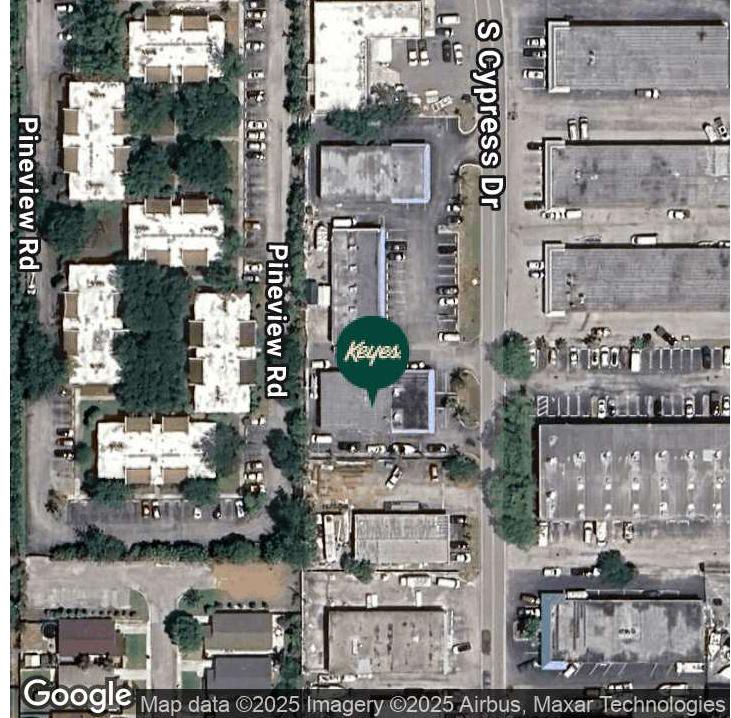


**The
Keyes
Company**

Commercial Real Estate

**Cypress Properties III
1535-1557-1559 Cypress
Drive, Jupiter, FL 33469
Presented by:
David Joseph**

1535-1557-1559 Cypress



OFFERING SUMMARY

Sale Price:	\$3,900,000
Building Size:	13,027 SF
Leased 100%:	13,027 SF
Lot Size:	41,968 SF
Number of Units:	17
Price / SF:	\$299.38
Zoning:	C4 (city)
Market:	Northern Palm Beach County
Submarket:	Tequesta, FL
Gross Income:	\$279,555.12
Expenses:	\$56,385
Net Operating Income	\$223,171
Cap Rate:	5.722%

PROPERTY OVERVIEW

Prime Investment Opportunity in Jupiter, FL for Investor or User.

Welcome to 1535 Cypress Drive, 1557 Cypress Drive, and 1559 Cypress Drive, Jupiter, FL 33469 an exceptional commercial real estate offering in the heart of Jupiter, Florida. This versatile property boasts a combined 13,027 sq. ft. encompassing a strip center, warehouse, and office plaza, providing a lucrative investment opportunity with a gross income of \$279,555.12 per year.

Key Features:

Diverse Spaces: This property offers a mix of retail, warehouse, and office spaces, catering to a variety of business needs. The 17 top-quality tenants currently in place with existing leases ensure a stable and consistent income stream.

Strategic Location: Situated near the intracoastal waterway and the Atlantic Ocean, the property enjoys a prime location in a highly sought-after area. This proximity enhances its attractiveness to businesses and tenants alike, providing a unique selling point.

Property Description



PROPERTY DESCRIPTION

Strong Income Stream: With a gross income of \$259,561 per year, this income-producing property is positioned as a solid investment with great potential for future growth.

High Demand Area: Jupiter, FL, is known for its vibrant business environment and scenic surroundings. The demand for commercial properties in this area is consistently high, making this investment an attractive proposition for savvy investors.

Investment Highlights:

Secure Tenancy: The property boasts top-quality tenants with existing leases, ensuring a reliable and secure income stream for the discerning investor.

Potential for Growth: Positioned in a thriving area with a mix of businesses and commercial activities, there is ample potential for future growth and increased property value.

Versatile Spaces: The combination of a strip center, warehouse, and office plaza provides a versatile set of spaces suitable for a wide range of businesses, contributing to the property's appeal and long-term viability.

Don't miss out on this rare opportunity to acquire a prime income-producing property in Jupiter, FL. For more information or to schedule a viewing, contact David Joseph at 561-789-7726 or davidjoseph@keyes.com

LOCATION DESCRIPTION

Strategic Location: Situated near the intracoastal waterway and the Atlantic Ocean, the property enjoys a prime location in a highly sought-after area. This proximity enhances its attractiveness to businesses and tenants alike, providing a unique selling point. The three properties were built in 1978.

SECTION I

ANNUAL PROPERTY OPERATING DATA - Input Sheet

	Annual		Total Units	Est Mgmt Cost	
			17	Monthly	Annually
Rental Income	\$ 279,555.12	year 2-% inc rent roll	3%		
Other Income	\$ -	year 3-% inc rent roll	3%		\$ -
Vacancy Rate		year 4-% inc rent roll	3%		
Other Credits	\$ -	year 5-% inc rent roll	3%		
Other Income	\$ -				
Vacancy	\$ -				

Information deemed reliable but must be audited by Buyers professional resources.

1535 - 1557 - 1559 S. Cypress Drive Properties III

Tenants	1535	Rent	Monthly	Suite or Unit &	Outside	Lease	Lease Exp.	HVAC	Electric	Water	Garbage	Taxes	General
		Sq. Ft.		Storage	Execution					Sewer		Insurance	Maintenance
Evolution		\$ 1,200.00		Suite 1					Tenant	Tenant	Landlord	Tenant	Landlord
Andrea Aitken		\$ 1,200.00		Suite 2					Tenant	Tenant	Landlord	Tenant	Landlord
									Tenant	Tenant	Landlord	Tenant	Landlord
Candee Construc		\$ 925.00		Bay 5									
Candee Construc		\$ 800.00		Bay 4					Tenant	Tenant	Landlord	Landlord	Landlord
Lou Sorrentino		\$ 726.86		Bay 6									
Letty		\$ 1,450.00		Bays 7-8					Tenant	Tenant	Landlord	Tenant	Landlord
Nautical		\$ 730.27		Bay 1									
Lieffer Custom		\$ 1,700.00		Bays 2-3					Tenant	Tenant	Landlord	Tenant	Landlord
Tenants	1557												
Mueller Const.		\$ 2,101.35		Suite 1					Tenant	Tenant	Landlord	Tenant	Landlord
Palm Beach		\$ 3,727.50		Suites 2-3					Tenant	Tenant	Landlord	Tenant	Landlord
New England		\$ 1,491.00		Suite 4					Tenant	Tenant	Landlord	Tenant	Landlord
Classic		\$ 726.86		-					Tenant	Tenant	Landlord	Tenant	Landlord
Woodencrab		\$ 100.00		Outside Car		Yes			Tenant	Tenant	Landlord	Tenant	Landlord
				-									
Tenants	1559												
A & J Business		\$ 3,548.00		Suites 1-2					Tenant	Tenant	Landlord	Tenant	Landlord
Classic		\$ 726.86		Bay 5					Tenant	Tenant	Landlord	Tenant	Landlord
Hahn Holding Co		\$ 800.00		Bay 4					Tenant	Tenant	Landlord	Tenant	Landlord
Mueller Const.		\$ 1,342.56		Bays 1-2-3									

ANNUAL PROPERTY OPERATING DATA

SECTION I

CLIENT/INVESTOR	Investor
PROP. ADDRESS	1535, 1557 & 1559 S. Cypress Drive
PROP. TYPE	Retail, Office and Warehosue
PROP. LOT SIZE	0.9641 acres or 41,998 sq. ft.
BLDG. SQ. FT.	13,027 sq. ft.
PURPOSE	Sale
VALUES	
LAND	Assessed
IMPROVEMENTS	Factor
COMBINED	Appraised
PERSONAL PROP.	

PURCHASE PRICE	\$ 3,900,000	\$299.38 psf
APPOX. ACQUISITION COSTS	\$ -	
DOWN PAYMENT	100% \$ 3,900,000	
APPROX COST TO CLOSE	\$ 3,900,000	
INITIAL CAPITAL IMPROVEMENTS	\$ -	
INITIAL TOTAL OUT OF POCKET	\$ 3,900,000	
		PAYMENT (P&I)
MORTGAGE	BALANCE	ANNUAL
1st	\$ -	\$ -
2nd	\$ -	\$ -
COMBINED	\$ -	\$ -

Cypress Dr. Properties, LLC III

ALL FIGURES ARE ANNUAL	initial inv.=	\$ 3,900,000	\$ 3,900,000	\$ 3,900,000	\$ 3,900,000	\$ 3,900,000	COMMENTS/FOOTNOTES				
	YEAR 1	PROJECTED	YEAR 2	PROJECTED	YEAR 3	PROJECTED	YEAR 4	PROJECTED	YEAR 5	PROJECTED	
1 POTENTIAL RENTAL INCOME		279,555		287,942		296,580		305,477		314,642	
2 Plus: Other Income		-		-		-		-		-	
3 Less: Vacancy & Cr. Losses		-		-		-		-		-	
4 EFFECTIVE RENTAL INCOME		279,555		287,942		296,580		305,477		314,642	
5 Plus: Other Inc.(not aff. by vac.)		-		-		-		-		-	
6 GROSS OPERATING INCOME		279,555		287,942		296,580		305,477		314,642	
OPERATING EXPENSES:											
7 Real Estate Taxes \$2.74 per sq. ft.	32,132.26	verified	32,132		32,132		32,132		32,132		
8			-		-		-		-		
9 Property Insurance \$0.76 per sq. ft.	10,000.00	Estimated	10,000		10,000		10,000		10,000		
10			-		-		-		-		
11 On Site Cleaning & Maintenance		-		-		-		-		-	
12 Town of Jupiter	921.12		921		921		921		921		
13 Sprinkler Maintenance and Repair		-		-		-		-		-	
14 Repairs and Maintenance		-		-		-		-		-	
Utilities:											
15 Trash Removal	Landlord	807.00		807		807		807		807	
16 Sewer	Landlord	5,677.80		5,678		5,678		5,678		5,678	
17 Water	Landlord	2,219.28		2,219		2,219		2,219		2,219	
18 Electric/Outside	Landlord	719.04		719		719		719		719	
19 Accounting and Legal		-		-		-		-		-	
20 Pest Control		-		-		-		-		-	
21 HVAC /Plumbing,Repairs&Maintenance		-		-		-		-		-	
22 Supplies and Office Expenses,Postage		-		-		-		-		-	
23 License and Permits		3%		3%		3%		3%		3%	
Contract Services/Other:											
24 Lawn Maintenance/Snow Removal		-		-		-		-		-	
25 Common Area Maintenance \$.30 psf	3,908.10		3,908		3,908		3,908		3,908		
26 INITIAL CAPITAL IMPROVEMENTS		-		-		-		-		-	
27		-		-		-		-		-	
28		-		-		-		-		-	
29 TOTAL OPERATING EXPENSES		56,385		56,385		56,385		56,385		56,385	
30 NET OPERATING INCOME		223,171		231,557		240,195		249,093		258,257	
31 Less:Annual Debt Service		-		-		-		-		-	
32 Less:Funded Reserves		-		-		-		-		-	
33 Less:Leasing Commissions		-		-		-		-		-	
34 Less:Capital Improvements		-		-		-		-		-	
35 CASH FLOW BEFORE TAXES		223,171		231,557		240,195		249,093		258,257	
ANNUAL MORTGAGE (P&I)		-		-		-		-		-	
NET PROFIT BEFORE TAXES		223,171		231,557		240,195		249,093		258,257	
EST RETURN ON INVESTMENT		5.722%		5.027%		6.150%		6.387%		6.622%	

SECTION I

1535-1557-1559 Cypress

THE *Keyes* CO.



1535-57-59 Cypress Drive



SECTION I

1535 Cypress Drive

THE *Keyes* CO.



SECTION I

1557 Cypress Drive

THE **Keyes** CO.



SECTION I

1559 Cypress Drive

THE **Keyes** CO.



SECTION I

THE *Keyes* CO.

1535-1557 Cypress Drive



SECTION I

1557 Cypress Drive

THE *Keyes* CO.



1557-1559 Cypress Drive



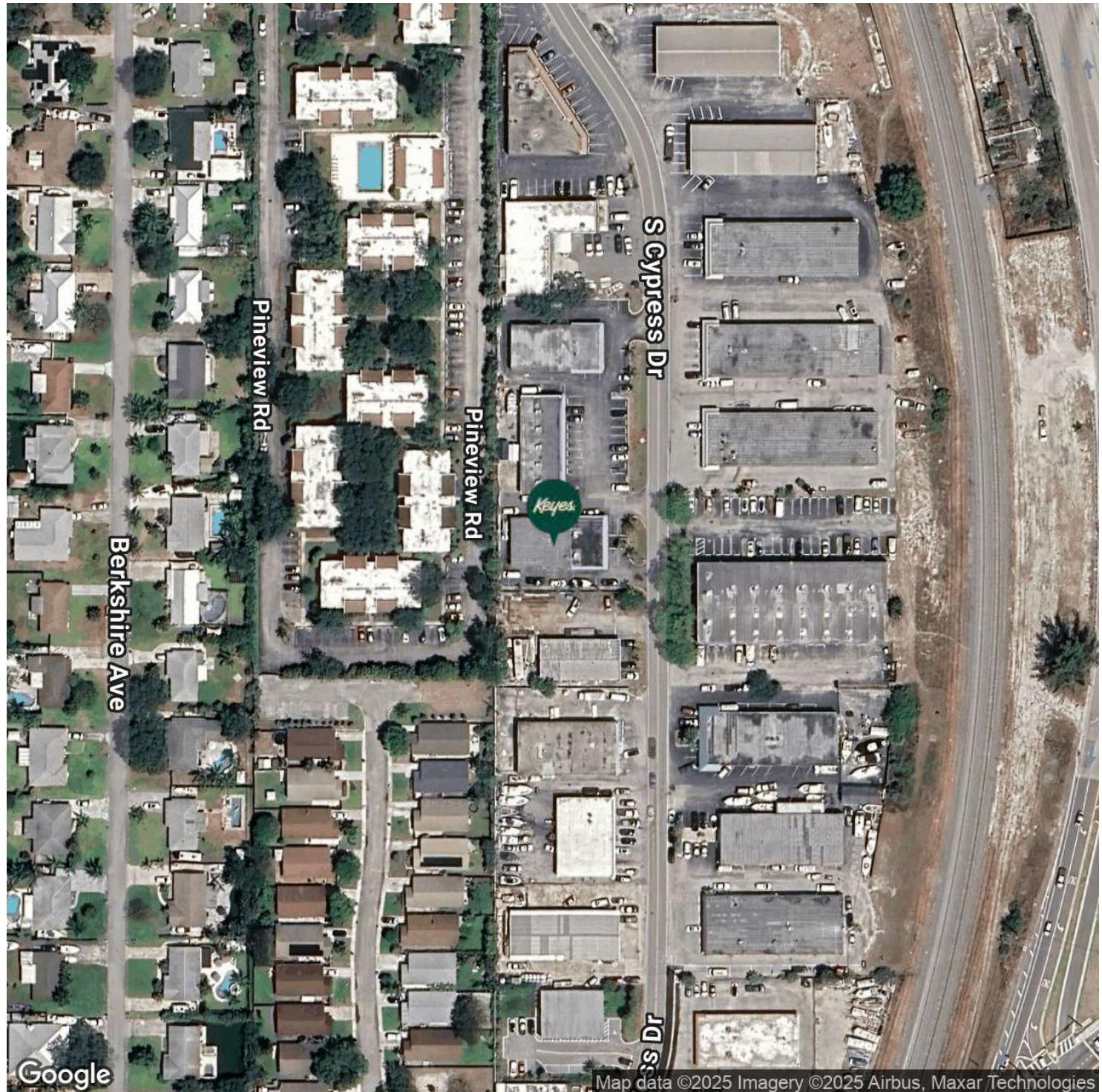
1535-57-59 Cypress Drive



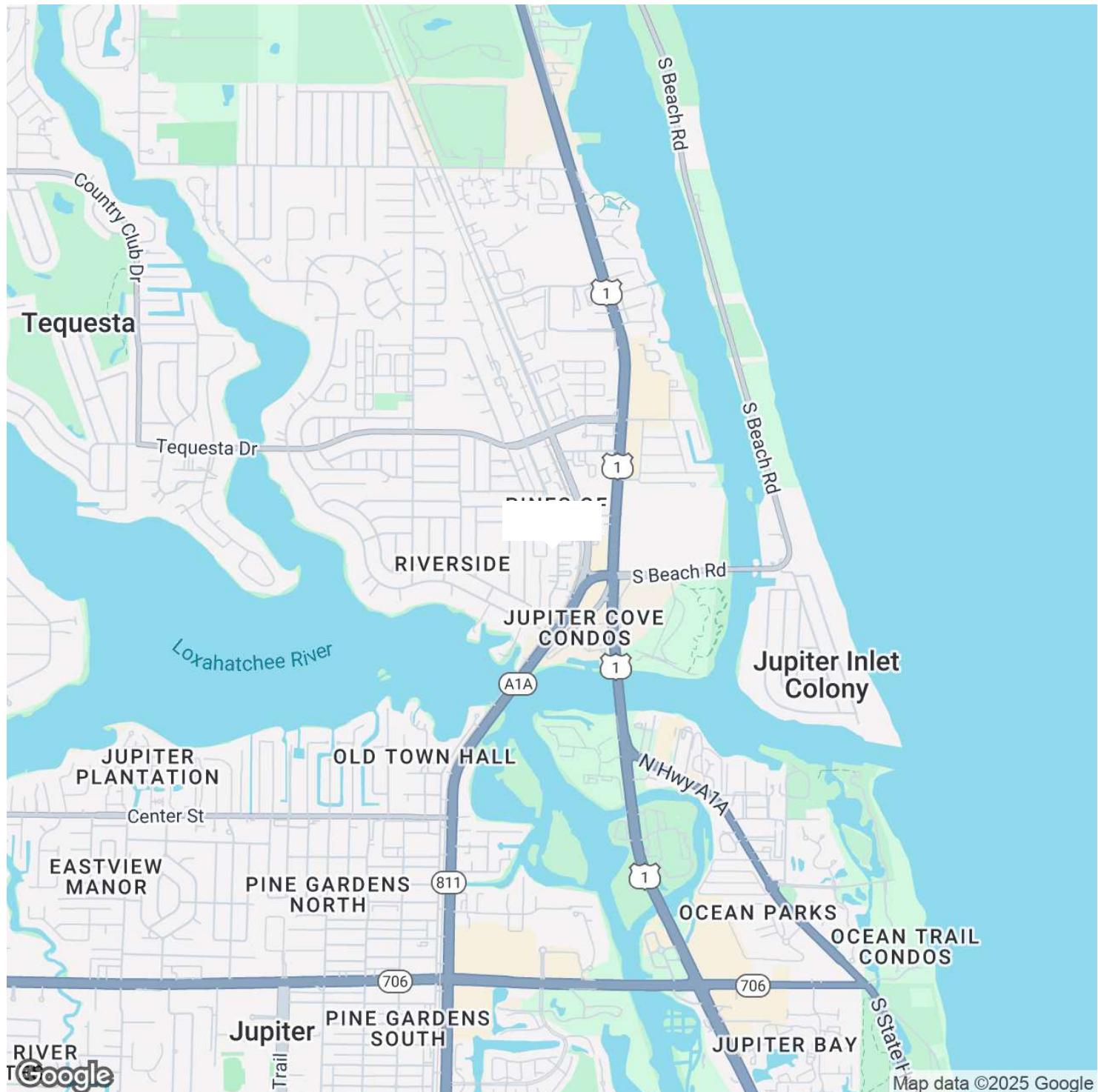
1535-57-59 Cypress Drive



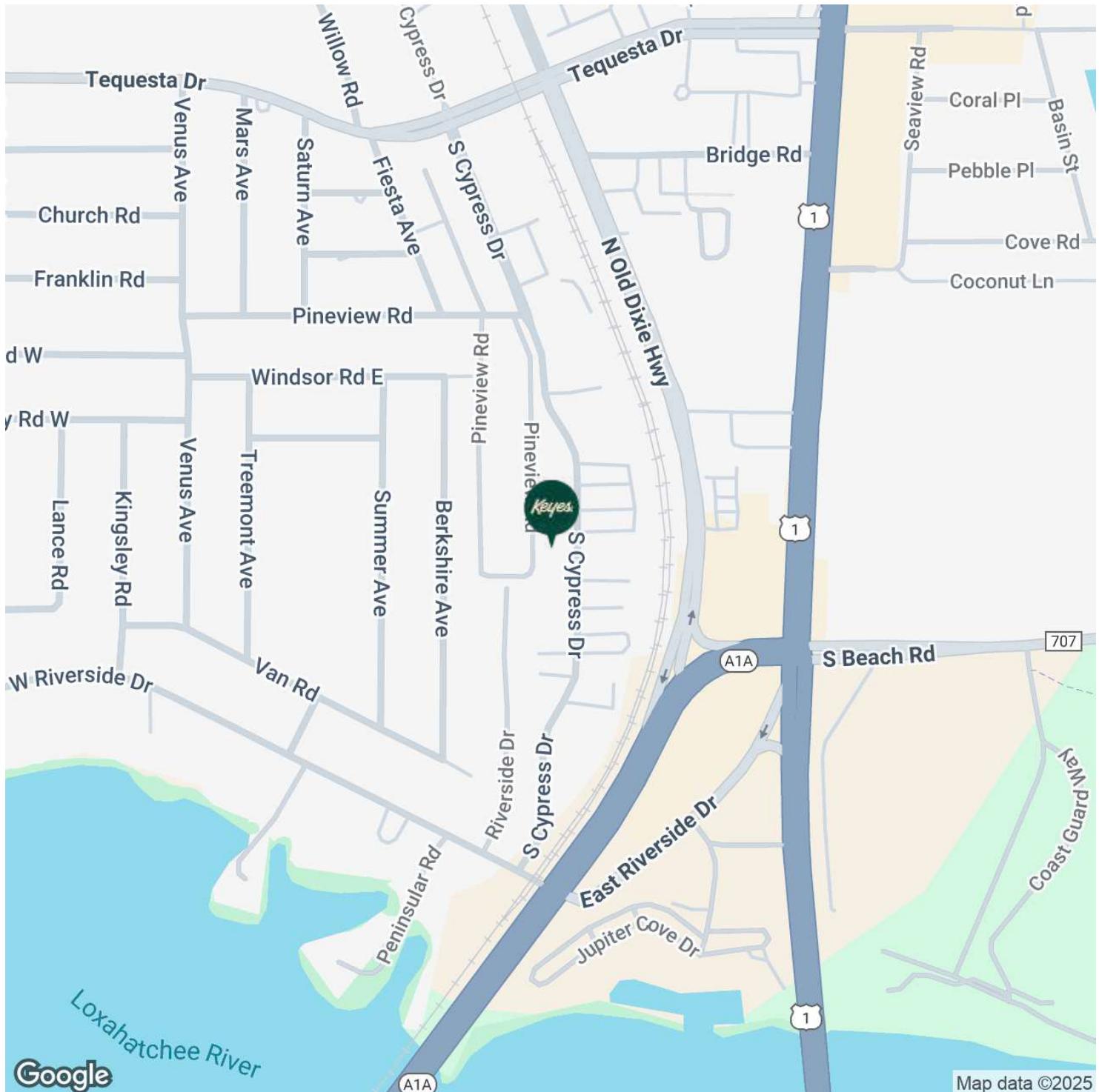
Aerial Map



Regional Map



Location Map



SECTION 1

SALE COMPARABLES

1 | 205 E Commerce Way

SOLD

Jupiter, FL 33458

Recorded Buyer **Homeyer 205, LLC**
6941 Cypress Cove Cir
Jupiter, FL 33458

True Buyer **Robert Lawrence Homeyer**
6941 Cypress Cove Cir
Jupiter, FL 33458
(978) 640-1236 (p)

Palm Beach
Recorded Seller **Commerce Way Property LLC**
205 Commerce Way
Jupiter, FL 33458

True Seller **Cypress Drive Property I...**
PO BOX 14253
NORTH PALM BEACH, FL
33408
(561) 748-2851 (p)



Sale Date **Sep 28, 2023**
Sale Price **\$2,200,000**
Price/SF **\$392.86**
Actual Cap Rate **6.82%**

Parcels **30-42-41-02-07-000-0120**
Comp ID **6534242**
Comp Status **Research Complete**

Type **1 Star Industrial Manufacturing**
Year Built **1971**
RBA **5,600 SF**
Land Acres **0.51 AC**
Land SF **22,216 SF**
Zoning **I2**
Sale Condition **Purchase By Tenant**

2 | 210 Juno St - Molloy Fabrication & Welding

SOLD

Jupiter, FL 33458

Recorded Buyer **210 Juno St LLC**
True Buyer **Ryan C Nehls**
210 Juno St
Jupiter, FL 33458
(772) 215-7093 (p)

Palm Beach
Recorded Seller **C & B Molloy LLC**
14918 Tangelo Blvd
West Palm Beach, FL 33412
(561) 333-6975 (p)

True Seller **Molloy Fabrication & Wel...**
210 Juno St
Jupiter, FL 33458
(561) 744-3046 (p)



Sale Date **Nov 27, 2023**
Sale Price **\$1,800,000**
Price/SF **\$400.00**

Parcels **30-42-41-01-02-006-0050**
Comp ID **6581840**
Comp Status **Research Complete**

Type **1 Star Industrial Warehouse**
Year Built **1971**
RBA **4,500 SF**
Land Acres **0.28 AC**
Land SF **12,197 SF**
Zoning **IL**

3 | 1515 Cypress Dr

SOLD

Jupiter, FL 33469

Recorded Buyer **1515 Cypress Drive, LLC**
361 Tequesta Dr
Jupiter, FL 33469

True Buyer **Meyer Lucas Team at Com-**
pass
361 Tequesta Dr
Jupiter, FL 33469
(561) 406-5228 (p)

Palm Beach
Recorded Seller **Dennis R Pilla**
1515 Cypress Dr
Jupiter, FL 33469
(561) 745-7303 (p)

True Seller **Dennis R Pilla**
1515 Cypress Dr
Jupiter, FL 33469
(561) 745-7303 (p)



Sale Date **May 9, 2023**
Sale Price **\$2,150,000**
Price/SF **\$417.48**

Parcels **30-43-40-31-11-000-0250**
Comp ID **6386229**
Comp Status **Research Complete**

Type **1 Star Industrial Warehouse**
Year Built **1975**
RBA **5,150 SF**
Land Acres **0.32 AC**
Land SF **13,939 SF**
Zoning **IL**

4 | 1725 Park Ln S

SOLD

Jupiter, FL 33458

Recorded Buyer **SBL IG of Florida LLC**
130 Via Quantera Rd
Palm Beach Gardens, FL 33418

True Buyer **Rosemary Sblendorio**
130 Via Quantera Rd
Palm Beach Gardens, FL 33418
(201) 934-5090 (p)

Recorded Seller **Viking Real Estate Holdi...**
7501 N Natchez Ave
Niles, IL 60714
(847) 588-2200 (p)

True Seller **Sean McCarthy**
600 Corporate Wood Pky
Vernon Hills, IL 60061
(847) 615-2098 (p)



Sale Date **Oct 10, 2023**
Sale Price **\$4,100,000**
Price/SF **\$341.67**

Parcels **30-42-41-09-03-000-0180**
Comp ID **6536076**
Comp Status **Research Complete**

Type **2 Star Industrial Warehouse**
Year Built **2004**
RBA **12,000 SF**
Land Acres **0.92 AC**
Land SF **40,075 SF**
Zoning **I1**
Sale Condition **High Vacancy Property**

5 | Condo Sold: 3021 Jupiter Park Cir, 1st Floor - 104

SOLD

Jupiter, FL 33458

Recorded Buyer **Four Crumbley Boys Llc**

Palm Beach

Recorded Seller **Demick Joseph**

Sale Date **Aug 30, 2023**
Sale Price **\$525,000**
Price/SF **\$381.82**

Comp ID **6521498**
Comp Status **Public Record**

Type **3 Star Flex Condo**
Year Built **2003; Renov 2019**
RBA **10,960 SF**
Zoning **I1**

6 | 1200 W Indiantown Rd

SOLD

Jupiter, FL 33458

Recorded Buyer **Christ Fellowship Church...**
5343 Northlake Blvd
Palm Beach Gardens, FL 33418
(561) 799-7600 (p)

Palm Beach

Recorded Seller **BGTG Properties, LLC**
6671 W Indiantown Rd
Jupiter, FL 33458
(561) 575-2622 (p)



True Buyer **Christ Fellowship Church...**
5343 Northlake Blvd
Palm Beach Gardens, FL 33418
(561) 799-7600 (p)

True Seller **BGTG Properties, LLC**
6671 W Indiantown Rd
Jupiter, FL 33458
(561) 575-2622 (p)

Sale Date **May 30, 2023**
Sale Price **\$8,000,000**
Price/SF **\$399.20**

Parcels **30-42-41-02-38-000-0060**
Comp ID **6412868**
Comp Status **Research Complete**

Type **3 Star Retail Freestanding**
Year Built **1998**
GLA **20,040 SF**
Land Acres **2.03 AC**
Land SF **88,579 SF**
Zoning **C2**

7 Condo Sold: 3021 Jupiter Park Cir, 1st Floor - 104

SOLD

Jupiter, FL 33458

Recorded Buyer **Tyhan Plumbing Fixtures Inc**

Palm Beach

Recorded Seller **Sullivan John T**Sale Date **Apr 28, 2023**Sale Price **\$525,000**Price/SF **\$381.82**Type **3 Star Flex Condo**Year Built **2003; Renov 2019**RBA **10,960 SF**Zoning **I1**Comp ID **6377507**Comp Status **Public Record**

8 1630 Cypress Dr

SOLD

Jupiter, FL 33469

Recorded Buyer **JUPITER 1630 LLC**
1630 Cypress Dr
Jupiter, FL 33469

Palm Beach

Recorded Seller **1630 Cypress LLC**
5900 SW 83rd St
South Miami, FL 33143

Trakker

Sale Date **Jan 6, 2023**Sale Price **\$2,650,000**Price/SF **\$259.17**Actual Cap Rate **6.00%**Type **2 Star Industrial Warehouse**Year Built **1971**RBA **10,225 SF**Land Acres **0.50 AC**Land SF **21,780 SF**Zoning **C4**Parcels **30-43-40-31-11-000-0040**Comp ID **6278281**Comp Status **Research Complete**

9 100 Toney Penna Dr

SOLD

Jupiter, FL 33458

Recorded Buyer **Jupiter Medical Center Inc**

Palm Beach

Recorded Seller **Toney Penna Partners LLC**True Buyer **Jupiter Medical Center**
1210 S Old Dixie Hwy
Jupiter, FL 33458
(561) 263-2234 (p)True Seller **Swirnow Building Systems**

2400 Sisson St

Baltimore, MD 21211

(443) 204-2100 (p)



Trakker

Sale Date **Nov 15, 2022**Sale Price **\$2,500,000**Price/SF **\$475.10**Type **2 Star Retail Auto Repair**Year Built **1973**GLA **5,262 SF**Land Acres **0.50 AC**Land SF **21,780 SF**Zoning **I2**Parcels **30-42-41-12-00-000-1033**Comp ID **6245013**Comp Status **Research Complete**

10 | 124 Toney Penna Dr

SOLD

Jupiter, FL 33458

Recorded Buyer **Jupiter Medical Center**
1210 S Old Dixie Hwy
Jupiter, FL 33458
(561) 263-2234 (p)

Recorded Buyer **Jupiter Medical Center Inc**
True Buyer **Jupiter Medical Center**
1210 S Old Dixie Hwy
Jupiter, FL 33458
(561) 263-2234 (p)

Palm Beach

Recorded Seller **124 Toney Penna Llc**
105 Siesta Way
Palm Beach Gardens, FL 33418

Recorded Seller **124 Toney Penna Llc**
True Seller **Redfearn Capital**
110 SE 2nd St
Delray Beach, FL 33444
(561) 900-3320 (p)

True Seller **4715 East Wabash, LLC**
2801 Sission St
Baltimore, MD 21211
(410) 338-0800 (p)



Trakker

Sale Date **Oct 31, 2022**Sale Price **\$2,500,000**Price/SF **\$454.55**Parcels **30-42-41-12-00-000-1090**Comp ID **6195040**Comp Status **Research Complete**Type **1 Star Industrial Warehouse**Year Built **1974**RBA **5,500 SF**Land Acres **0.50 AC**Land SF **21,780 SF**Zoning **I2**

11 | 17265 Central Blvd

SOLD

Jupiter, FL 33458

Recorded Buyer **Ddt Associates Llc**
5346 NW 48th St
Coconut Creek, FL 33073

True Buyer **Dynamite Dog Training**
5180 W Atlantic Ave
Delray Beach, FL 33484
(561) 562-5662 (p)

Palm Beach

Recorded Seller **Planet Lucky Dog Inc**
True Seller **Planet Lucky Dog Inc**
10231 Trailwood Cir
Jupiter, FL 33478
(561) 371-2038 (p)



Trakker

Sale Date **Mar 9, 2022**Sale Price **\$1,800,000**Price/SF **\$370.37**Parcels **30-42-41-03-00-000-7490**Comp ID **5952378**Comp Status **Research Complete**Type **3 Star Retail Freestanding**Year Built **1985**GLA **4,860 SF**Land Acres **1.00 AC**Land SF **43,560 SF**Zoning **C-2, Jupiter**

Jupiter, FL 33458

Recorded Buyer **Seabreeze North Corporation**
PO Box 535
Richfield, OH 44286
(330) 659-0990 (p)

True Buyer **Seabreeze North Corporation**
PO Box 535
Richfield, OH 44286
(330) 659-0990 (p)

Palm Beach

Recorded Seller **Envelp Real Estate LLC**
901 Ponce De Leon Blvd
Coral Gables, FL 33146

True Seller **Javier Ramos Suarez**
901 Ponce De Leon Blvd
Coral Gables, FL 33146

Sale Date **Aug 1, 2023**Sale Price **\$7,950,000**Price/SF **\$355.47**Actual Cap Rate **4.77%**

Parcels **30-42-41-09-03-000-0270**
Comp ID **6470986**
Comp Status **Research Complete**

Type **2 Star Industrial Warehouse**Year Built **1998; Renov 2014**RBA **22,365 SF**Land Acres **3.73 AC**Land SF **162,479 SF**Zoning **I1**Sale Condition **1031 Exchange, Investment Triple Net**

SECTION 2

RENT COMPARABLES

Lease Availability Report

1312 Commerce Ln - Beacon Cay

Jupiter, FL 33458 - Jupiter Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1989
RBA:	52,500 SF
Floors:	1
Typical Floor:	52,500 SF
Ceiling Ht:	18'
Columns:	None

AVAILABILITY

Min Divisible:	1,200 SF
Max Contig:	1,200 SF
Total Available:	1,200 SF
Asking Rent:	\$25.00/MG

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	3A	Industrial	Direct	1,200	1,200	1,200	\$25.00/MG	Vacant	Negotiable

SALE

Last Sale: Sold on Feb 10, 2017 for \$4,900,000 (\$93.33/SF)

LOADING

Docks:	None	Drive Ins:	44 tot./8'w x 12'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

FEATURES

Property Manager on Site

LAND

Land Area:	3.51 AC
Zoning:	I-2

PARCEL

30-42-41-02-09-002-0030



Lease Availability Report

407 Commerce Way - Building A

Jupiter, FL 33458 - Jupiter Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1989
RBA:	23,800 SF
Floors:	1
Typical Floor:	23,800 SF
Ceiling Ht:	14'

AVAILABILITY

Min Divisible:	1,000 SF
Max Contig:	1,000 SF
Total Available:	1,000 SF
Asking Rent:	\$25.00/IG

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	1A	Industrial	Direct	1,000	1,000	1,000	\$25.00/IG	Vacant	Negotiable

SALE

Last Sale: Portfolio of 2 Industrial Properties in Jupiter, FL Sold on Dec 17, 2015 for \$2,550,000 (\$78.22/SF)

LOADING

Docks:	None	Drive Ins:	13 tot./8'w x 10'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power: 110a/220v 3p

FEATURES

Signage

LAND

Land Area: **1.89 AC**

Zoning: **I2**



Lease Availability Report

516 Commerce Way E

Jupiter, FL 33458 - Jupiter Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1985
RBA:	13,900 SF
Floors:	1
Typical Floor:	13,900 SF
Ceiling Ht:	27'
Columns:	None

AVAILABILITY

Min Divisible:	1,780 SF
Max Contig:	1,780 SF
Total Available:	1,780 SF
Asking Rent:	\$25.00/MG

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	7&8	Industrial	Direct	1,780	1,780	1,780	\$25.00/MG	Vacant	Negotiable

LOADING

Docks:	None	Drive Ins:	2 tot./20'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

FEATURES

Signage

LAND

Land Area:	1.10 AC
Zoning:	I2

PARCEL

30-42-41-02-09-003-0070

TRANSPORTATION

Parking:	Ratio of 0.00/1,000 SF
Airport:	34 minute drive to Palm Beach International Airport



Lease Availability Report

135 Evernia St

Jupiter, FL 33458 - Jupiter Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1979
RBA:	16,450 SF
Floors:	1
Typical Floor:	16,450 SF
Ceiling Ht:	19'

AVAILABILITY

Min Divisible:	400 SF
Max Contig:	800 SF
Total Available:	800 SF
Asking Rent:	\$24.00/MG

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	428	Industrial	Direct	400	800	800	\$24.00/MG	Apr 2024	Negotiable
P 1st	429	Industrial	Direct	400	800	800	\$24.00/MG	Apr 2024	Negotiable

SALE

Last Sale: Sold on Jul 2, 2001 for \$1,252,000 (\$76.11/SF)

LOADING

Docks:	None	Drive Ins:	47 tot./8'w x 10'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

LAND

Land Area: **2.73 AC**

Zoning: **IL, West Palm Beach**

PARCEL

00-43-42-30-01-006-0000, 00-43-42-30-01-006-0010

TRANSPORTATION

Parking: 25 Surface Spaces are available; Ratio of 1.32/1,000 SF

Airport: 33 minute drive to Palm Beach International Airport



Lease Availability Report

114 Venus St

Jupiter, FL 33458 - Jupiter Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1978
RBA:	10,800 SF
Floors:	1
Typical Floor:	10,800 SF
Ceiling Ht:	9'

AVAILABILITY

Min Divisible:	1,780 SF
Max Contig:	1,780 SF
Total Available:	1,780 SF
Asking Rent:	\$23.00/MG

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	206	Industrial	Direct	1,780	1,780	1,780	\$23.00/MG	May 2024	Negotiable

SALE

Last Sale: Portfolio of 4 Properties in Jupiter, FL Sold on May 31, 2006 for \$5,000,000 (\$54.68/SF)

LOADING

Docks:	None	Drive Ins:	11 tot./6'w x 8'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power:	3p
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LAND

Land Area:	2.68 AC
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PARCEL

30-42-41-01-003-001-0010

TRANSPORTATION

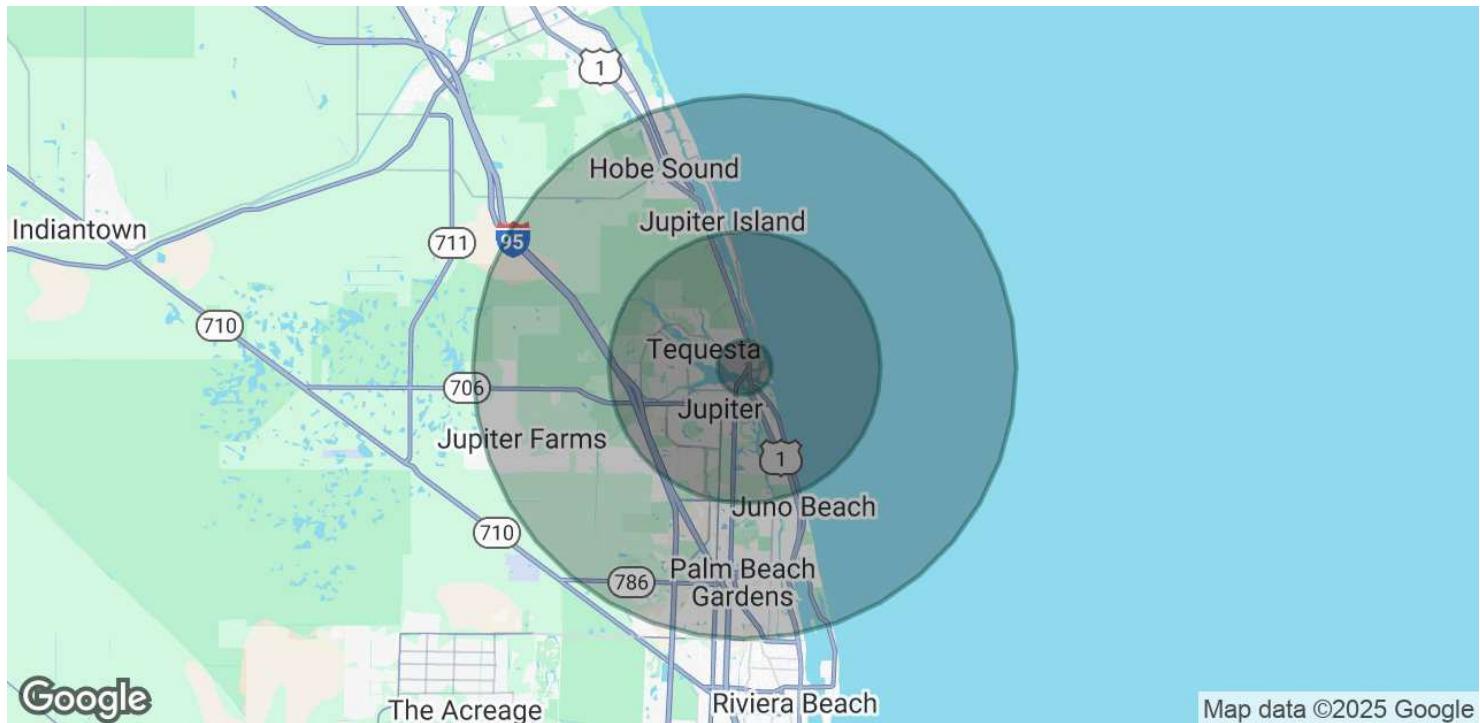
Parking:	12 Surface Spaces are available; Ratio of 1.11/1,000 SF
Airport:	33 minute drive to Palm Beach International Airport



SECTION 3

DEMOGRAPHICS

Demographics Map & Repo



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	68	17,400	48,552
Average Age	58.9	41.4	46.1
Average Age (Male)	63.4	40.3	45.4
Average Age (Female)	58.7	43.6	46.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	38	7,432	22,257
# of Persons per HH	1.8	2.3	2.2
Average HH Income	\$38,430	\$43,136	\$44,682
Average House Value	\$202,045	\$115,983	\$120,835

2020 American Community Survey (ACS)

David Joseph



DAVID JOSEPH

Commercial Sales Director

DavidJoseph@keyes.com

Direct: **561.789.7726** | Cell: **561.789.7726**

FL #SL3239461

PROFESSIONAL BACKGROUND

"I am committed to building long term relationships based on top quality service and high ethical standards"

David Joseph is the Commercial Division Sales Manager for The Keyes Company Commercial Real Estate Division serving South Florida including Miami / Dade, Palm Beach, Broward, Martin, St. Lucie and Volusia Counties. David has over 32 years of experience in Commercial Real Estate, specializing in Industrial, Retail, Retail Strip Centers, Multi-Family, Office, Self Storage Facilities and Commercial Leasing.

David has a vast knowledge of all facets of Commercial real estate development. Over the years he has developed, built and managed over 250,000 sq. ft. of Boutique Retail Centers, and has sold and leased over two million sq. ft. of Industrial, Retail and Multi-Family properties.

Prior to joining The Keyes Company, David spent 13 years with Coldwell Banker Commercial and many years as a Broker/Owner with locations in Philadelphia, PA, Allentown, PA and Cherry Hill, NJ.

Responsibilities: Growth of The Keyes Real Estate Commercial Division in South Florida, training programs for new associates and experienced brokers. Commercial Marketing and Tech programs for the Keyes commercial division.

It is David's mission to share his experience and knowledge of the industry and successfully assist you in all aspects of your Commercial Real Estate needs. David Joseph is committed to building long term relationships based on top quality service and high ethical standards.

website: www.davidjoseph.keyescommercial.com

Cell: 561-789-7726

Website: Keyescommercial.com

MEMBERSHIPS

Realtors Commercial Alliance of South Florida

Realtors Association of the Palm Beaches + Greater Fort Lauderdale (RAPB+GFLR)

Delray Beach Chamber of Commerce

West Palm Beach Chamber of Commerce

Costar, LoopNet and the Local Multi-Listing service

The Keyes Company
21065 Powerline Road Suite C-7
Boca Raton, FL 33433
561.789.7726