

OWNER-USER COMMERCIAL SITE ON US-1

9795 & 9805 SE Federal Highway, Hobe Sound, FL 33455



2.22 AC
INDUSTRIAL PROPERTY

FOR SALE | \$4,500,000

**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

- Excellent opportunity to acquire a versatile commercial property along SE Federal Highway in Hobe Sound.
- Site consists of two adjacent parcels totaling ± 2.22 acres, each featuring a freestanding warehouse-style building (one 6,000 \pm SF and the other 3,200 \pm SF) utilized as office, sales, and showroom space.
- The buildings feature multiple roll-up doors, open-concept interiors, ample parking and yard space, and the property is fully fenced for added security.
- Formerly used for RV sales, the site is ideal for comparable uses, including vehicle or heavy equipment sales, as well as a variety of commercial and light industrial operations such as distribution, logistics, light manufacturing, sales, or service-based businesses.
- Strategically located with direct frontage and access to US-1 and just minutes from I-95, this property offers excellent visibility and connectivity.



PRICE	\$4,500,000
BUILDING SIZE	(1) 3,200 SF + (1) 6,000 SF
BUILDING TYPE	Storage/Warehouse/Sales
ACREAGE	2.22 AC (0.86 AC + 1.36 AC)
FRONTAGE	595'
TRAFFIC COUNT	26,500 ADT
YEAR BUILT	1987-1971
CONSTRUCTION TYPE	Metal on Frame Steel
PARKING SPACE	Ample
ZONING	GC-General Commercial
LAND USE	Commercial General
PARCEL ID	34-38-42-061-000-00021-2 34-38-42-061-000-00022-1

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DEMOGRAPHICS

Population	1 mile	3 miles	5 miles
2020 Population	5,121	18,082	33,147
2024 Population	5,351	18,817	34,620
2029 Population Projection	5,650	19,852	36,548
Annual Growth 2020-2024	1.1%	1.0%	1.1%
Annual Growth 2024-2029	1.1%	1.1%	1.1%
Median Age	51.6	58	60.1
Bachelor's Degree or Higher	28%	31%	31%
U.S. Armed Forces	0	15	51

Income	1 mile	3 miles	5 miles
Avg Household Income	\$81,911	\$89,396	\$89,183
Median Household Income	\$54,928	\$57,471	\$59,480
< \$25,000	362	1,623	3,016
\$25,000 - 50,000	674	2,187	3,933
\$50,000 - 75,000	518	1,491	2,613
\$75,000 - 100,000	261	935	1,942
\$100,000 - 125,000	173	649	1,284
\$125,000 - 150,000	93	445	861
\$150,000 - 200,000	164	616	1,274
\$200,000+	173	880	1,495

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ZONING INFORMATION

Permitted Uses	GC
Administrative services, not-for-profit	P
Community centers	P
Cultural or civic uses	P
Educational institutions	P
Business and professional offices	P
Commercial amusements, indoor	P
Commercial amusements, outdoor	P
Commercial day care	P
Construction industry trades	P
Construction sales and services	P
Financial institutions	P
Flea markets	P
Funeral homes	P
General retail sales and services	P
Golf driving ranges	P
Hotels, motels, resorts and spas	P
Kennels, commercial	P
Limited retail sales and services	P
Marinas, commercial	P

Medical services	P
Pain management clinics	P
Parking lots and garages	P
Recreational vehicle parks	P
Residential storage facilities	P
Restaurants, convenience, with drive-through facilities	P
Restaurants, convenience, without drive-through facilities	P
Restaurants, general	P
Shooting ranges, indoor	P
Trades and skilled services	P
Vehicular sales and service	P
Vehicular service and maintenance	P
Veterinary medical services	P
Wholesale trades and services	P

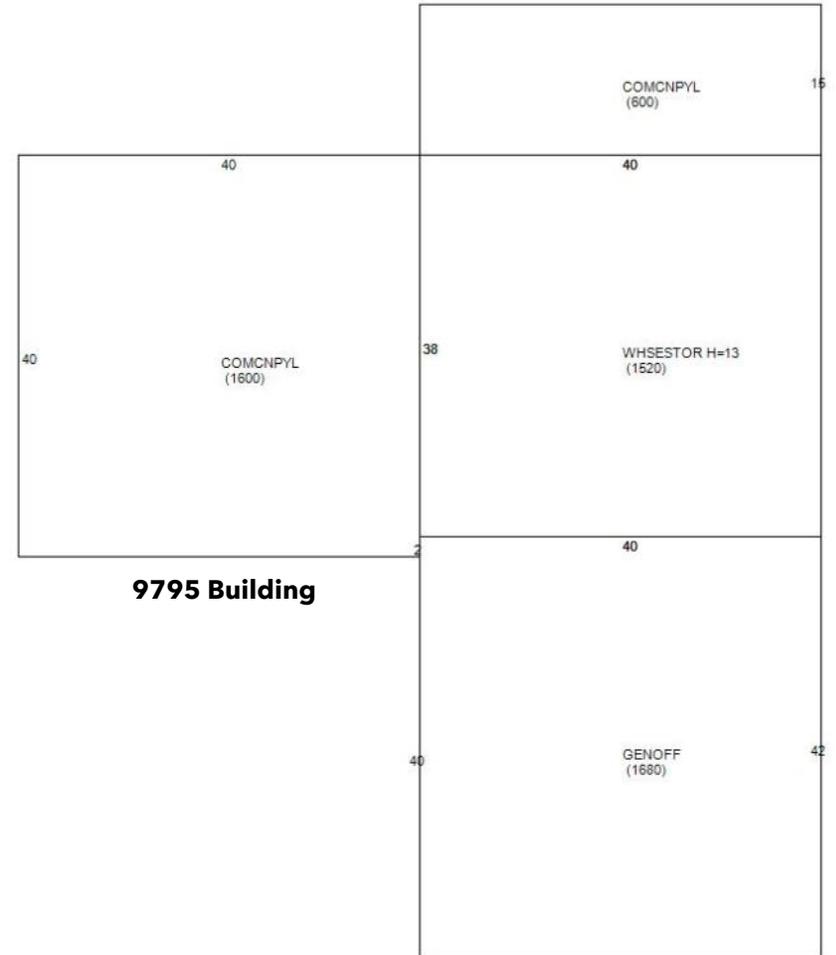
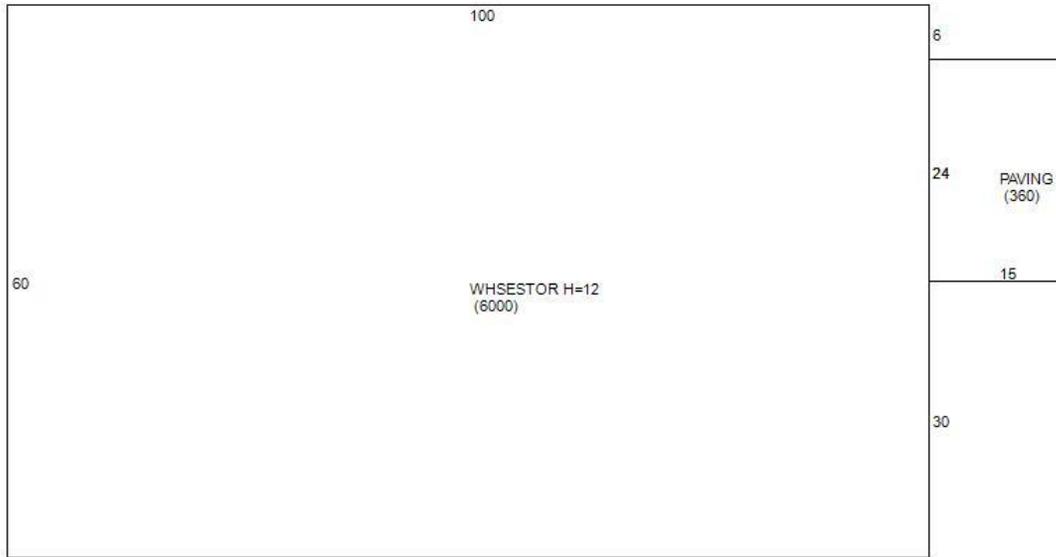
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BUILDING SKETCHES

9805 Building



9795 Building

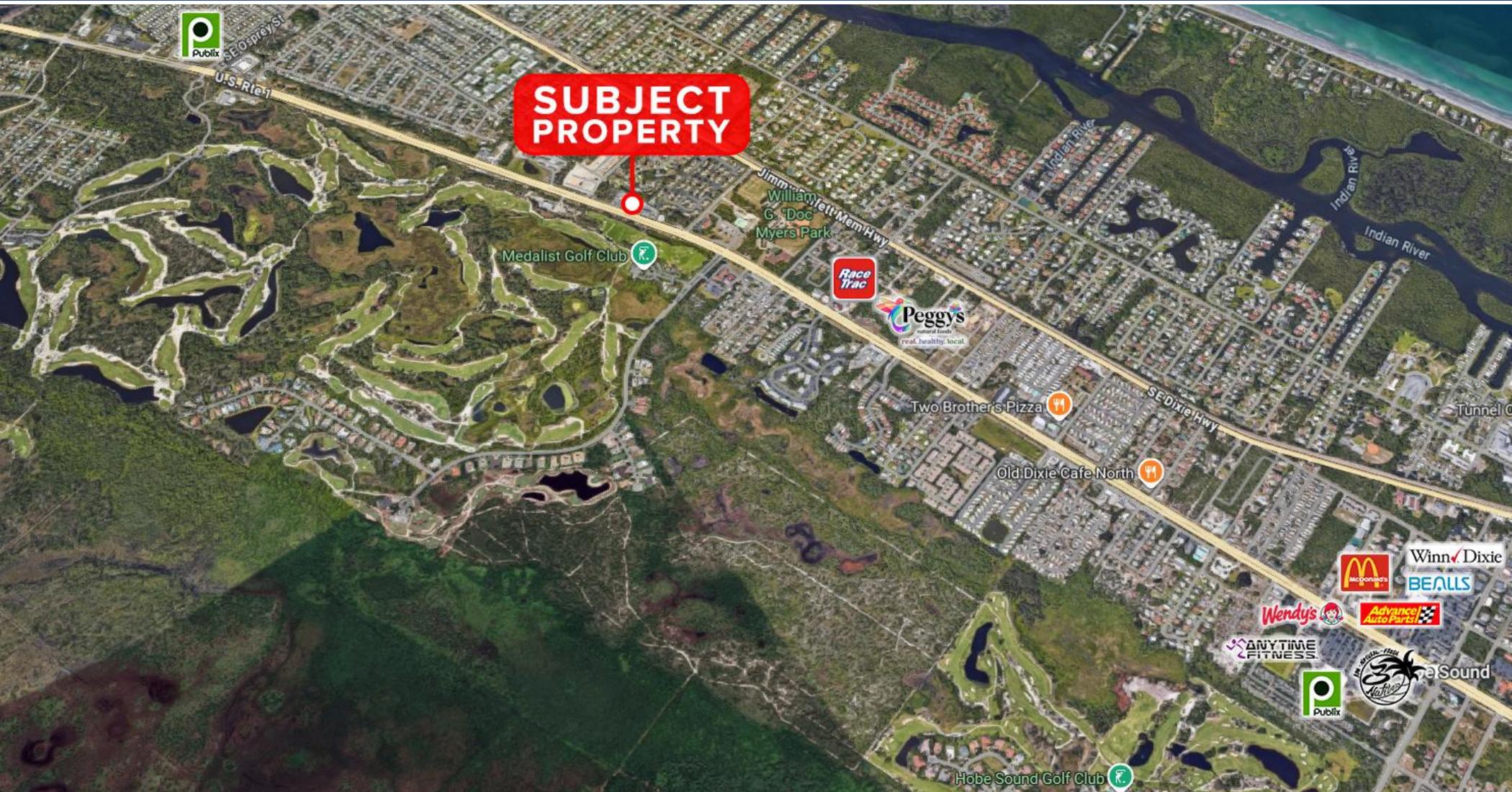
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TRADE AREA MAP



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