

# FOR LEASE

## 5639 SE Crooked Oak Ave

5639 SE Crooked Oak Ave

Hobe Sound, FL 33455



PAMELA DELGADO-HOYE

**PROPERTY MANAGER**

Mobile 772.834.0071

[PAMELA@SLCOMMERCIAL.COM](mailto:PAMELA@SLCOMMERCIAL.COM)

### PROPERTY OVERVIEW

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



ELIZABETH RIZZO

**ASSISTANT PROPERTY MANAGER**

Mobile 772.834.0071

[RIZZO@SLCOMMERCIAL.COM](mailto:RIZZO@SLCOMMERCIAL.COM)

### 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



**SLC Commercial**  
Realty & Development

[slcommercial.com](http://slcommercial.com)  
772.220.4096

# Property Details

SEABRANCH SQUARE OUTPARCEL

FOR LEASE

## LEASE RATE

NEGOTIABLE

### Location Information

Building Name: Seabranch Square Outparcel  
Street Address: 5639 SE Crooked Oak Ave  
City, State, Zip: Hobe Sound, FL 33455  
County/Township: Martin

### 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

### Land

Irrigation: Yes  
Water: Yes  
Telephone: Yes  
Cable: Yes  
Sewer: Yes

### Parking & Transportation

Street Parking: Yes

### Zoning / Land Use Details

Zoning: PUD - R

### 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

FOR LEASE



# Additional Photos

FOR LEASE

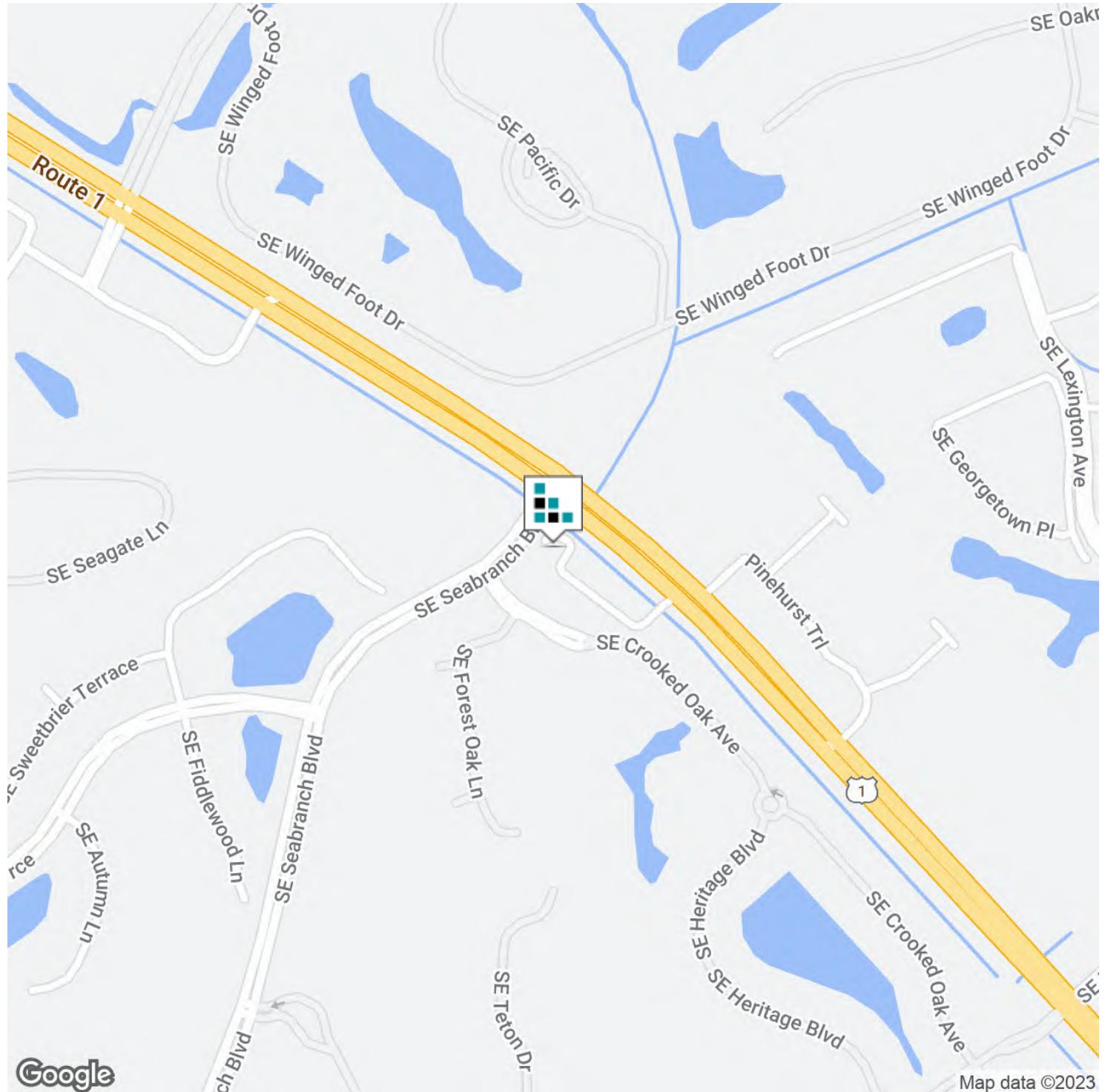
SEABRANCH SQUARE OUTPARCEL



# Location Map

SEABRANCH SQUARE OUTPARCEL

FOR LEASE



# Traffic Count

SEABRANCH SQUARE OUTPARCEL

FOR LEASE



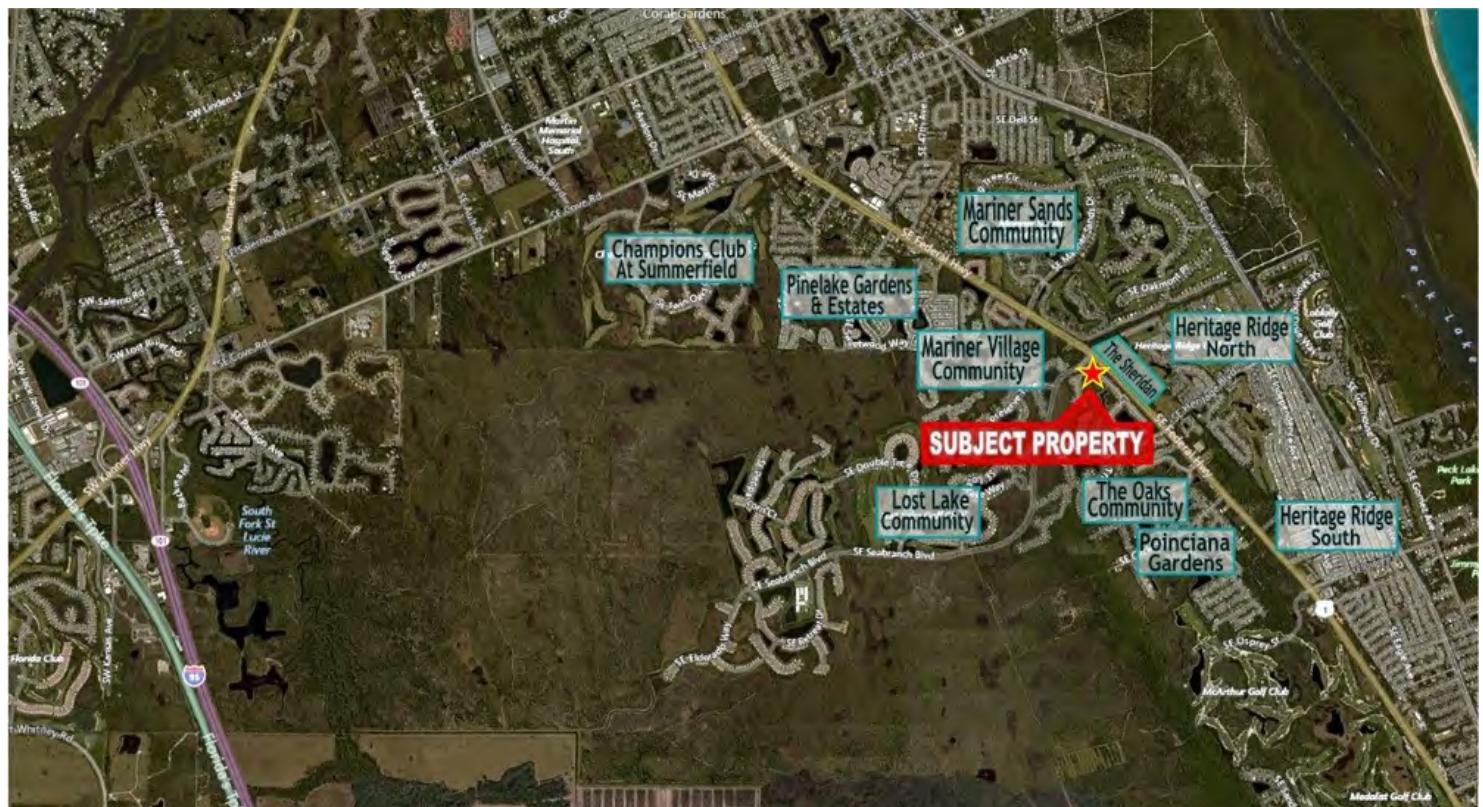
## TRAFFIC COUNT PROFILE

Street:	Closest 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

## SEABRANCH SQUARE OUTPARCEL

# FOR LEASE



# Retailer Map

SEABRANCH SQUARE OUTPARCEL

FOR LEASE



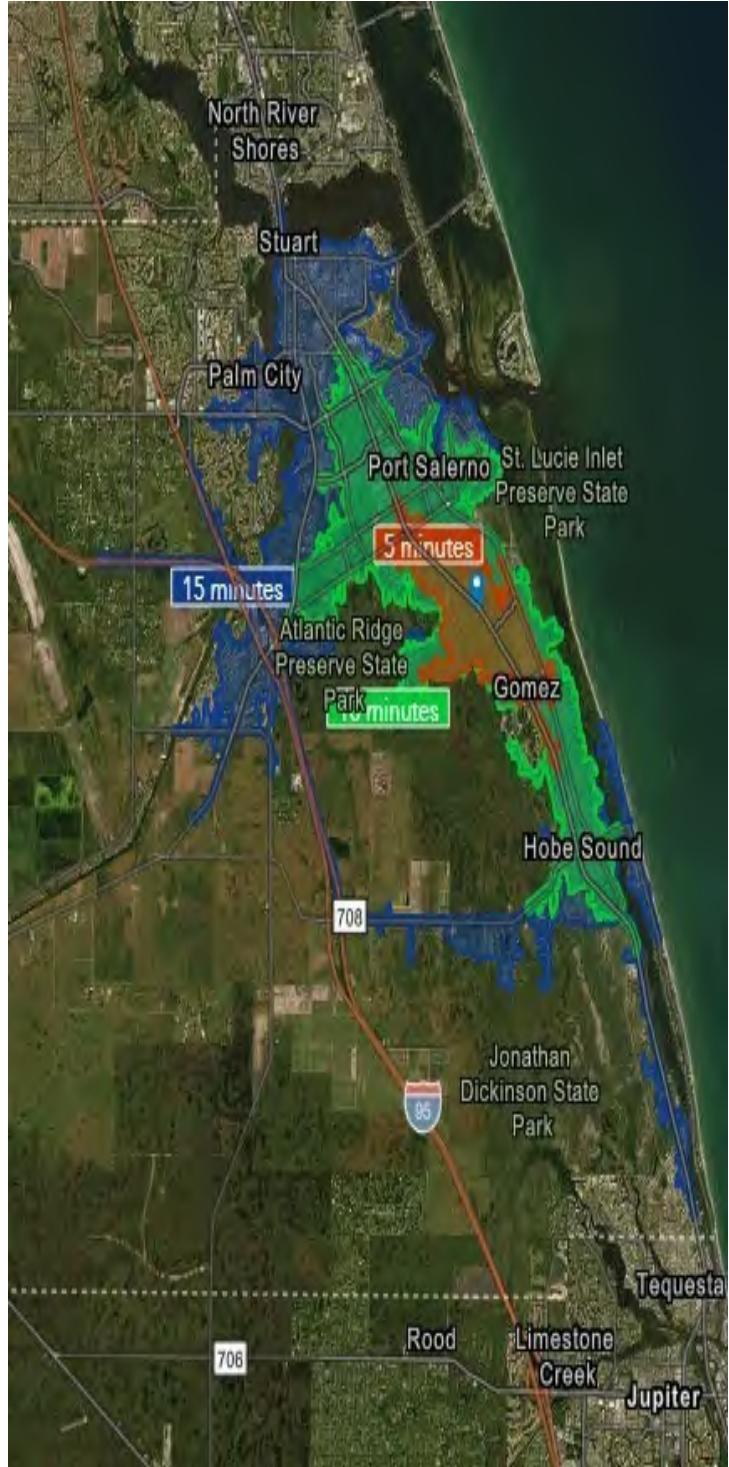
# Demographics Map & Report

SEABRANCH SQUARE OUTPARCEL

FOR LEASE

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

SEABRANCH SQUARE OUTPARCEL

FOR LEASE

This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

This information is subject to errors, omissions, changes, prior sale or withdrawal without notice by the Company representing the property and does not constitute a recommendation, endorsement or advice as to the value for the purchase of any property. Each prospective lessee or purchaser is to rely upon his/her own investigation, evaluation and judgment as to the advisability of leasing or purchasing the property.

Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.