



# FOR LEASE

## 5639 SE Crooked Oak Ave

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Hobe Sound, FL 33455

### PROPERTY OVERVIEW

Outparcel at the SW corner of Seabrook Blvd. & US Highway 1. The property is site plan approved for up to a 2,950 SF building with drive-thru potential.

### LOCATION OVERVIEW

A beautiful neighborhood center featuring upscale architecture, attractive landscape and shopper-friendly layout, and designed to service the upscale gated communities located directly behind and across from the center including Lost Lake, the Falls of Lost Lake, The Preserve, The Arbors, The Retreat and The Oaks, Mariner Village and Mariner Sands.

### OFFERING SUMMARY

Land Size:	1.0 Acres
Zoning:	PUD - R
Available SF:	1 Acres
Traffic Count:	35,500 AADT

LEASE RATE

Negotiable



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# Property Details

SEABRANCH SQUARE OUTPARCEL

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LEASE RATE	NEGOTIABLE
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Location Information	
Building Name	Seabbranch Square Outparcel
Street Address	5639 SE Crooked Oak Ave
City, State, Zip	Hobe Sound, FL 33455
County/Township	Martin

Land	
Irrigation	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes

Zoning / Land Use Details	
Zoning	PUD - R

Property Details	
Property Type	Land
Property Subtype	Retail-Pad
Lot Size	1 Acres
Corner Property	Yes
Traffic Count	35,500 AADT
Traffic Count Street	SE Crooked Oak Ave
Waterfront	Yes

Parking & Transportation	
Street Parking	Yes

Location Overview	
A beautiful neighborhood center featuring upscale architecture, attractive landscape and shopper-friendly layout, and designed to service the upscale gated communities located directly behind and across from the center including Lost Lake, the Falls of Lost Lake, The Preserve, The Arbors, The Retreat and The Oaks, Mariner Village and Mariner Sands.	



# Additional Photos

SEABRANCH SQUARE OUTPARCEL

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# Additional Photos

SEABRANCH SQUARE OUTPARCEL

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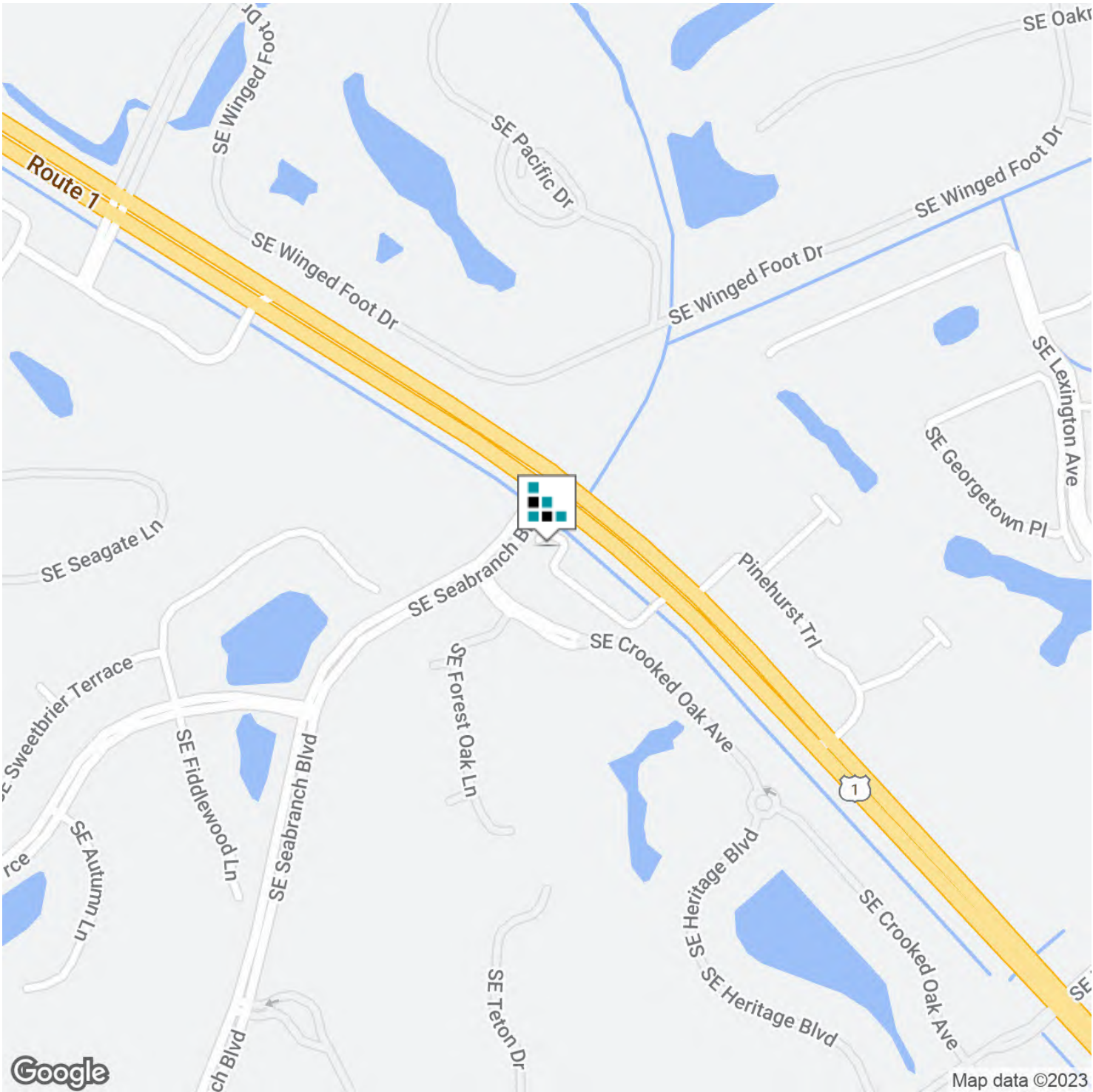




# Location Map

SEABRANCH SQUARE OUTPARCEL

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# Traffic Count

SEABRANCH SQUARE OUTPARCEL

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## TRAFFIC COUNT PROFILE

Street:	Closet Cross-Street:	Year Of Count:	Count:
Southeast Federal Hwy	SE Mariner Sands	2021	30,500
SE Federal Hwy	SE Heritage Blvd	2004	23,214



# Neighboring Communities

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# Retailer Map

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Google

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# Demographics Map & Report

## SEABRANCH SQUARE OUTPARCEL

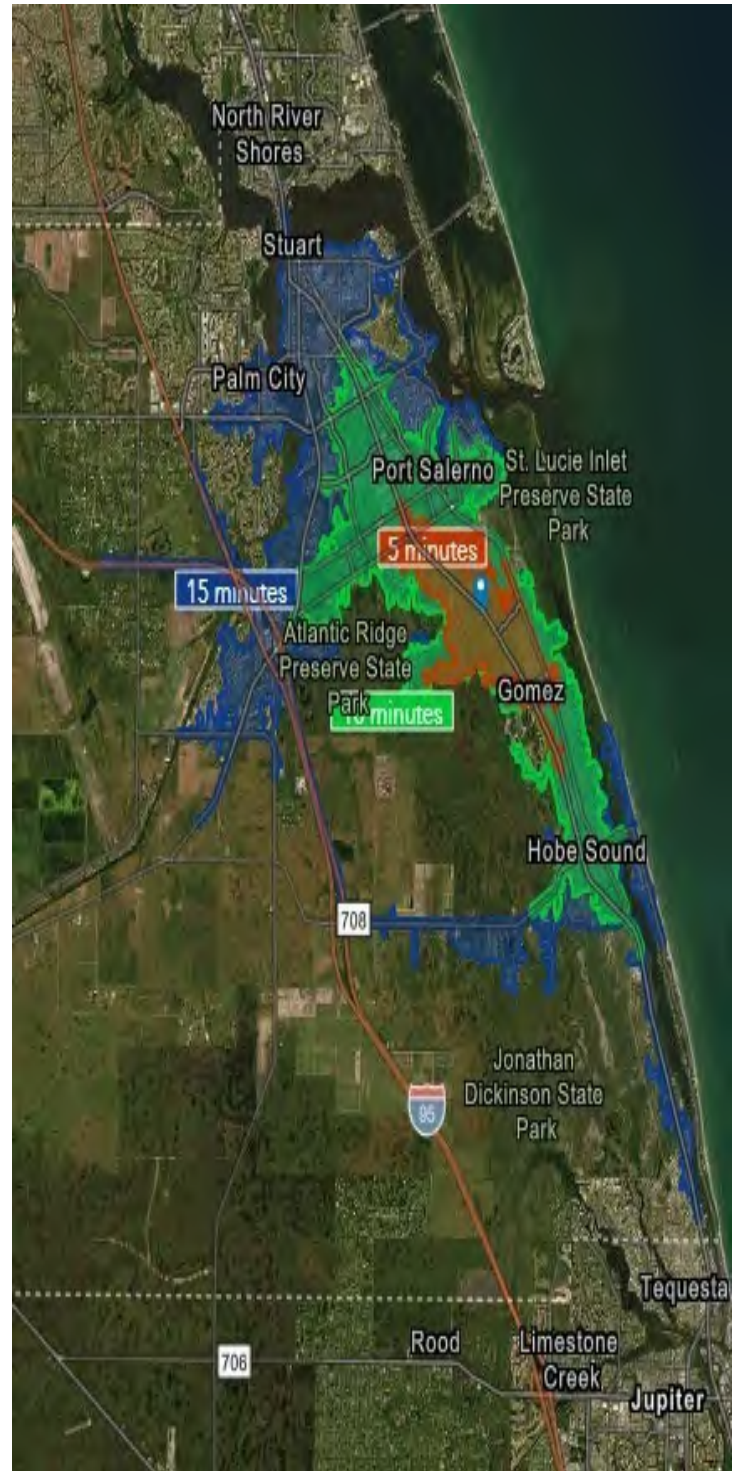
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,970	53,386	127,998
Average Age	55.0	50.3	50.2
Average Age (Male)	50.9	48.1	48.0
Average Age (Female)	58.1	52.3	51.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,710	22,380	54,618
# of Persons per HH	2.2	2.4	2.3
Average HH Income	\$67,007	\$81,465	\$83,307
Average House Value	\$220,805	\$280,155	\$295,328

\* Demographic data derived from 2020 ACS - US Census





# Disclaimer

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