b><i>PUBLIC AND INSTITUTIONAL USES</i></b>	
Administrative Service	P
Club, Fraternity and Lodge	P
Cultural and Civic Use	P
Adult or Child Day Care	P
Adult Congregate Living Facility	P
Public, Park and Recreation	P
Protective and Emergency Services	P

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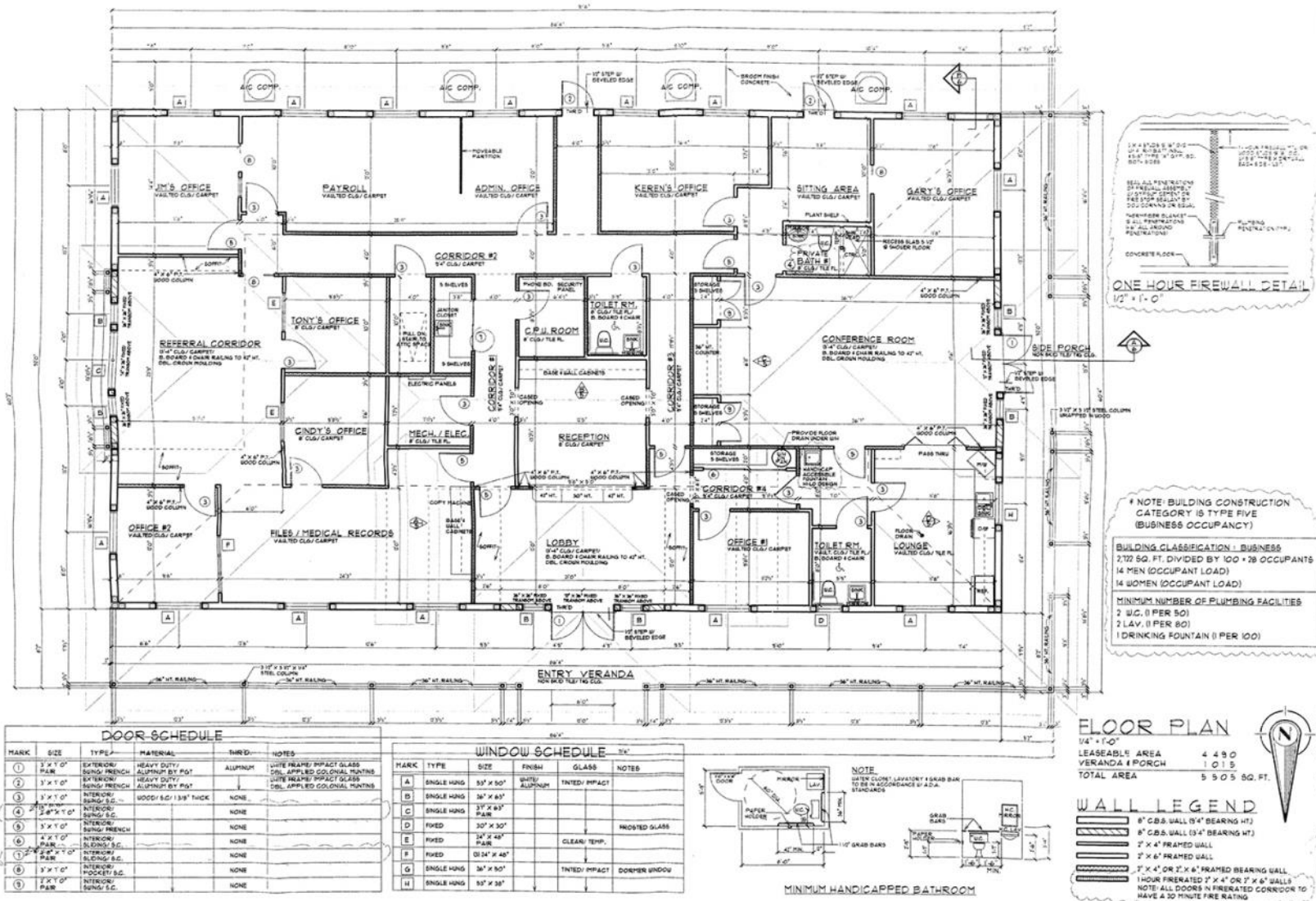
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# Floor Plan

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REBELLY & KELLY ARCHITECTS  
100 WEST 8TH STREET, SUITE 1, FT. WORTH, TEXAS 76102  
TEL: 817-335-3668  
FAX: 817-335-3669  
WWW.REBELLYANDKELLY.COM

COLLIER ENTERPRISES, L.L.C.  
10766 S. PORT OF LYONS, REBELLY PARK, HOBE SOUND, FLORIDA

**FLOOR PLAN**  
1/4" = 1'-0"

LEASEABLE AREA 4 490  
VERANDA & PORCH 1 015  
TOTAL AREA 5 505 SQ. FT.

**WALL LEGEND**

- 1" C.B.S. WALL (3" BEARING HT.)
- 8" C.B.S. WALL (3" BEARING HT.)
- 2" x 4" FRAMED WALL
- 2" x 6" FRAMED WALL
- 2" x 4" OR 2" x 6" FRAMED BEARING WALL
- 1 HOUR FIRE RATED 2" x 4" OR 2" x 6" WALLS

NOTE: ALL DOORS IN FIRE RATED CONDOOR TO HAVE A 30 MINUTE FIRE RATING

REVISIONS  
28 MAR 03  
23 APR 03  
06 MAY 03  
02112  
13 FEB 03

3  
08 ELEVEN  
508 & NEXT

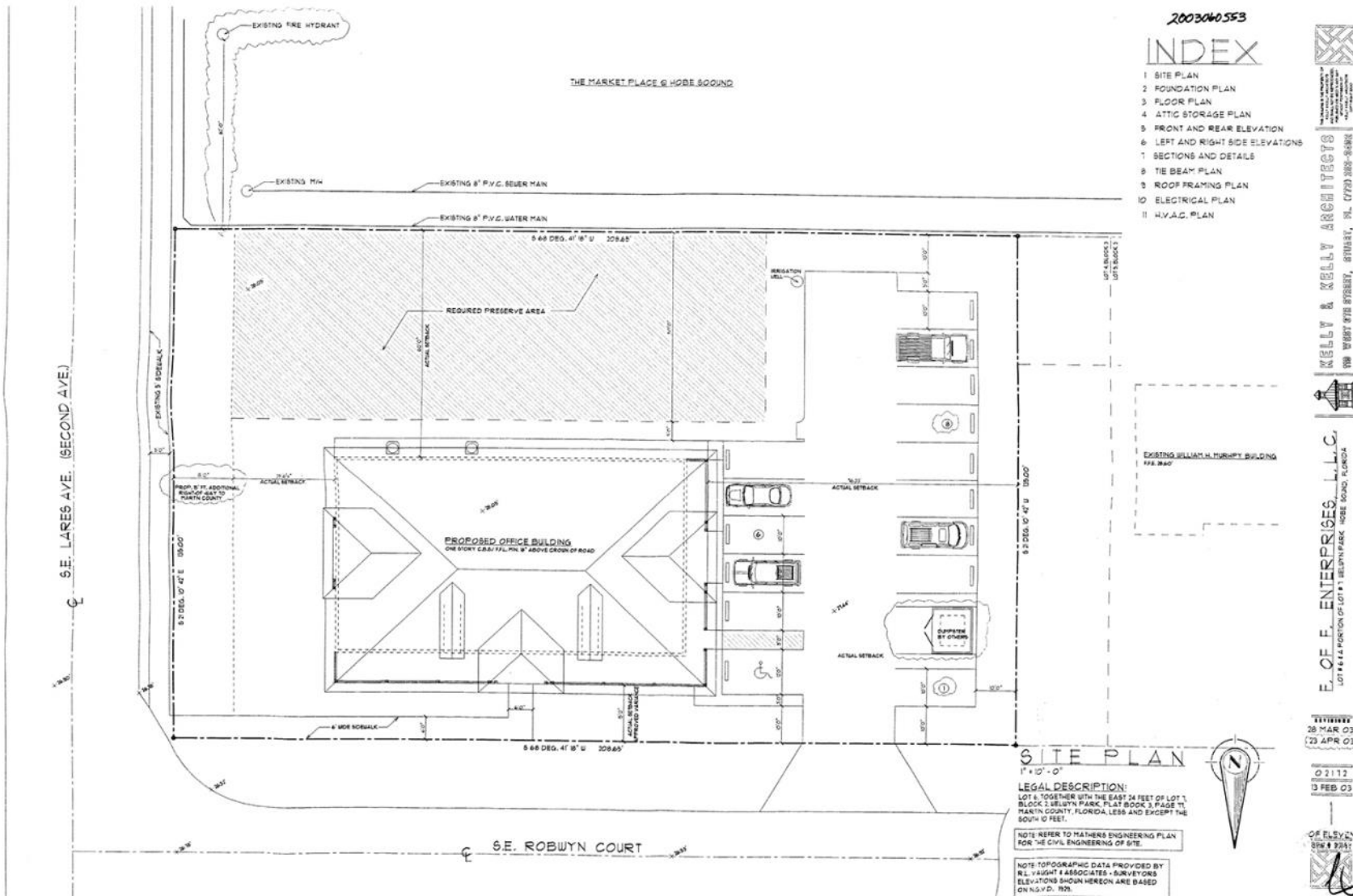
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# Site Plan

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# Trade Area Map

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