

**FOR SALE/LEASE**

# Freestanding Office/Retail

**150 TEQUESTA DR**

Tequesta, FL 33469

**PRESENTED BY:**

**ROBERT HAMMAN**

Phone: 561.346.2310

[robert.hamman@svn.com](mailto:robert.hamman@svn.com)



## PROPERTY SUMMARY



## LOCATION DESCRIPTION

Tequesta is a small coastal village in northern Palm Beach County, Florida, United States. It lies along the Atlantic coast at the northern edge of the Miami metropolitan area. Known for its quiet neighborhoods, waterfront homes, and proximity to natural reserves, Tequesta offers a relaxed lifestyle near beaches and the Loxahatchee River.

## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$6,100,000
<b>LEASE RATE:</b>	\$40 SF/yr Net
<b>AVAILABLE SF:</b>	6,100± SF
<b>LOT SIZE:</b>	1.4± Acres

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## PROPERTY DESCRIPTION

Generational chance to own or develop this hard-corner entrance into the prestigious Village of Tequesta. Positioned on approximately 1.4 acres, the property features a 6,100± SF freestanding building (former Bank of America branch) with flexible mixed-use zoning allowing for a variety of office, retail, and commercial uses.

An extremely rare opportunity to lease or acquire a standalone building in one of South Florida's most sought-after communities, located prominently at the corner of US Highway 1 and Tequesta Drive. The site offers exceptional visibility, accessibility, and frontage, with approximately 170± feet along US 1 and 315± feet along Tequesta Drive.

The flexible zoning creates a unique opportunity for a wide range of users, including financial institutions, medical, professional office, boutique retail, restaurant concepts, wellness, or redevelopment potential.

There are additional assemblage opportunities available with adjoining properties, creating the potential for a substantial mixed-use development spanning from US 1 to Old Dixie Highway and from Tequesta Drive to Bridge Road.

Tequesta has gained significant national attention in recent years, becoming one of the most desirable places to live, work, and invest in the country. Surrounded by affluent coastal communities, such as Jupiter, Jupiter Island, and Hobe Sound, the area continues to experience strong demographic growth, increasing wealth migration, and limited commercial inventory — making opportunities like this exceptionally scarce.

## 150 TEQUESTA DRIVE



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# RENDERING



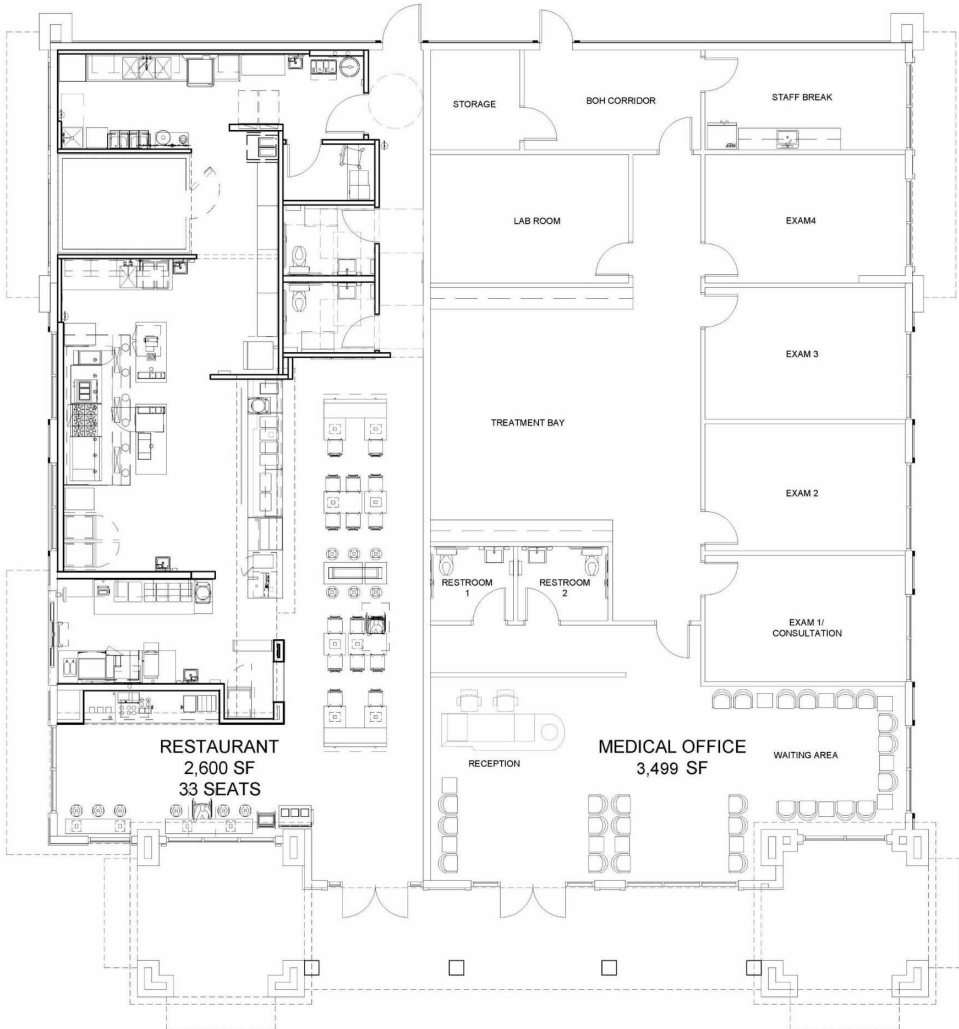
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# MOCK FLOOR PLAN



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# ELEVATIONS



① South Elevation  
1/4" = 1'-0"



② East Elevation  
1/4" = 1'-0"

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# PARCEL OUTLINE

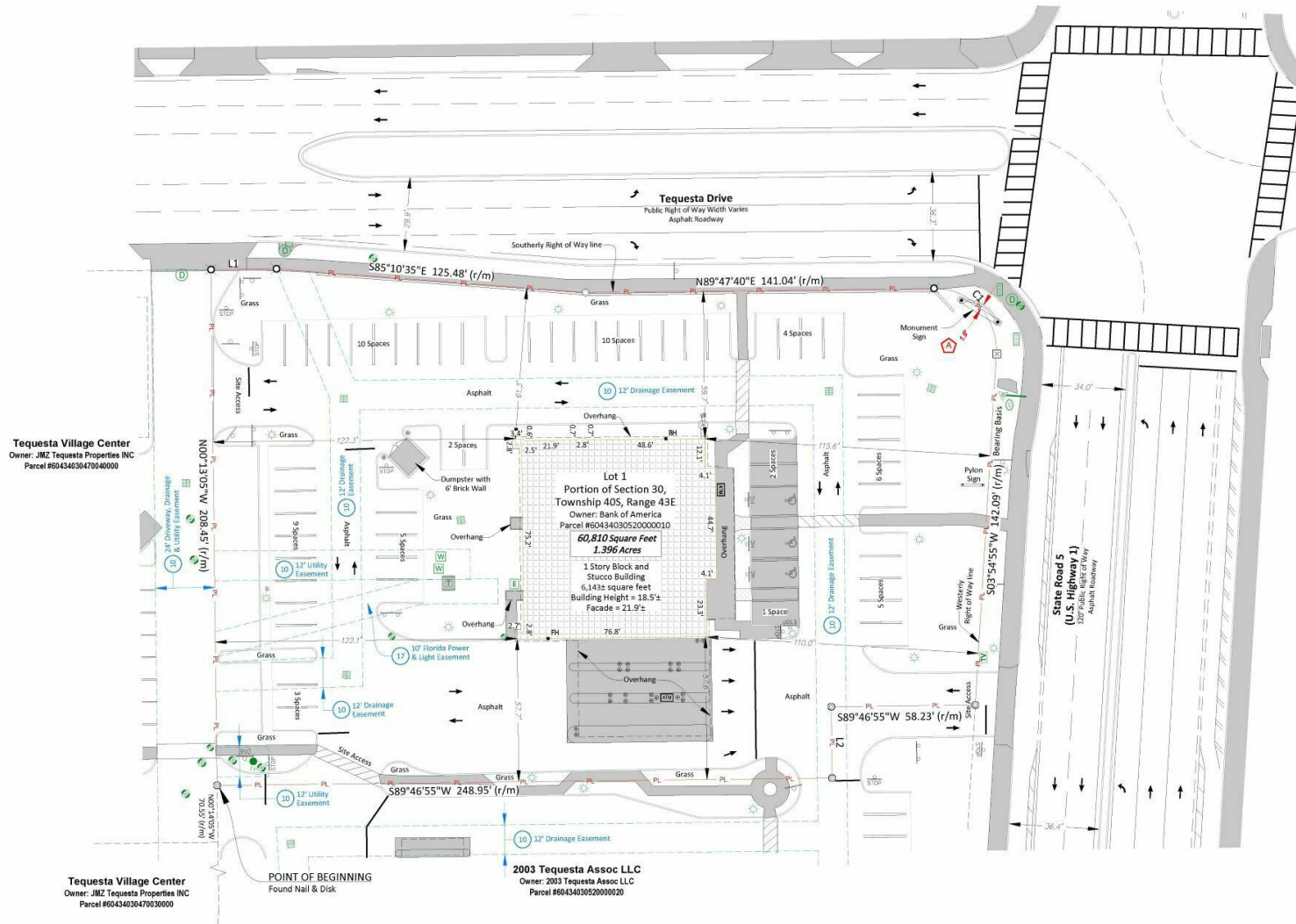


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# SURVEY

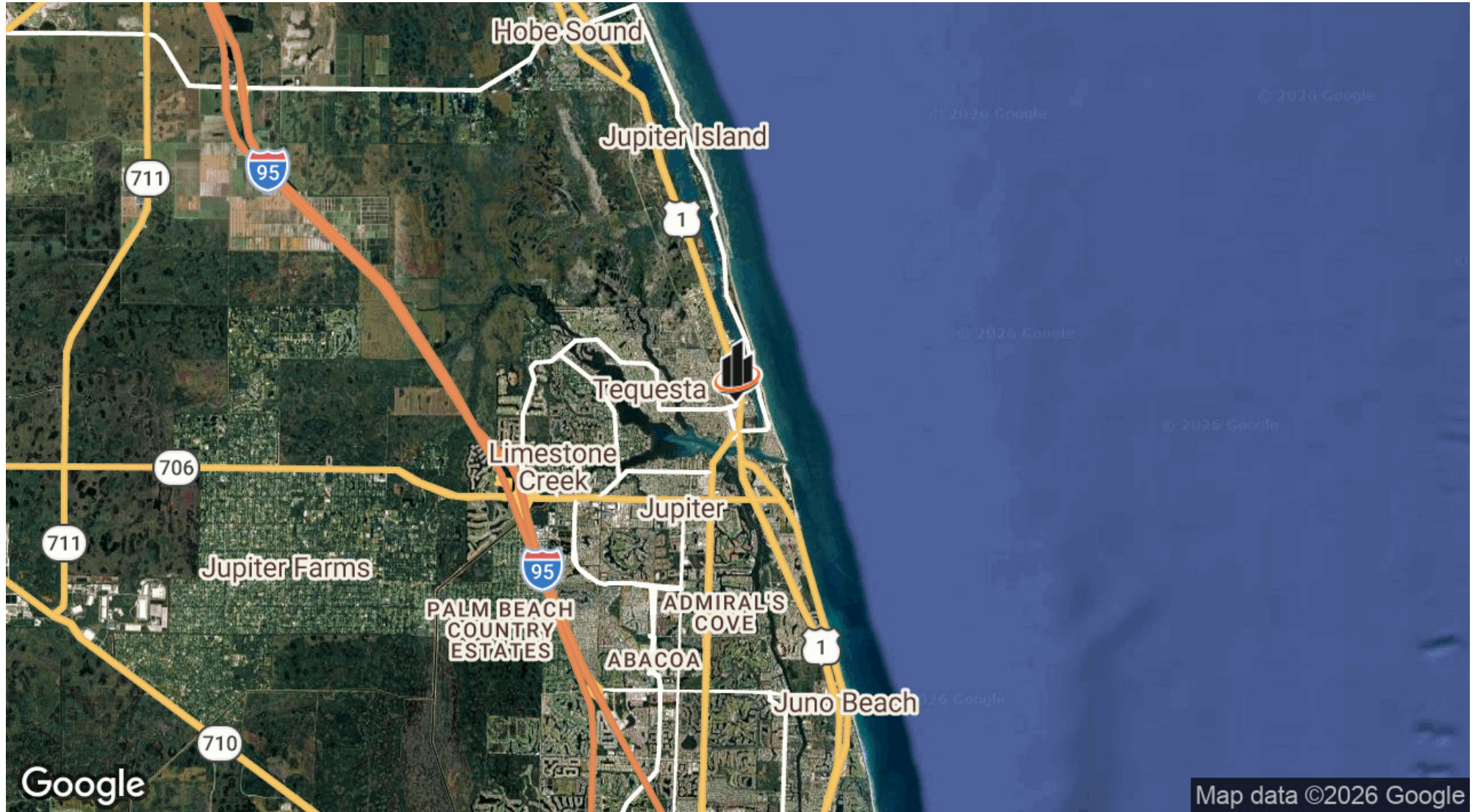


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## LOCATION MAP

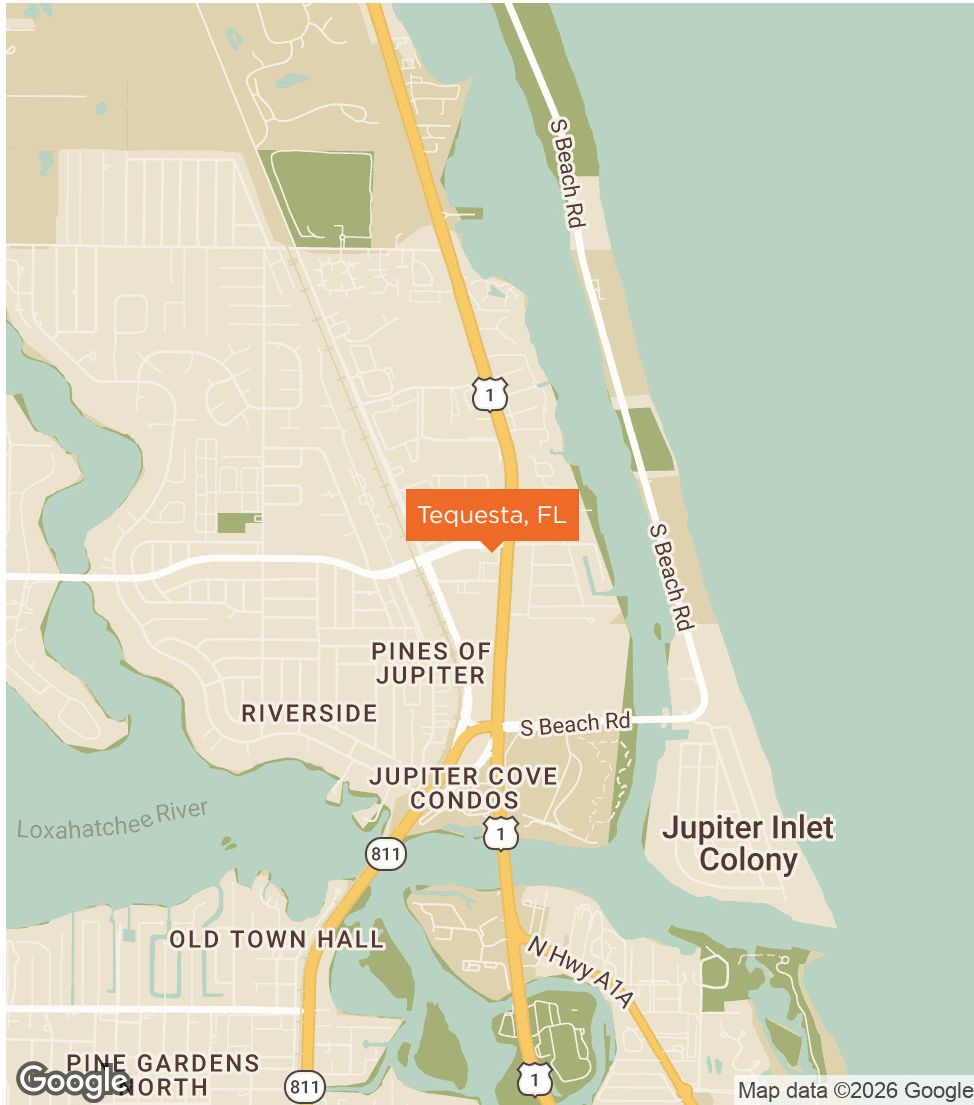


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# VILLAGE OF TEQUESTA



## KEY FACTS

- Incorporated: 1957
- Population: About 6,000 (2023 estimate)
- County: Palm Beach County, Florida
- Area: Approximately 2.2 square miles (5.7 km<sup>2</sup>)
- ZIP codes: 33469

Tequesta occupies the northern tip of Palm Beach County and extends slightly into Martin County. Bordered by Jupiter to the south and the Atlantic Ocean to the east. The village's landscape features waterfront canals, mangrove areas, and easy access to nearby parks, such as Jonathan Dickinson State Park. The Loxahatchee River, one of Florida's federally designated Wild and Scenic Rivers, runs along its western boundary.

Founded in the 1950s by developers of the Tequesta Country Club, the village was named after the Tequesta Native American tribe, who once inhabited South Florida. It was incorporated as a municipality in 1957 and has since maintained a low-density, residential character with an emphasis on community planning and environmental preservation.

Tequesta's economy centers on local businesses, marine services, and professional offices serving the surrounding region. Residents are typically commuters to nearby employment hubs such as Jupiter and West Palm Beach. The area's appeal lies in its small-town feel, boating access, and cultural institutions like the Lighthouse ArtCenter, a regional arts nonprofit and gallery.

Tequesta operates under a council-manager form of government, emphasizing civic engagement and neighborhood services. Community priorities include coastal conservation, recreation facilities, and maintaining the village's distinctive identity amid regional growth.

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# DEMOGRAPHICS MAP & REPORT

## POPULATION

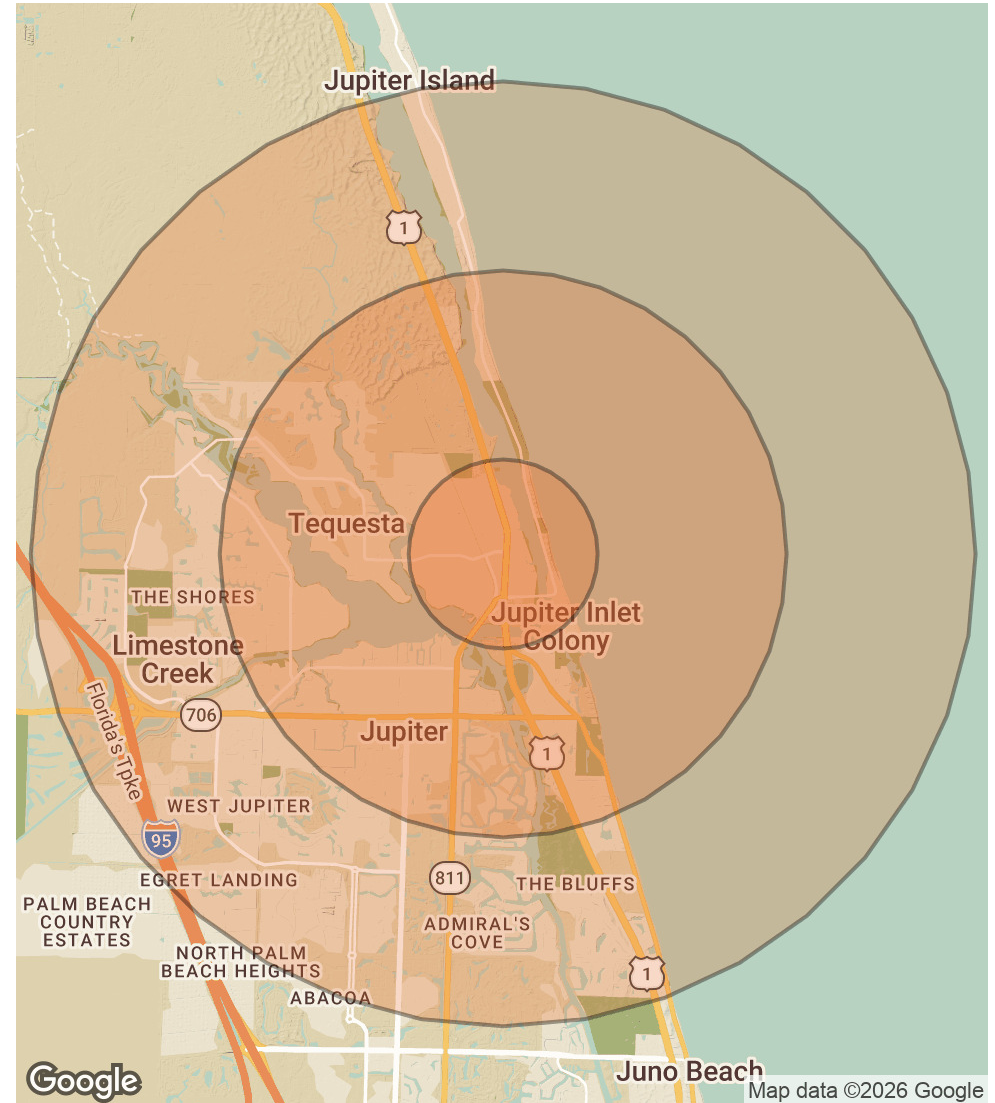
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,968	35,573	78,625
AVERAGE AGE	54.0	50.0	48.9
AVERAGE AGE (MALE)	54.5	48.1	47.3
AVERAGE AGE (FEMALE)	53.0	52.2	50.1

## HOUSEHOLDS & INCOME

### 1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,352	15,412	32,869
# OF PERSONS PER HH	2.1	2.3	2.4
AVERAGE HH INCOME	\$132,154	\$151,347	\$169,095
AVERAGE HOUSE VALUE	\$883,324	\$809,721	\$784,005

2023 American Community Survey (ACS)



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