



SALE

Fisherman's Wharf Development Site

373 E. INDIANTOWN RD

Jupiter, FL 33477

PRESENTED BY:

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FISHERMAN'S WHARF WATERFRONT DEVELOPMENT SITE



VIDEO

OFFERING SUMMARY

SALE PRICE:	Inquire for Pricing
LOT SIZE:	4.61± Acres
ZONING:	C2 (Commercial, General)
TRAFFIC COUNT:	34,500 (2023)
VIDEO:	https://youtu.be/uUWGFj-A5oE

PROPERTY DESCRIPTION

SVN Waterfront & SVN Safe Haven present Fisherman's Wharf Development Site, the LAST commercial waterfront parcel along the intracoastal waterway in Jupiter, Florida. Situated on 4.61± acres, this versatile property is currently approved for a 2-story 10,630± SF Restaurant with 4,400± SF of outdoor dining and a 1,175± SF Tiki Bar a 3-story 17,198± SF Office Building, and a private dock with 2 moorings. Former approvals for the property include a 8,661±SF Restaurant (1999) and 35 Multi-Family Condominiums with 5,600± Sf of commercial use and marina (2007).

This property is ideal for land and retail investors looking for a strategic investment opportunity. With its prime location, this property offers an exceptional chance for value creation and future growth. Don't miss out on this opportunity to develop in one of the most sought-after zip codes in South Florida.

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FISHERMAN'S WHARF PROJECT OUTLINE



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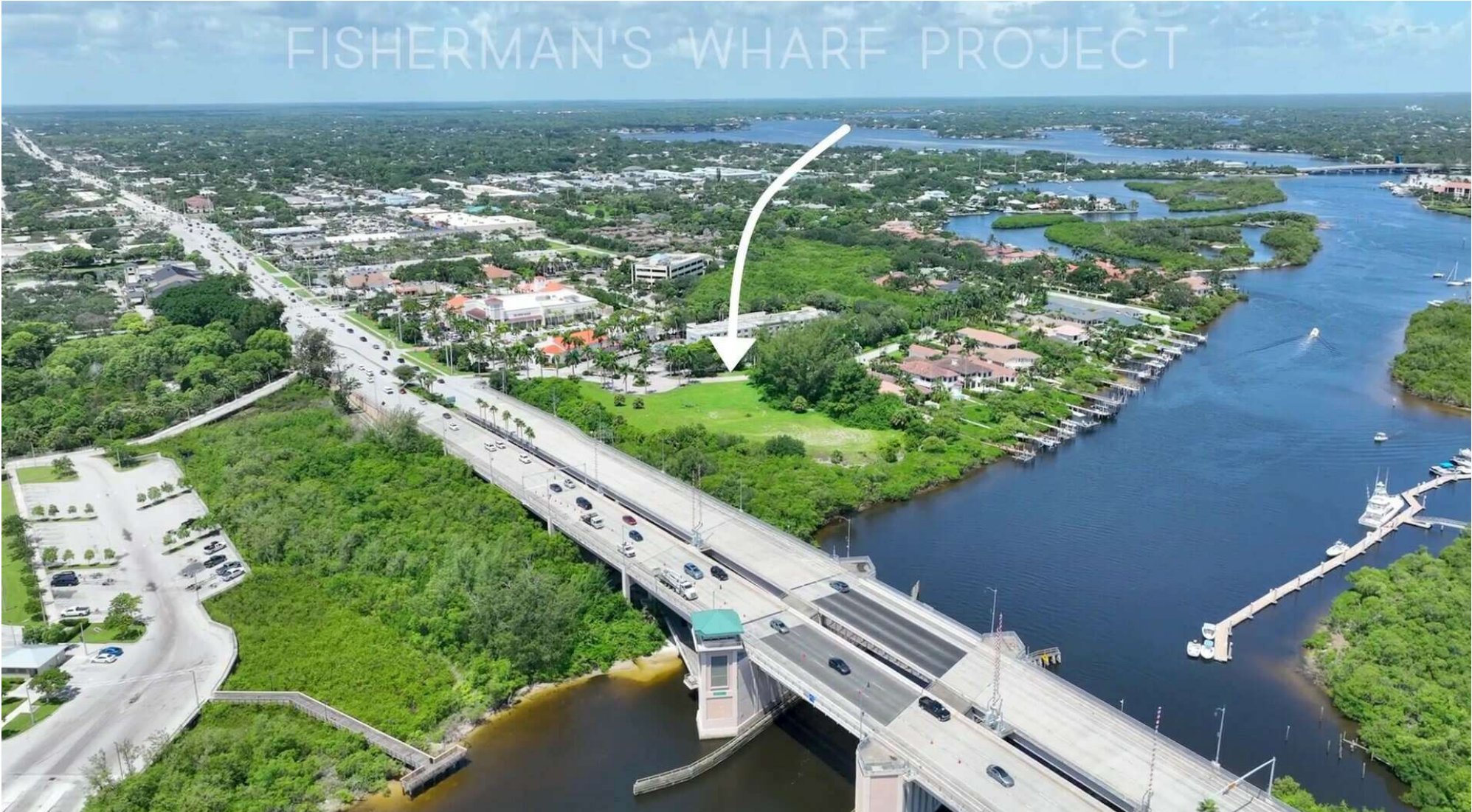
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**Direct Intra-coastal
Waterfront**

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VIEW OF FLAGLER'S WHARF DEVELOPMENT SITE FROM INDIANTOWN ROAD BRIDGE, FACING NW



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VIEW OF HARBOURSIDE PLACE, LOCATED DIRECTLY ACROSS THE INTRACOASTAL WATERWAY FROM FLAGLER'S WHARF



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FLAGLER'S WHARF DEVELOPMENT SITE FACING EAST



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FLAGLER'S WHARF DEVELOPMENT SITE FACING NORTHWEST



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FLAGLER'S WHARF DEVELOPMENT SITE FACING WEST



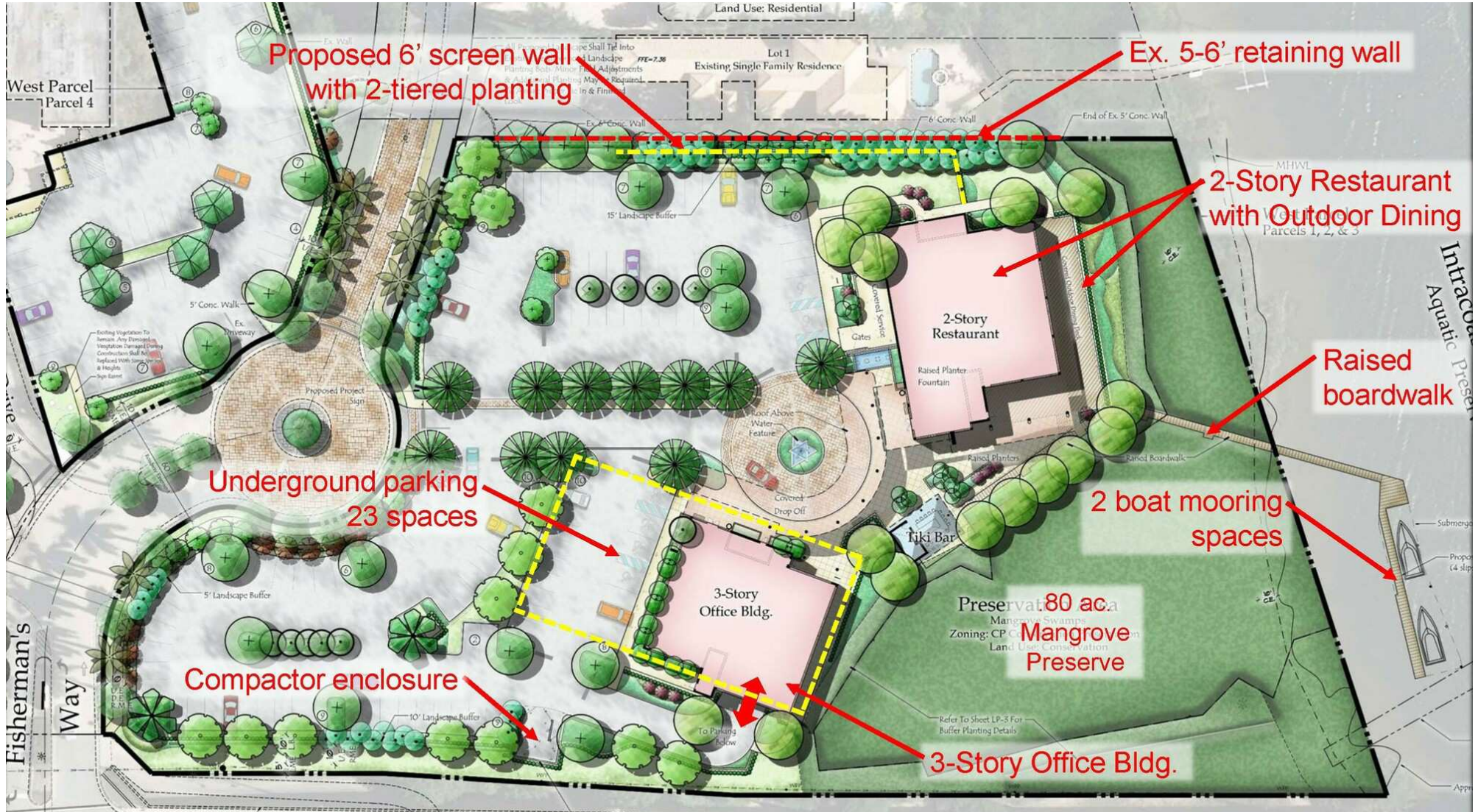
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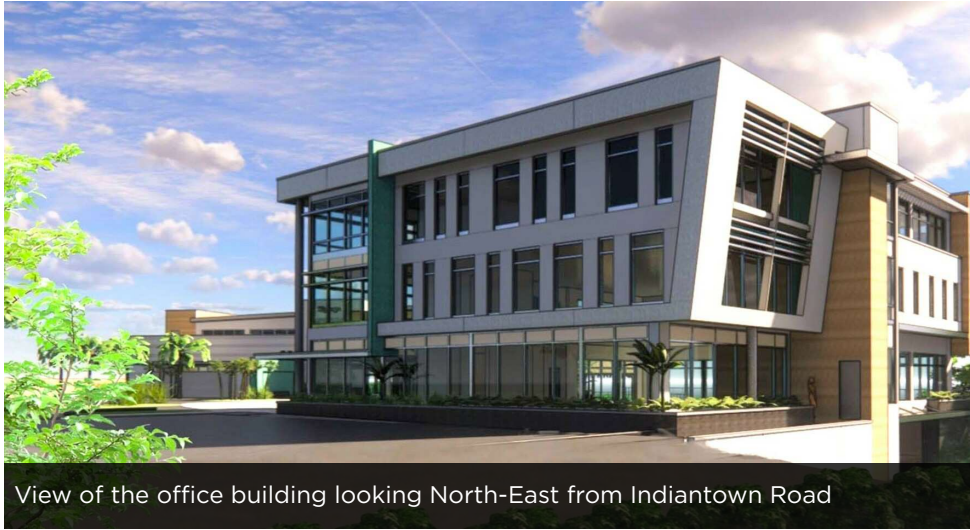
FISHERMAN'S WHARF APPROVED SITE PLAN



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APPROVED PROJECT RENDERINGS (2023)



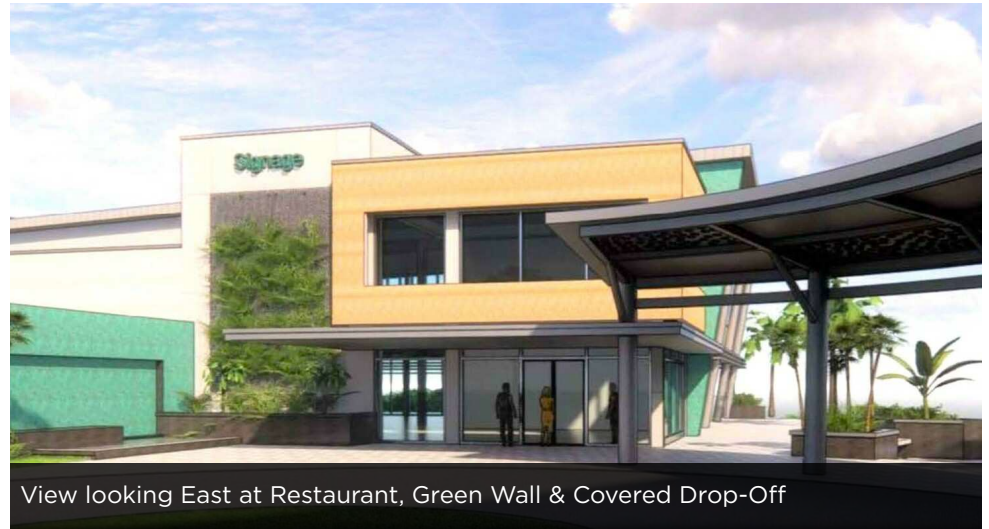
View of the office building looking North-East from Indiantown Road



View looking East at the Restaurant and Office Building



View looking East through plaza of Tiki Bar and Restaurant



View looking East at Restaurant, Green Wall & Covered Drop-Off

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SAMPLE SITE PLAN, NOT ACTUAL!

In 2007, the property was approved for a Land Use change from Commercial to Mixed-Use and Special Exception/Site Plan approval for a 35-Unit MF Condo, 5,600 SF of Commercial Use & Marina



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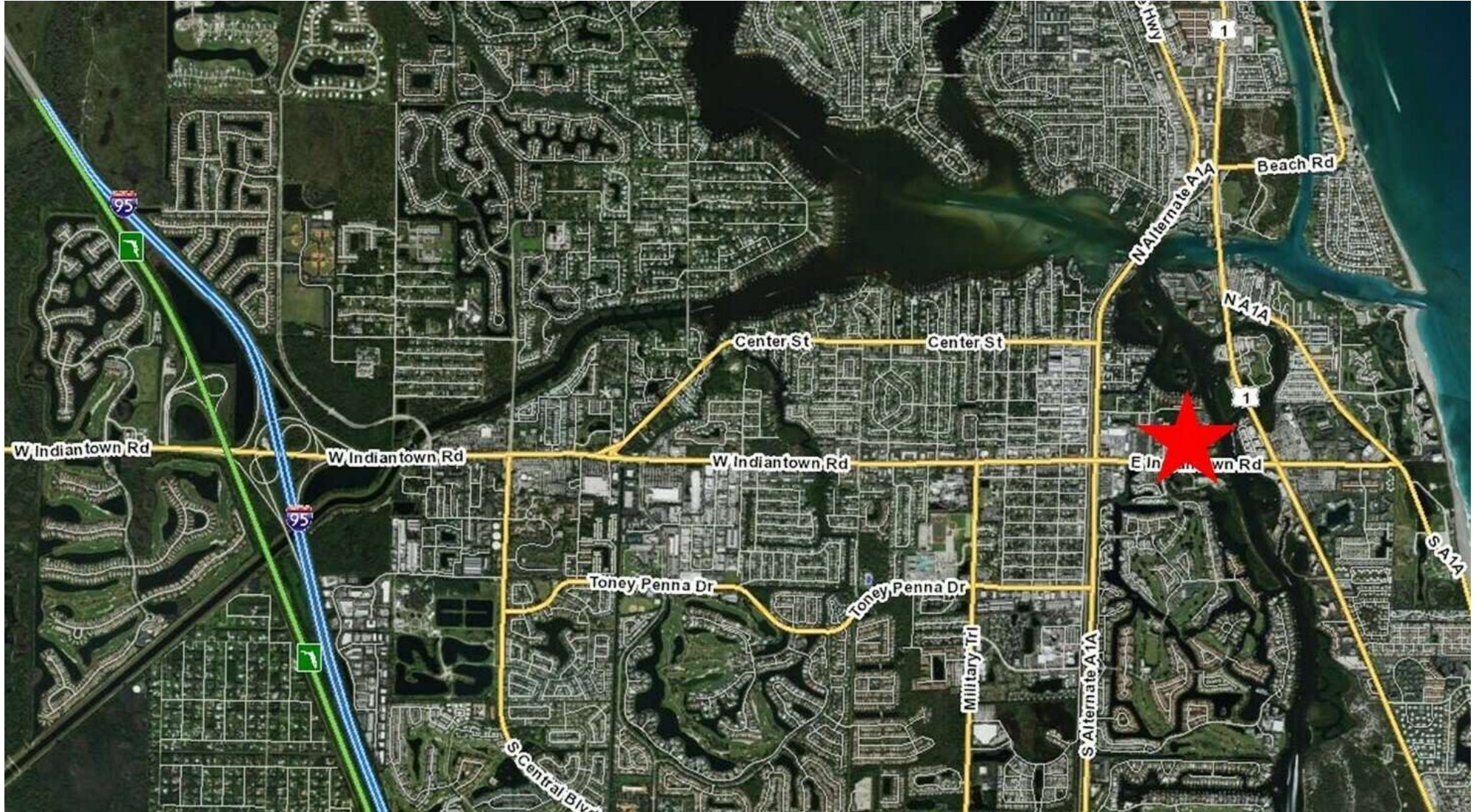
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SURVEY

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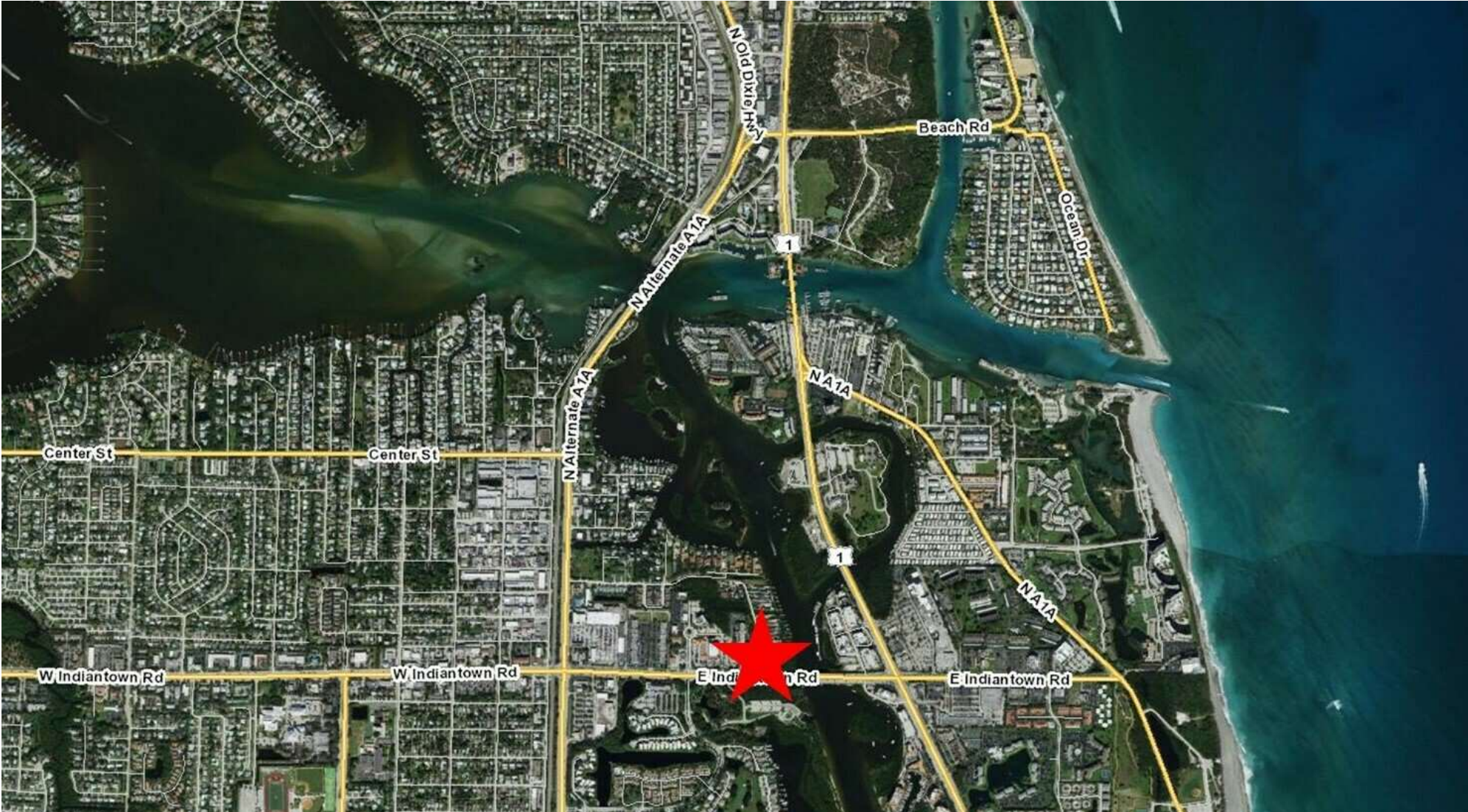
LOCATION MAP



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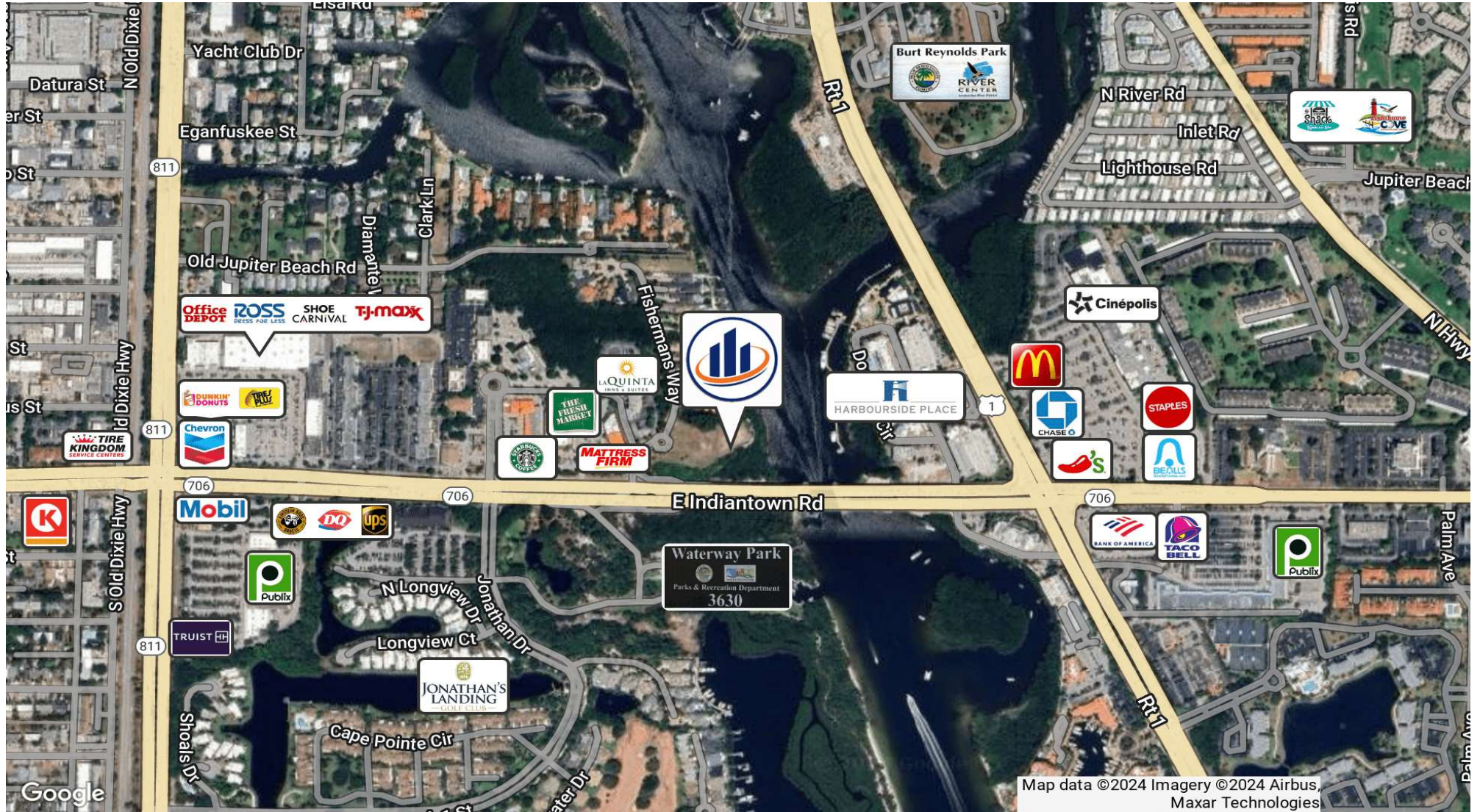
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RETAILER MAP



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TOWN OF JUPITER

Jupiter is considered the Gateway to South Florida. It is located about 15-20 miles north of West Palm Beach, Florida, about 160 miles south of Orlando, and 80 miles north of the city of Miami. Jupiter has a total population of 61,348 within the town area of 21.1 square miles.

Constructed in 1860, the Jupiter Lighthouse is the oldest building in Palm Beach County. It stands 108 feet tall with a range of 24 miles. Four bodies of water can be seen from the lighthouse including the Atlantic Ocean, Indian River, Loxahatchee River and the Jupiter Inlet.

Jupiter is home to Roger Dean Stadium, which hosts two major league baseball teams for spring training – The Miami Marlins and St. Louis Cardinals.

In addition, the stadium is the only one in the country to host four minor league teams

Scripps Research Institute, a non-profit biomedical research organization, is also located in Jupiter. More than 600 full-time faculty members, scientific, technical, and administrative staff work at the 350,000-square-foot campus, which is comprised of three state-of-the-art research buildings.

Adjacent to Scripps, is the German-based Max Planck Florida Institute for Neuroscience. Jupiter is the first Institute located in the United States, with 140 scientists, researchers and other workers. Max Planck studies the brain, with the hope that its discoveries lead to treatments for autism, Alzheimer's disease and other disorders.



DEMOGRAPHICS MAP & REPORT

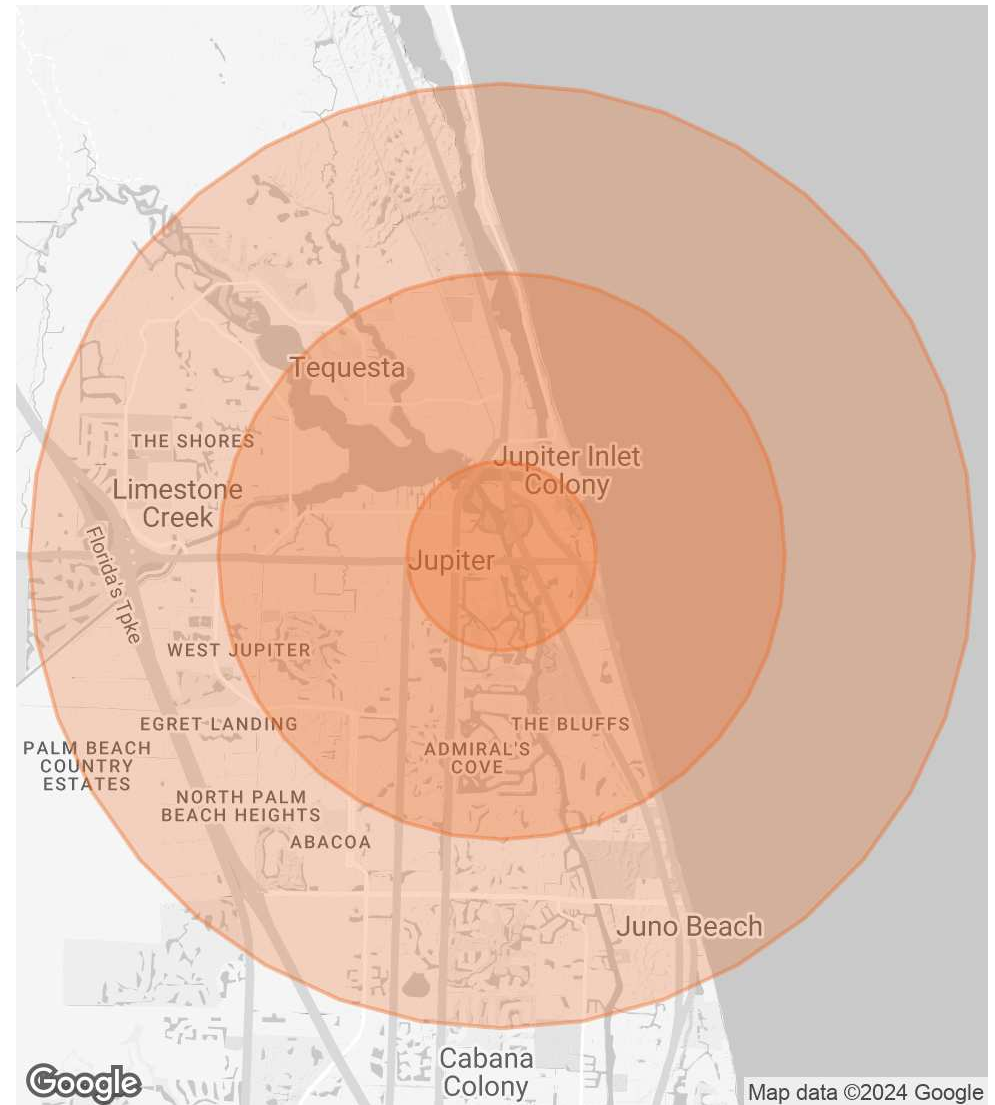
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,250	53,886	101,851
AVERAGE AGE	54	49	47
AVERAGE AGE (MALE)	54	48	47
AVERAGE AGE (FEMALE)	54	49	48

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,330	23,670	43,454
# OF PERSONS PER HH	2.2	2.3	2.3
AVERAGE HH INCOME	\$125,977	\$144,878	\$159,554
AVERAGE HOUSE VALUE	\$685,516	\$731,071	\$751,426

Demographics data derived from AlphaMap



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