

FOR LEASE

\$950.00/mo.

End Cap Office Space

11170 SE Federal Highway, Hobe Sound FL 33455



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Matt Crady | 772-260-1655 | Mcrady@commercialrealestatellc.com

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

Property Details

End Cap Office Space

11170 SE Federal Highway, Hobe Sound FL 33455

| | |
|--------------------------|----------------------|
| LEASE RATE | \$950.00/mo. |
| SPACE AVAILABLE | 1,000 sf |
| BUILDING TYPE | Mixed Store / Office |
| ACREAGE | .63 |
| FRONTAGE | 115' |
| TRAFFIC COUNT | 32,000 ADT |
| YEAR BUILT | 1970 |
| CONSTRUCTION TYPE | Masonry |
| PARKING SPACE | +/- 11 |
| ZONING | R-3A |
| LAND USE | Commercial General |
| UTILITIES | Undisclosed |

- South end cap space available at a storefront strip center in Hobe Sound.
- Space features a waiting room, two offices, a kitchenette, bathroom and a utility sink.
- Accessible via an inlet just off SE Federal Highway
- Excellent space ideal as a professional or business offices, retail store, etc.



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Demographics

| 2018 Population Estimate | | Average Household Income | | Average Age | |
|--------------------------|--------|--------------------------|----------|-------------|-------|
| 1 Mile | 5,865 | 1 Mile | \$68,172 | 1 Mile | 46.10 |
| 3 Mile | 14,843 | 3 Mile | \$73,420 | 3 Mile | 49.00 |
| 5 Mile | 24,921 | 5 Mile | \$75,704 | 5 Mile | 53.00 |

| 2023 Population Projection | | Median Household Income | | Median Age | |
|----------------------------|--------|-------------------------|----------|------------|-------|
| 1 Mile | 6,319 | 1 Mile | \$46,434 | 1 Mile | 50.40 |
| 3 Mile | 15,873 | 3 Mile | \$49,867 | 3 Mile | 54.10 |
| 5 Mile | 26,746 | 5 Mile | \$54,207 | 5 Mile | 59.40 |

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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, not the drive-in type, with an enclosed seating capacity of ten persons or more.
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.

3.407.B. Required lot area and width. Lots or building sites shall have an area of not less than 7,500 square feet, with a minimum width of 60 feet measured at the building line:

1. Single-family structures: The minimum lot size shall be the same as above. A minimum of 600 square feet of living area shall be required, exclusive of carports, breezeways or utility rooms.
2. Two-family structures: The minimum lot size shall be 7,500 square feet, with a

minimum width of 75 feet a minimum of 800 square feet of living area per two-family structure shall be required, exclusive of carports, breezeways or utility rooms.

3. Apartment buildings: There shall be a minimum building site of 15,000 square feet with a minimum width of 100 feet measured at the building line for the first four apartment units. For each additional apartment unit, 2,600 square feet shall be added to the required minimum building site and an additional five feet shall be added to the required minimum width at the building line. A maximum density of 15 apartment units may be permitted per acre depending on available community services and capital improvements. There shall be a minimum of 325 square feet of living area in each apartment unit.

4. Triplex structures: The minimum lot size shall be 11,250 square feet, with a minimum width of 88 feet; a minimum of 1,200 square feet of living area per three-family structure shall be required, exclusive of carports, breezeways or utility rooms.

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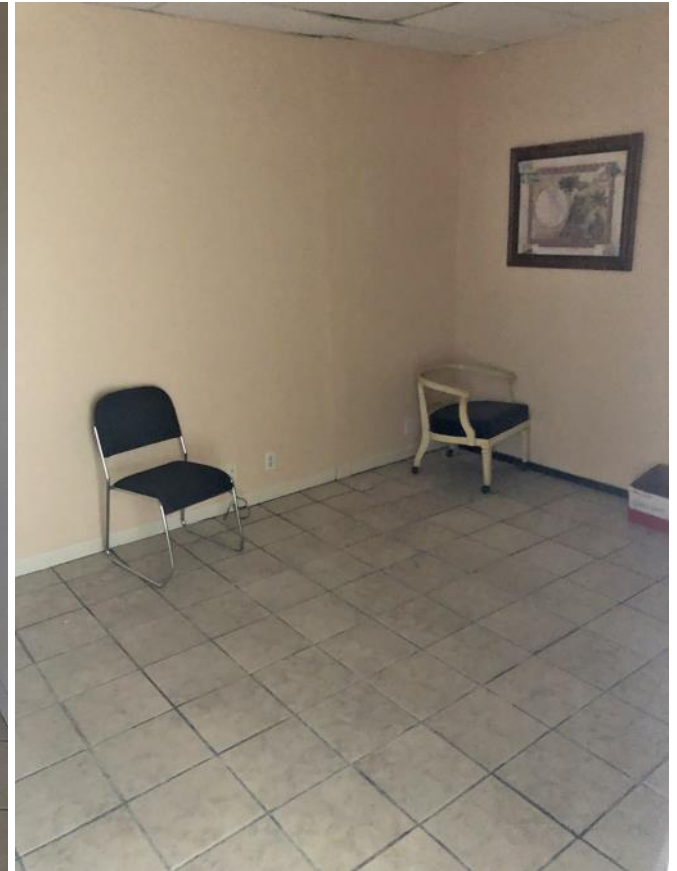
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Additional Photos

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Property Aerial

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