

RETAIL BUILDING

11810 SE Dixie Hwy., Hobe Sound, FL 33455



FOR LEASE | \$28.00/sf NNN*

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart, FL 34996
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Chris Belland
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PROPERTY OVERVIEW

- Exciting leasing opportunity for a retail building located in Hobe Sound.
- This building boasts a separate entrance for three private executive offices, a generous 1,200± SF community room, a shared conference room, and a spacious covered back patio/porch.
- Moreover, it features a newly established, fully built-out coffee shop complete with a grease trap.
- Surrounding real estate consist of national and local retailers.



PRICE	\$28.00/sf + \$8.00/NNN
BUILDING SIZE	5,220 sf
BUILDING TYPE	Mixed Retail w/Residential
ACREAGE	0.17
FRONTAGE	60'
TRAFFIC COUNT	4,700 ADT
YEAR BUILT	2020
CONSTRUCTION TYPE	Block with Stucco
ZONING	Hobe Sound Redevelopment
PARCEL ID	34-38-42-029-019-03810-2

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SITE PHOTOS



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DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	3,750	1 Mile	\$107,379	1 Mile	51
3 Mile	19,461	3 Mile	\$92,952	3 Mile	54
5 Mile	124,933	5 Mile	\$101,987	5 Mile	52

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	3,704	1 Mile	\$70,922	1 Mile	47.00
3 Mile	19,393	3 Mile	\$57,711	3 Mile	48.40
5 Mile	124,923	5 Mile	\$71,691	5 Mile	48.30

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ZONING INFORMATION

	Core	General
Accessory dwelling units	P	P
Mobile homes	-	-
Other dwelling types	P	P
Single-family dwellings	-	P
Bed and breakfast inns	P	P
Business and professional offices	P	P
Construction services, limited	P	P
Hotels, motels, resorts spas	P	P
Marinas	-	P
Medical offices	P	P
Parking lots and garages	P	-
Restaurants	P	P
Retail and services, limited impact	P	P
Retail and services, general impact	-	P
Public and Institutional Use Groups, see 12.1.03		
Institutional uses, limited impact	P	P
Institutional uses, general impact	-	P

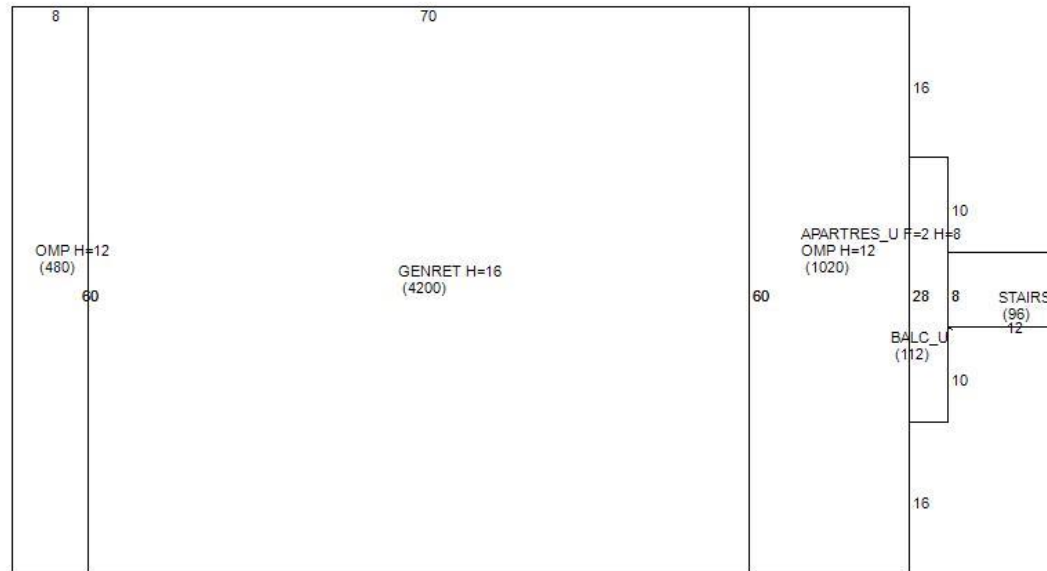
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SITE PLAN



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TRADE AREA MAP



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