



## Office Building For Sale

**SALE PRICE****\$1,850,000****PROPERTY OVERVIEW**

Ideal opportunity for an owner/user to occupy all or a portion of the property! Owner plans to vacate approximately 1,500 SF at time of sale. Tenant occupies the balance on a triple net lease, with limited lease term remaining.

The property is a single story, freestanding medical/office/retail building, with two tenant spaces, located at a signalized intersection on Indiantown Road and Old Dixie Hwy/Alternate A1A. The property is CBS construction, built in 1990, and benefits from a high parking ratio of 6/1,000 SF, with 18 spaces. There are two ingress/egress points making the property accessible from multiple routes.

**OFFERING SUMMARY**

Lot Size:	0.29 Acres
Year Built:	1990
Building Size:	2,990 SF
Zoning:	C2 - General Commercial
Traffic Count:	60,000
Price / SF:	\$618.73

**PROPERTY HIGHLIGHTS**

- 2,990 SF freestanding building
- 120 ft of prime frontage on Indiantown Road
- Located at a signalized intersection in the heart of Jupiter

**KD COMMERCIAL**  
REAL ESTATERyan R. Dinsdale, CCIM  
561.504.6169  
rdinsdale@kdcre.comKevin Buckley  
919.830.7598  
kbuckley@kdcre.com



# Office Building For Sale

Sale Price	<b>\$1,850,000</b>
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## LOCATION INFORMATION

Building Name	Epter Chiropractic
Street Address	100 W Indiantown Rd
City, State, Zip	Jupiter, FL 33458
County	Palm Beach
Side of the Street	South
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	Florida's Turnpike and I-95
Nearest Airport	Palm Beach International Airport

## BUILDING INFORMATION

Building Size	2,990 SF
Building Class	B
Occupancy %	100.0%
Tenancy	Multiple
Office Space	3,000 SF
Number of Floors	1
Average Floor Size	2,990 SF
Year Built	1990
Gross Leasable Area	2,990 SF
Construction Status	Existing
Condition	Average
Free Standing	Yes
Number of Buildings	1

## PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	C2 - General Commercial
Lot Size	0.29 Acres
APN #	30-42-41-01-03-009-0010
Lot Frontage	120 ft
Lot Depth	105 ft
Corner Property	Yes
Traffic Count	60000
Traffic Count Street	Indiantown Road
Traffic Count Frontage	120
Waterfront	No
Power	Yes

## PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	6.0
Number of Parking Spaces	18

## UTILITIES & AMENITIES

Handicap Access	Yes
Central HVAC	Yes





# EPTER CHIROPRACTIC

100 W INDIANTOWN RD, JUPITER, FL 33458



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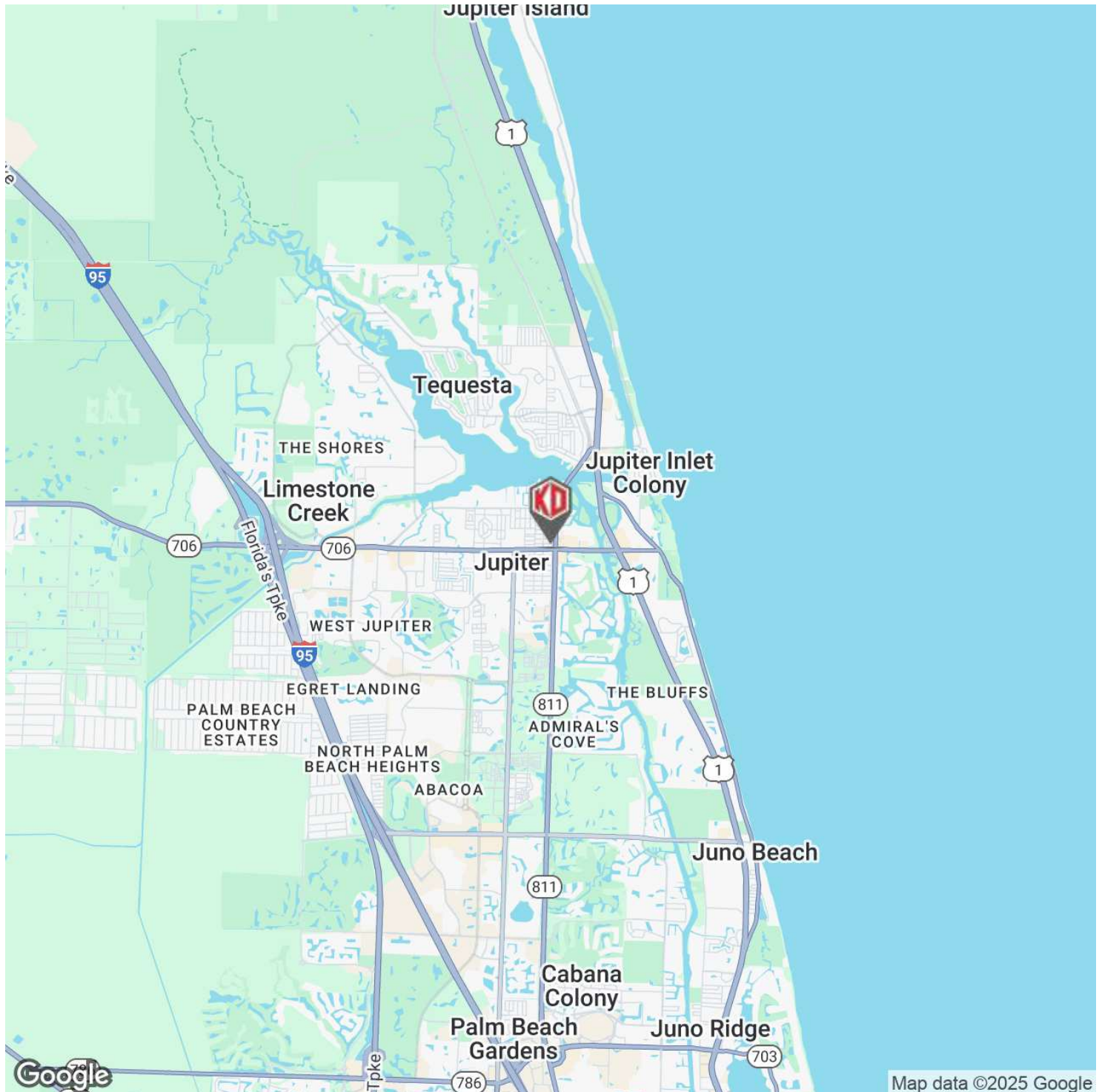
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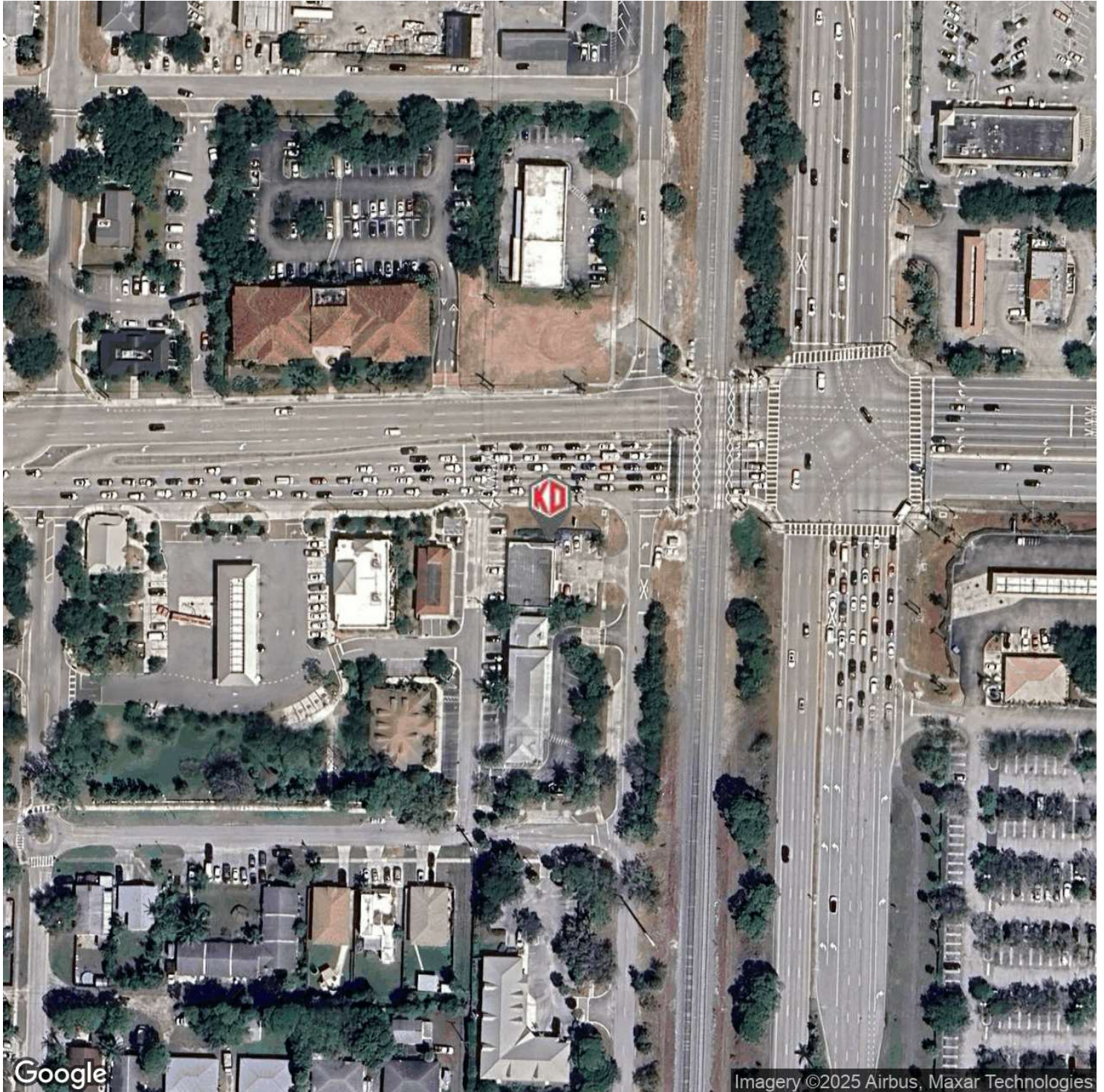
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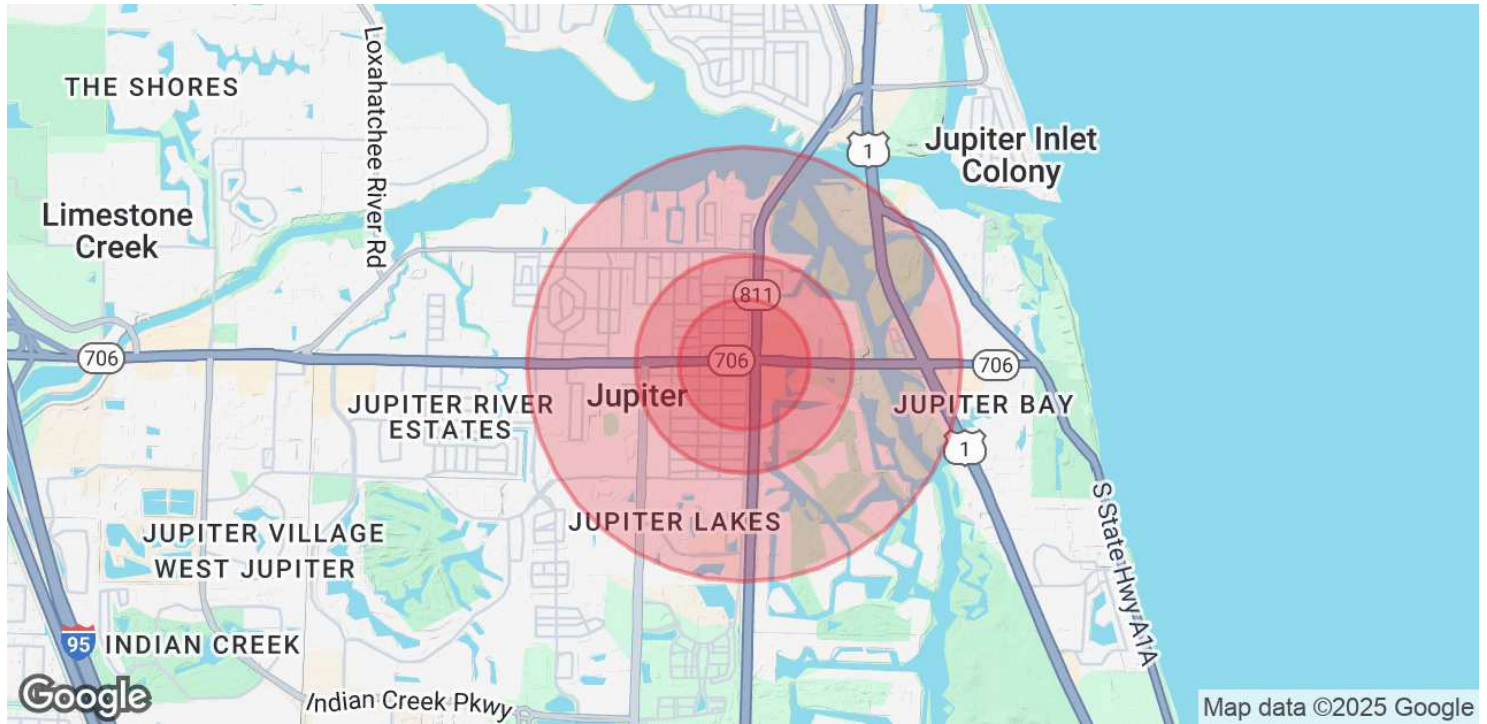
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## Office Building For Sale



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	902	3,335	9,754
Average Age	38	40	44
Average Age (Male)	38	40	44
Average Age (Female)	39	41	45
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	276	1,074	3,768
# of Persons per HH	3.3	3.1	2.6
Average HH Income	\$93,709	\$99,374	\$113,705
Average House Value	\$550,952	\$573,388	\$647,609

*Demographics data derived from AlphaMap*