

HOBE SOUND COMMERCIAL DEVELOPMENT

TURNKEY RETAIL +
PROFESSIONAL FLEX
BUILDING | FULLY PERMITTED
& SHOVEL-READY



8825 SE Federal Highway
Hobe Sound, Florida 33455

PRESENTED BY:

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OFFERING MEMORANDUM



ASKING PRICE AND TERMS:

As directed by Market. Property to be delivered free and clear of all liens. Contact Compass for pricing targets.

PROPERTY TOURS:

Tours available by appointment only with 24 hours prior notice with confirmation of scheduled tour by a representative of Compass.

DATA SOURCES:

The information contained in this document has been obtained from sources believed reliable. While Compass does not doubt its accuracy, Compass has not verified it and makes no guarantee, warranty, or representation about it. It is any buyer's to confirm its accuracy and completeness independently. Any projections, opinions, assumptions, or estimates used are, for example, only and do not represent the current or future performance of the Property. The value of this transaction to any buyer depends on tax and other factors that the Buyer's tax, financial, and legal advisors should evaluate. Buyer and Buyer's advisors should conduct a careful, independent investigation of the Property to determine to Buyer's satisfaction the suitability of the Property for Buyer's needs.

AFFILIATED BUSINESS DISCLOSURE

Compass operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, Property and facilities management, valuation, investment fund management, and development. At times different Affiliates may represent various clients with competing interests in the same transaction. For example, this Memorandum may be received by our Affiliates or Agents. Those, or other, Affiliates may express an interest in the Property described in this Memorandum (the "Property") may submit an offer to purchase the Property and may be the successful bidder for the Property. Buyer and recipient of this Offering Memorandum hereby acknowledge that possibility and agree that neither Compass nor any involved Affiliate will have any obligation to disclose to you the involvement of any Affiliate in the sale or purchase of the Property. In all instances, however, Compass will act in the best interest of the client(s) it represents in the transaction described in this Offering Memorandum and will not act in concert with or otherwise conduct its business in a way that benefits any Affiliate to the detriment of any other offer or prospective offer, or, but instead will conduct its business in a manner consistent with the law and any fiduciary duties owed to the client(s) it represents in the transaction described in this Offering Memorandum.

CONFIDENTIALITY AGREEMENT

This document is a confidential Offering Memorandum intended solely for the recipient's limited use and benefits in determining whether the recipient desires to express further interest in the acquisition of the Property. This Offering Memorandum contains selected information pertaining to the Property. This Memorandum does not purport to represent the state of affairs of the Property or the Owner of the Property (the "Owner"), be all-inclusive, or contain all or part of the information that prospective investors may require to evaluate a purchase of real Property. All financial projections and information are provided for general reference purposes only. They are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner and Compass. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Offering Memorandum in any manner. Neither the Owner nor Compass, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real Property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of the review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreements for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived. By receipt of this Memorandum, the recipient agrees that this Offering Memorandum and its contents are confidential, that you will hold and treat it in the strictest confidence, and that recipient will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Compass. The recipient also agrees not to use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Compass.

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EXECUTIVE SUMMARY

This offering presents a rare, fully-permitted and shovel-ready commercial development opportunity located at 8825 SE Federal Highway in Hobe Sound, Florida. The ± 0.92 -acre site is approved for a 12,772 SF single or multi-tenant retail/flex building, featuring up to five individual bays with mezzanine space, premium storefront glazing, and high-quality architectural detailing. Ownership has completed the full engineering and civil approval process, enabling a buyer to begin vertical construction immediately upon closing.

Situated along the high-visibility US-1 corridor between Jupiter and Stuart, the property benefits from strong surrounding demographics and steady daily traffic, driven by year-round residents, seasonal homeowners, and affluent coastal communities. In a jurisdiction known for lengthy and complex permitting requirements, this site delivers a uniquely valuable advantage: all approvals are already in place, significantly reducing development risk, cost, and timeline.

KEY HIGHLIGHTS

- Shovel-Ready Development** – Fully engineered, entitled, and permit-ready site allows for immediate construction mobilization.
- Approved Building Program** – $\pm 12,772$ SF across five bays with mezzanine levels, modern storefront design, and flexible floorplan functionality.
- High-Visibility U.S. 1 Corridor** – Direct frontage along SE Federal Highway with traffic counts exceeding 20,000 vehicles per day.
- Affluent Coastal Trade Area** – Surrounded by Jupiter Island, private golf clubs, and established neighborhoods supporting strong service-based commercial demand.
- High Barrier-to-Entry Market** – Martin County's stringent entitlement environment makes turnkey development sites extremely limited and difficult to replicate.
- Flexible User Types** – Ideal for medical, wellness, professional office, boutique retail, showroom, or owner-user configurations.
- Quality Design Standards** – Architectural scoring, parapets, glazing transparency compliance, and material palette aligned with Martin County commercial design requirements.





PROPERTY AT A GLANCE

PROPERTY TYPE:

RETAIL / PROFESSIONAL FLEX DEVELOPMENT SITE

GROSS BUILDING AREA:

±12,772 SF (9,650 SF Ground Floor + 3,122 SF Mezzanine)

CONFIGURATION:

Up To Five Tenant Bays with Individual Storefronts & Internal Mezzanine Access

LOT SIZE:

±0.92 ACRES (±40,009 SF)

ZONING:

R-3A (APPROVED FOR COMMERCIAL USE)

CONSTRUCTION READINESS:

Fully Entitled, Fully Engineered, Permit-Ready | Immediate Vertical Start

DESIGN FEATURES:

Impact-Rated Storefront Glazing | Architectural Scoring | Parapets & Awnings
40%+ Ground Floor Transparency | ADA-Compliant Access

FRONTAGE:

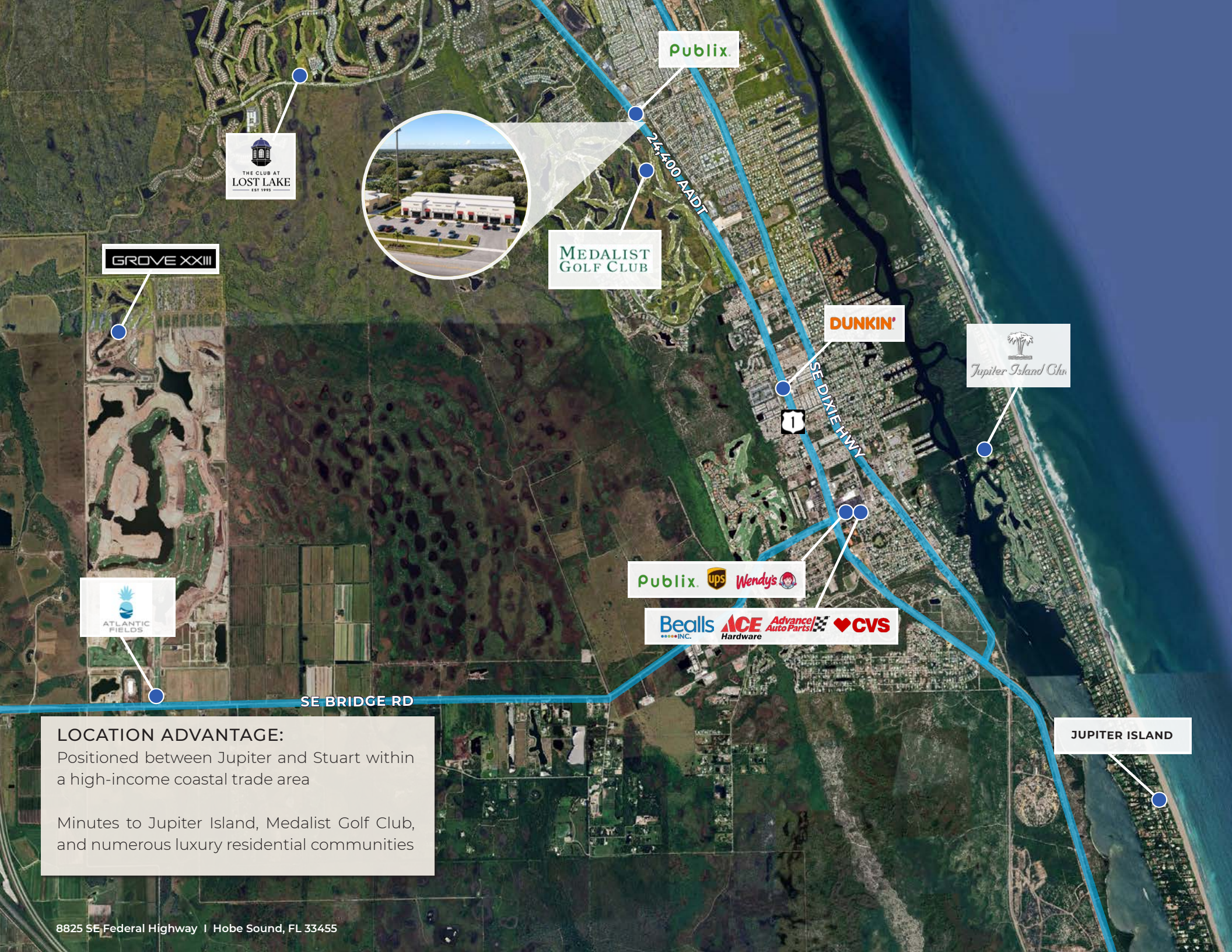
Prime US-1 / SE Federal Highway Frontage with Direct Ingress/Egress

TRAFFIC COUNTS:

±24,400 Vehicles Per Day on SE Federal Highway

IDEAL USES:

Service Businesses, Contracting, Storage, Showroom, Medical, Wellness, Salon/Spa, Boutique, Retail, Professional Office, Showroom, Owner-User



Publix

THE CLUB AT
LOST LAKE
EST. 1995



MEDALIST
GOLF CLUB

GROVE XXIII

DUNKIN'

Jupiter Island Club

ATLANTIC
FIELDS

Publix UPS Wendy's

Bealls ACE Hardware Advance Auto Parts CVS

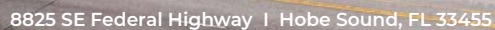
SE BRIDGE RD

SE DIXIE HWY

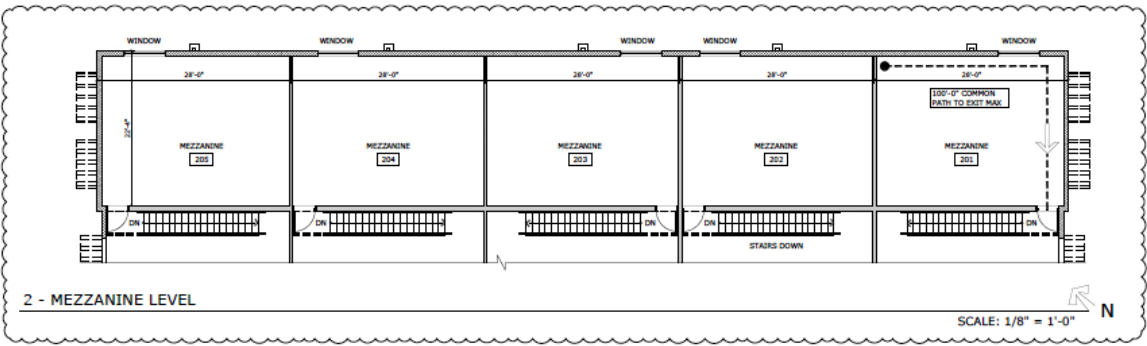
JUPITER ISLAND

LOCATION ADVANTAGE:
Positioned between Jupiter and Stuart within a high-income coastal trade area

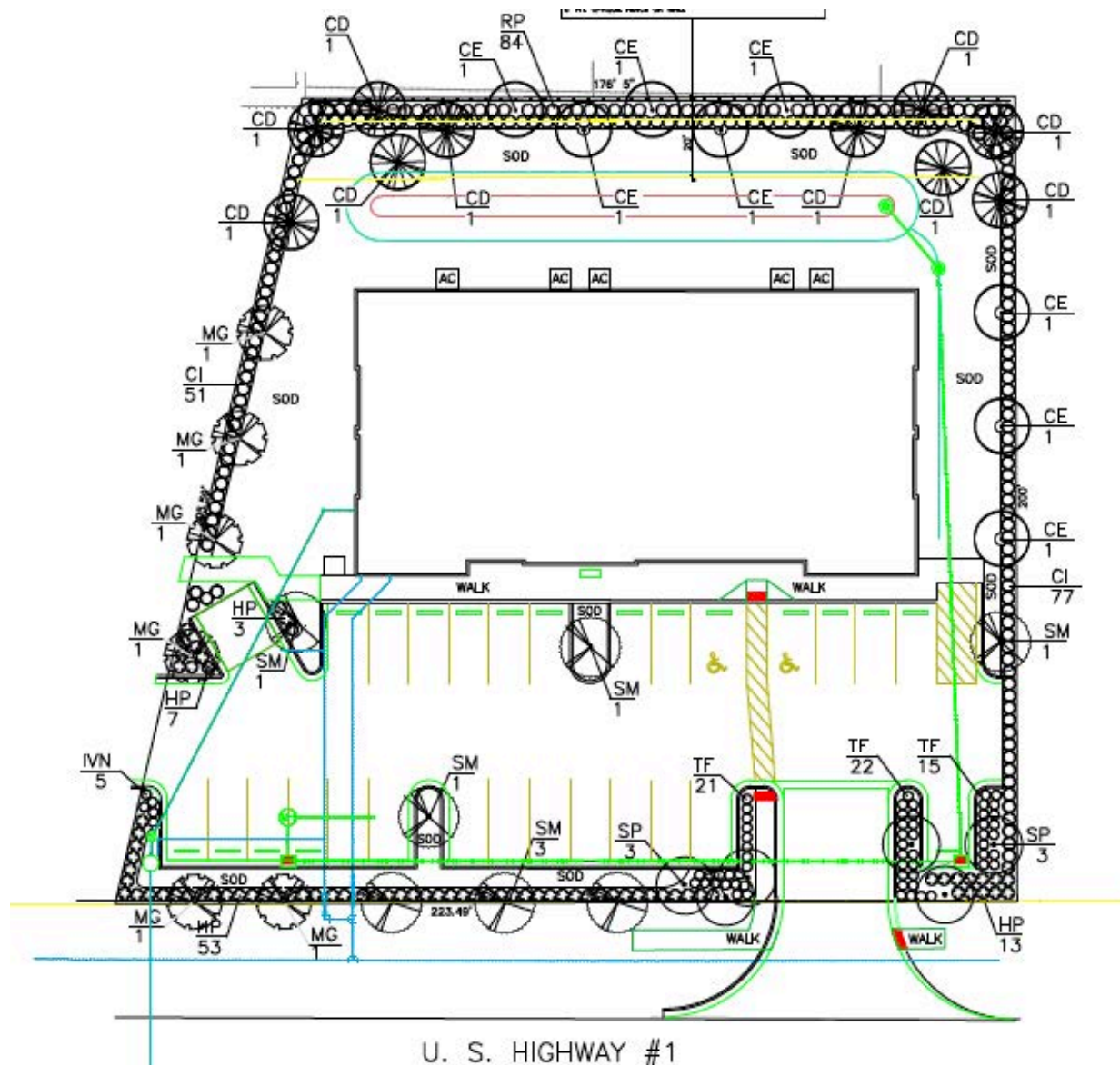
Minutes to Jupiter Island, Medalist Golf Club, and numerous luxury residential communities



DEVELOPMENT PLANS



DEVELOPMENT PLANS



HOBE SOUND, FL

MARKET POSITION & DEMAND

Hobe Sound's commercial landscape is shaped by long-term demographic stability and sustained real estate value. The area's growth is measured and intentional, guided by Martin County's emphasis on preserving community character while allowing infill development that supports resident needs. The result is a market where newly delivered commercial space is scarce, and well-located properties along primary corridors are highly sought after by service providers, medical users, boutique retail, and office tenants. The continued in-migration of high-income households from South Florida and the Northeast strengthens local demand, while the coastal lifestyle and recreational amenities reinforce Hobe Sound's enduring appeal.

A COASTAL COMMUNITY WITH LASTING APPEAL

Hobe Sound is an upscale, low-density coastal community ideally positioned between Jupiter and Stuart along Florida's Treasure Coast. Known for its pristine beaches, natural preserves, and quiet residential atmosphere, the area has become a preferred destination for full-time residents and seasonal homeowners seeking privacy, quality of life, and access to year-round recreation. With affluent enclaves such as Jupiter Island and Medalist Village nearby, local demand supports service-oriented retail, boutique wellness, and professional office users that complement the surrounding lifestyle. The trade area benefits from steady population growth, strong household income profiles, and a stable homeowner base, creating an environment where thoughtfully scaled commercial space is both valued and limited in supply.

ORLANDO

2 HOURS 12 MIN DRIVE TIME

TAMPA

3 HOUR DRIVE TIME

STUART

4 MIN DRIVE TIME

PALM BEACH

33 MIN DRIVE TIME

BOCA RATON

60 MIN DRIVE TIME

FORT LAUDERDALE

1 HOUR 14 MIN DRIVE TIME

8825 SE FEDERAL HIGHWAY

JUPITER ISLAND

4 MIN DRIVE TIME

DRIVE TIMES

2025 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
Population	4,844	21,237	41,021
Households	2,338	10,577	19,569
Families	1,228	6,265	11,905
Average Household Size	2.03	1.99	2.07
Owner Occupied Housing Units	1,678	8,748	16,029
Renter Occupied Housing Units	660	1,829	3,540
Median Age	57.8	61.0	59.3
Median Household Income	\$54,947	\$71,825	\$76,206
Average Household Income	\$87,896	\$110,786	\$113,883

2030 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
Population	4,935	21,215	41,096
Households	2,411	10,705	19,850
Families	1,260	6,321	12,055
Average Household Size	2.01	1.96	2.04
Owner Occupied Housing Units	1,711	8,993	16,520
Renter Occupied Housing Units	700	1,712	3,330
Median Age	58.6	62.1	60.2
Median Household Income	\$64,327	\$84,352	\$90,456
Average Household Income	\$101,145	\$125,377	\$128,929



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