



# FOR LEASE

■ 5667 – 5673 SE Crooked Oak Ave

Unit 3B – 3F SE Crooked Oak Ave

Hobe Sound, FL 33455

## LOCATION OVERVIEW

A beautiful neighborhood center featuring upscale architecture, attractive landscape and shopper-friendly layout, and designed to service the upscale gated communities located directly behind and across from the center including Lost Lake, the Falls of Lost Lake, The Preserve, The Arbors, The Retreat and The Oaks, Mariner Village and Mariner Sands. Outparcel at the SW corner of Seabranh Blvd. & US Highway 1. The property is site plan approved for up to a 2,950 SF building with drive-thru potential

## AVAILABLE SPACES

Suite 3E - 5671	1,509 SF
Suite 3F - 5673	1,790 SF
Suite 3E & 3F - 5671 & 5673 Size:	1,509 - 3,299 SF
Suite 3B & C	2,400 SF
Ground Lease	1 Acre
Zoning:	retail sales and services, sit down restaurant, business & professional offices. See Pastelle PUD pg 5

LEASE RATE

\$18.00 sf/yr (NNN)



**PAMELA DELGADO-HOYE**

PROPERTY MANAGER

Mobile 772.834.0071

PAMELA@SLCCOMMERCIAL.COM



**ELIZABETH RIZZO**

ASSISTANT PROPERTY MANAGER

Mobile 914.469.1547

RIZZO@SLCCOMMERCIAL.COM

772.220.4096 | slccommercial.com



**SLC Commercial**  
Realty & Development



The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.



# Property Photos

SEABRANCH SQUARE

FOR LEASE



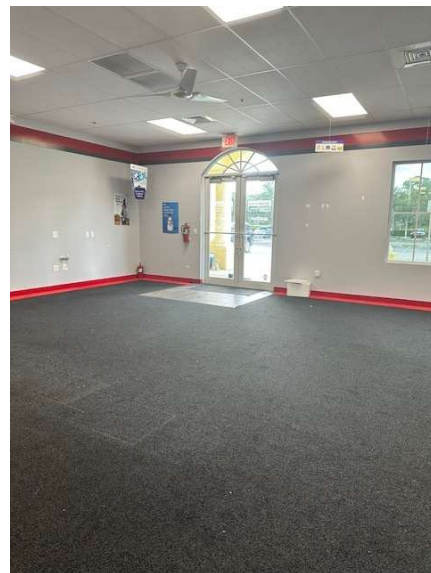
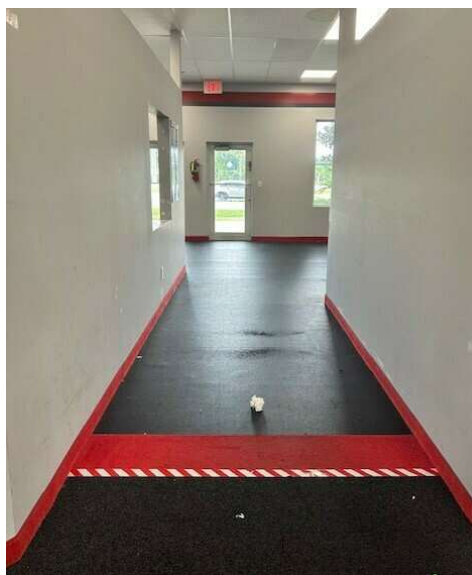
The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.



# Unit 3B & C - 5667

SEABRANCH SQUARE

FOR LEASE



3



SLC Commercial  
Realty & Development



The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

Unit 3E - 3F  
SEABRANCH SQUARE

FOR LEASE

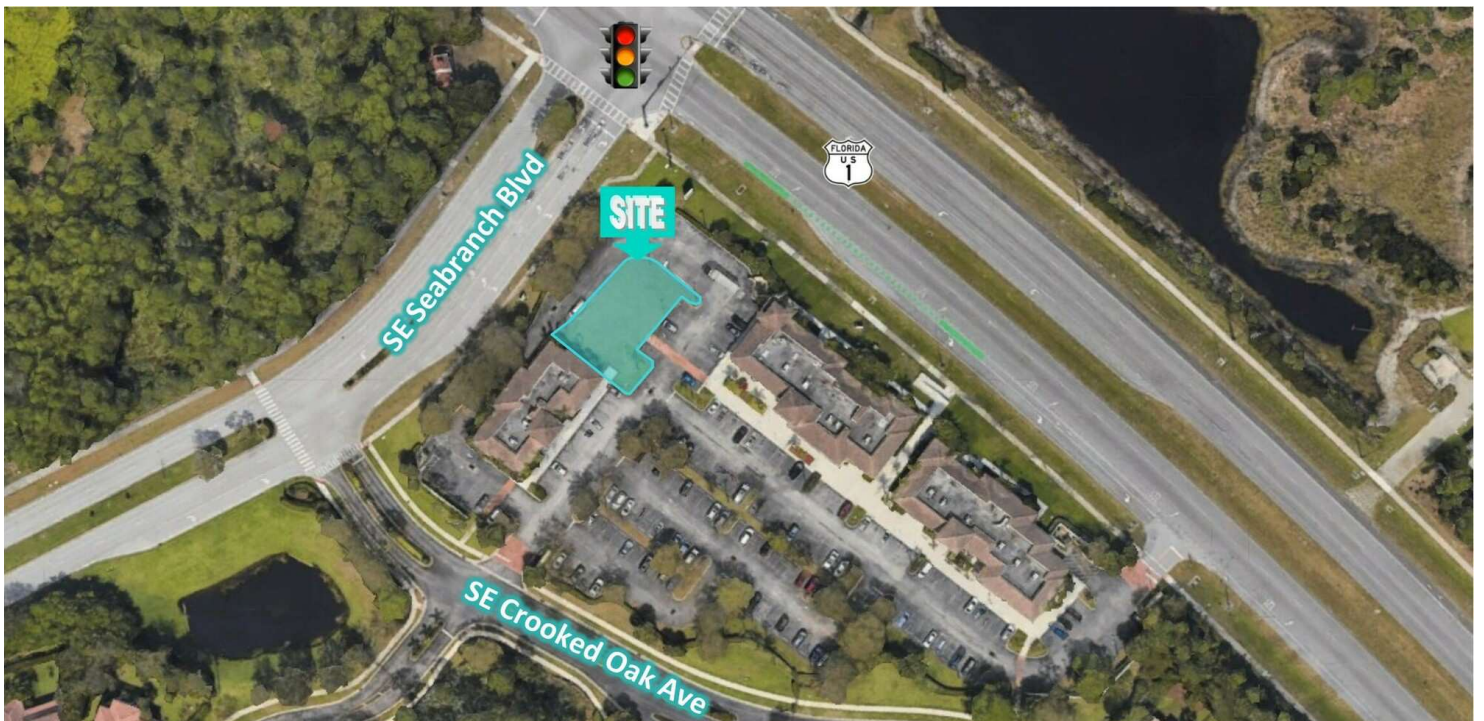




# Build To Suit – 1 Acre

SEABRANCH SQUARE

FOR LEASE





S.E. Federal Highway (SR 5)

(20' RW)

EXISTING E.O.P. (TYP)

EXISTING DRIVEWAY TO BE REMOVED EXISTING SHOULDER OR SHOULDER

BIKE LANE/ DIRECTIONAL ARROW PER FOOT INDEX #17346 (SHEETS 11, 12)

6" SOLID WHITE STUPE

BIKE LANE/ DIRECTIONAL ARROW PER FOOT INDEX #17346 (11, 12)

14' MIN SEPARATION

4" SOLID WHITE STUPE

24" STOP BAR

VICINITY 1

S.E. Seabranh Blvd.

(120' RW)  
(O.R.B. 794, PAGE 2818)

2' VALLEY CURB AND GUTTER

12' PROPOSED UTILITY EASEMENT

12' PROPOSED EASEMENT

10' PROPOSED EASEMENT

10' PROPOSED EASEMENT

10' PROPOSED EASEMENT

10' PROPOSED EASEMENT

10' PROPOSED EASEMENT

10' PROPOSED EASEMENT

10' PROPOSED EASEMENT

10' PROPOSED EASEMENT

10' PROPOSED EASEMENT

10' PROPOSED EASEMENT

10' PROPOSED EASEMENT

10' PROPOSED EASEMENT

10' PROPOSED EASEMENT

10' PROPOSED EASEMENT

10' PROPOSED EASEMENT

10' PROPOSED EASEMENT

10' PROPOSED EASEMENT

10' PROPOSED EASEMENT

10' PROPOSED EASEMENT

10' PROPOSED EASEMENT

10' PROPOSED EASEMENT

S.E. Crooked Oak Avenue

(60' RW)

BT RIGHT-OF-WAY CORE ROAD (BT OTHERS)

12' PROPOSED UTILITY EASEMENT

12' PROPOSED EASEMENT

10' PROPOSED EASEMENT

10' PROPOSED EASEMENT

10' PROPOSED EASEMENT

10' PROPOSED EASEMENT

10' PROPOSED EASEMENT

10' PROPOSED EASEMENT

10' PROPOSED EASEMENT

10' PROPOSED EASEMENT

10' PROPOSED EASEMENT

10' PROPOSED EASEMENT

10' PROPOSED EASEMENT

10' PROPOSED EASEMENT

10' PROPOSED EASEMENT

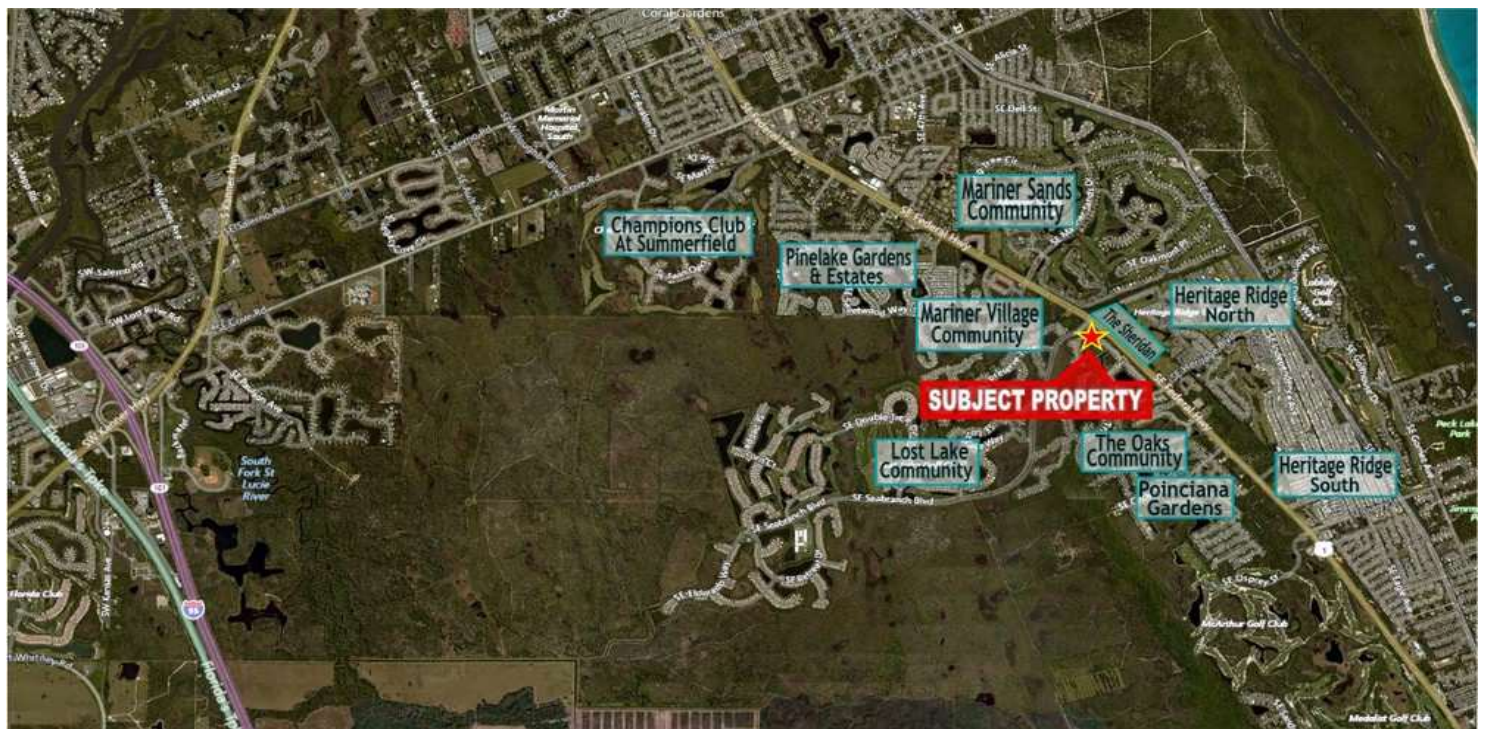
10' PROPOSED EASEMENT



# Aerial Photos

SEABRANCH SQUARE

FOR LEASE





# Lease Spaces

SEABRANCH SQUARE

FOR LEASE



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,509 - 43,560 SF	Lease Rate:	\$18.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3E&F Combined	Available	3,299 SF	NNN	\$18.00 SF/yr	-
3E	Available	1,509 SF	NNN	\$18.00 SF/yr	-
3F	Available	1,790 SF	NNN	\$18.00 SF/yr	-
Build To Suit or Ground Lease	Available	1 Acres	NNN	Negotiable	-
3B & C	Available	2,400 SF	NNN	\$18.00 SF/yr	-



# Pastelle PUD Agreement

OR BK 01720 PG 1639

## 10. SCHOOL IMPACT:

The OWNER shall obtain a letter of "No Objection" from the Martin County School Board prior to any final site plan approval and/or plat recordation for any residential units within the Pastelle PUD.

## 11. USES AND DEVELOPMENT STANDARDS:

A. Except as provided for within this Agreement or as set forth on the master site plan, the requirements of Article 3. Martin County Land Development Regulations and specifically the RM-3 zoning district shall apply to Phase I, the single family residential portion of this project.

B. Except as provided for within this Agreement or as set forth on the master site plan, the requirements of Article 3. Martin County Land Development Regulations, and specifically, the RM-8 zoning district shall apply to Phase II, the villas portion of this project.

C. Except as provided for within this Agreement or as set forth on the master site plan, the requirements of Article 3. Martin County Land Development Regulations and specifically the GC, General Commercial zoning district shall apply to Phase III, the commercial/retail portion of this project. The uses within Phase III shall be limited to retail sales and services, business and professional offices, and sit down restaurants designed principally to support, and to be incidental to, the surrounding residential neighborhoods. The following uses shall be prohibited within Phase III: convenience stores, fast food restaurants, gas stations and stand alone liquor stores. Furthermore, the hours of operation for the uses within Phase III shall be limited to 6:00 a.m. to 11:00 p.m.

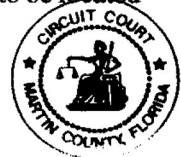
## 12. SOIL EROSION AND SEDIMENTATION:

Site clearing and vegetation removal shall be phased in accordance with the approved final site plan. Construction practices such as seeding, wetting, and mulching which minimize airborne dust and particulate emission generated by construction activity shall be undertaken within thirty (30) days of completion of clearing work. The slopes of constructed lakes from the top of the bank to the control water elevation (landward edge of littoral zone) shall be immediately stabilized and/or sodded to the satisfaction of the Engineering Department upon completion of the lake construction.

## 13. SUSTAINABLE DESIGN STANDARDS:

The following sustainable standards have been incorporated into the design of the master site plan for the Pastelle PUD. Further refinements of these standards and the specific implementation thereof shall be incorporated into the final design of the development and compliance with such standards shall be demonstrated with each application for final site plan approval.

- A. Owner shall create a pedestrian oriented community, which shall include sidewalks in front of all single-family homes and villas so as to make the project's common areas, greens, and open space readily accessible to pedestrians, bicyclists, and other recreational users. This pedestrian system shall also facilitate pedestrian access to the commercial uses to be located in the northeast portion of the PUD.





# Traffic Count

SEABRANCH SQUARE

FOR LEASE



## TRAFFIC COUNT PROFILE

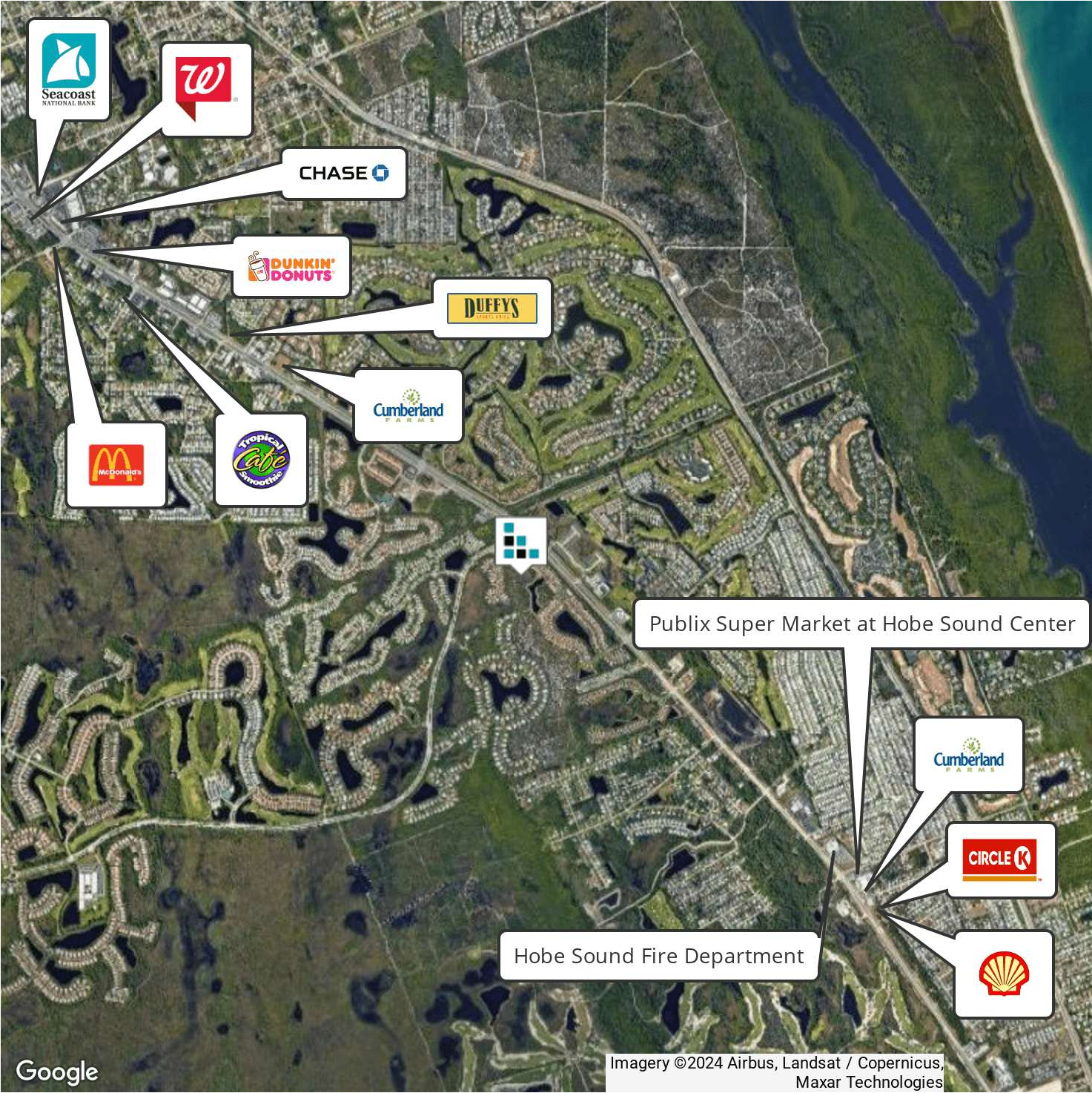
Street:	Closet Cross-Street:	Year Of Count:	Count:
Southeast Federal Hwy	SE Mariner Sands	2021	30,500
SE Federal Hwy	SE Heritage Blvd	2004	23,214



# Retailer Map

SEABRANCH SQUARE

FOR LEASE



The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.



# Demographics Map & Report

## SEABRANCH SQUARE

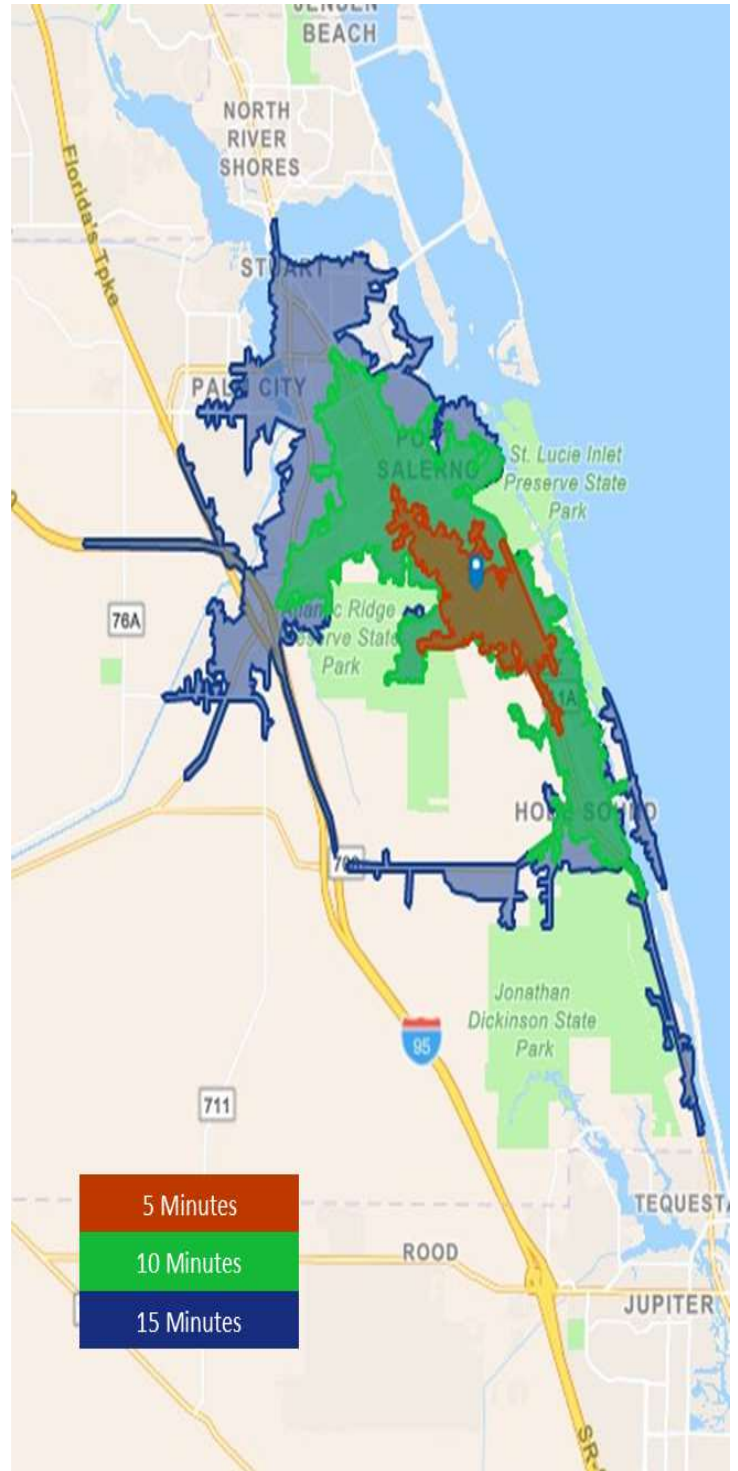
FOR LEASE

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	30,518	59,029	138,780
Average Age	54	52	51
Average Age (Male)	54	51	50
Average Age (Female)	55	52	52

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	14,585	26,625	62,278
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$96,780	\$97,993	\$108,061
Average House Value	\$417,428	\$457,432	\$491,869

\* Demographic data derived from 2020 ACS - US Census





# Disclaimer

SEABRANCH SQUARE

FOR LEASE

This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

This information is subject to errors, omissions, changes, prior sale or withdrawal without notice by the Company representing the property and does not constitute a recommendation, endorsement or advice as to the value for the purchase of any property. Each prospective lessee or purchaser is to rely upon his/her own investigation, evaluation and judgment as to the advisability of leasing or purchasing the property.

Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.

