



FOR SALE

■ Freestanding Building

16120 S Jog Rd

Delray Beach, FL 33446

PROPERTY OVERVIEW

This freestanding 3,621sf building is located on a prime outparcel to the Publix Super Market at Addison Center, and adjacent to Walgreen's. Built in 2000, the building's features include CBS construction, impact glass, a pitched tile roof (new in 2019), 400amp 3 phase electric, two 5 ton HVAC compressors (2023), irrigation well, 4 drive thru lanes, and 29 parking spaces. Traffic Count of 29,500 AADT. **Any facility sales to other financial institutions may include a purchaser's premium of at least 20%.

Suitable for medical, dental, veterinary, professional office, beauty salon, florist, jewelry, packing/shipping/printing/copying, medical supply or daycare center.

OFFERING SUMMARY

Land Size: 1.45 Acres
Land Use: Medium Residential, 5 UPA
Zoning: MUPD – Commercial Low (CL)

PRICE
REDUCED

\$2,400,000.00



**JEFFREY D.
CHAMBERLIN**

PRESIDENT/BROKER, CCIM,
SIOR

Mobile 772.528.6056
chamberlin@slccommercial.com



**JAIME CHAMBERLIN,
CCIM, MBA**

VICE PRESIDENT, BROKER
Mobile 772.486.3330

jaime@slccommercial.com

772.220.4096 | slccommercial.com



SLC Commercial
Realty & Development



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Property Details

16120 S JOG ROAD

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SALE PRICE	\$2,400,000.00
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Building Information	
Building Size	3,621 SF
Tenancy	Single
Year Built	2000
Power	400 amp, 3 Phase

Location Information	
Building Name	16120 S Jog Road
Street Address	16120 S Jog Road
City, State, Zip	Delray Beach, FL 33446
County/Township	Palm Beach County
Cross Streets	Jog Rd & Linton Blvd
Side Of Street	East
Nearest Highway	Florida's Turnpike

Parking & Transportation	
Parking Type	Surface
Number Of Spaces	29

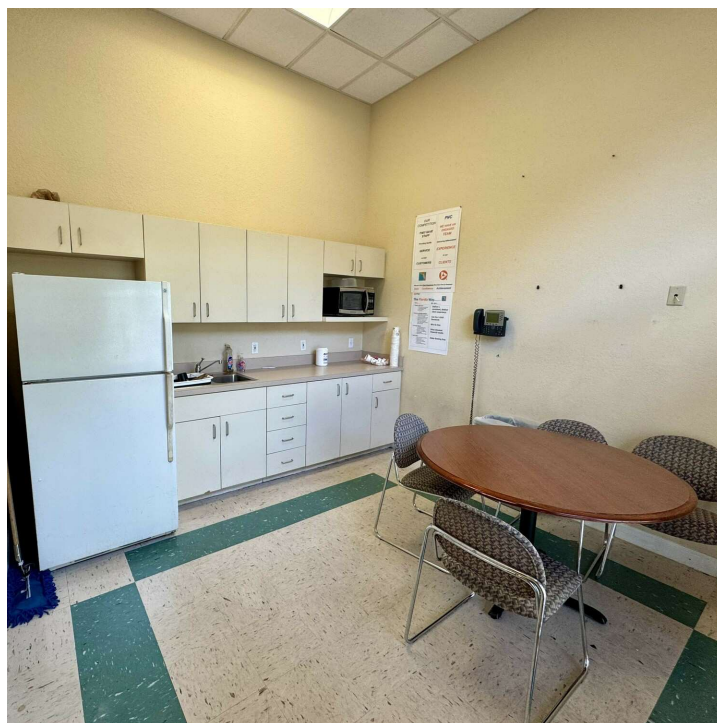
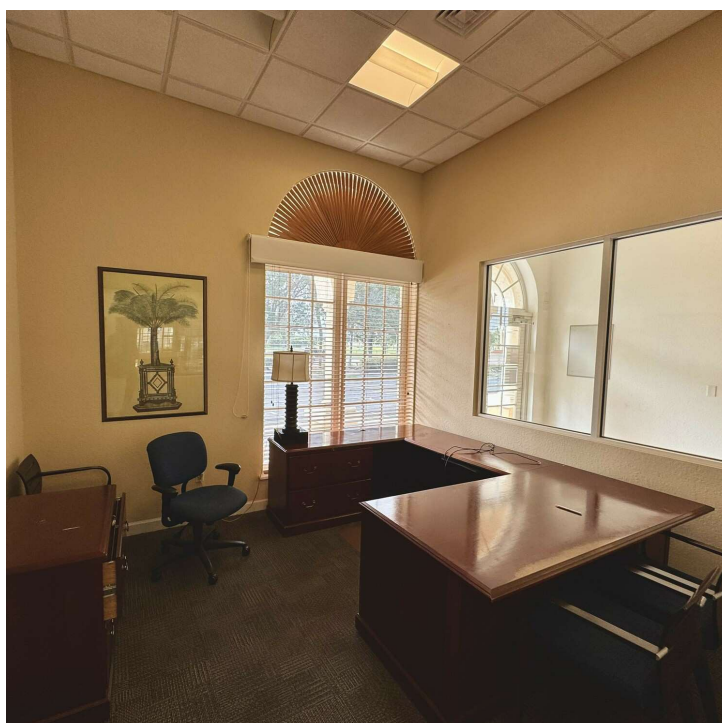
Property Details	
Property Type	Office
Property Subtype	Office Building
Lot Size	1.449 Acres
APN#	00-42-46-27-21-002-0020
RE Taxes (2024)	\$41,834.80
Assessed Value (2024)	\$2,570,274
Traffic Count	29,500 AADT
Deed Restriction	5-Year restriction against use as a financial institution, as well as any medical marijuana related business

Zoning / Land Use Details	
Zoning	MUPD - Commercial Low (CL), subject to Zoning Resolution R-2013-0799
Land Use	Medium Residential, 5 UPA

Interior Photos

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Exterior Photos

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Additional Photos

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Site Aerial

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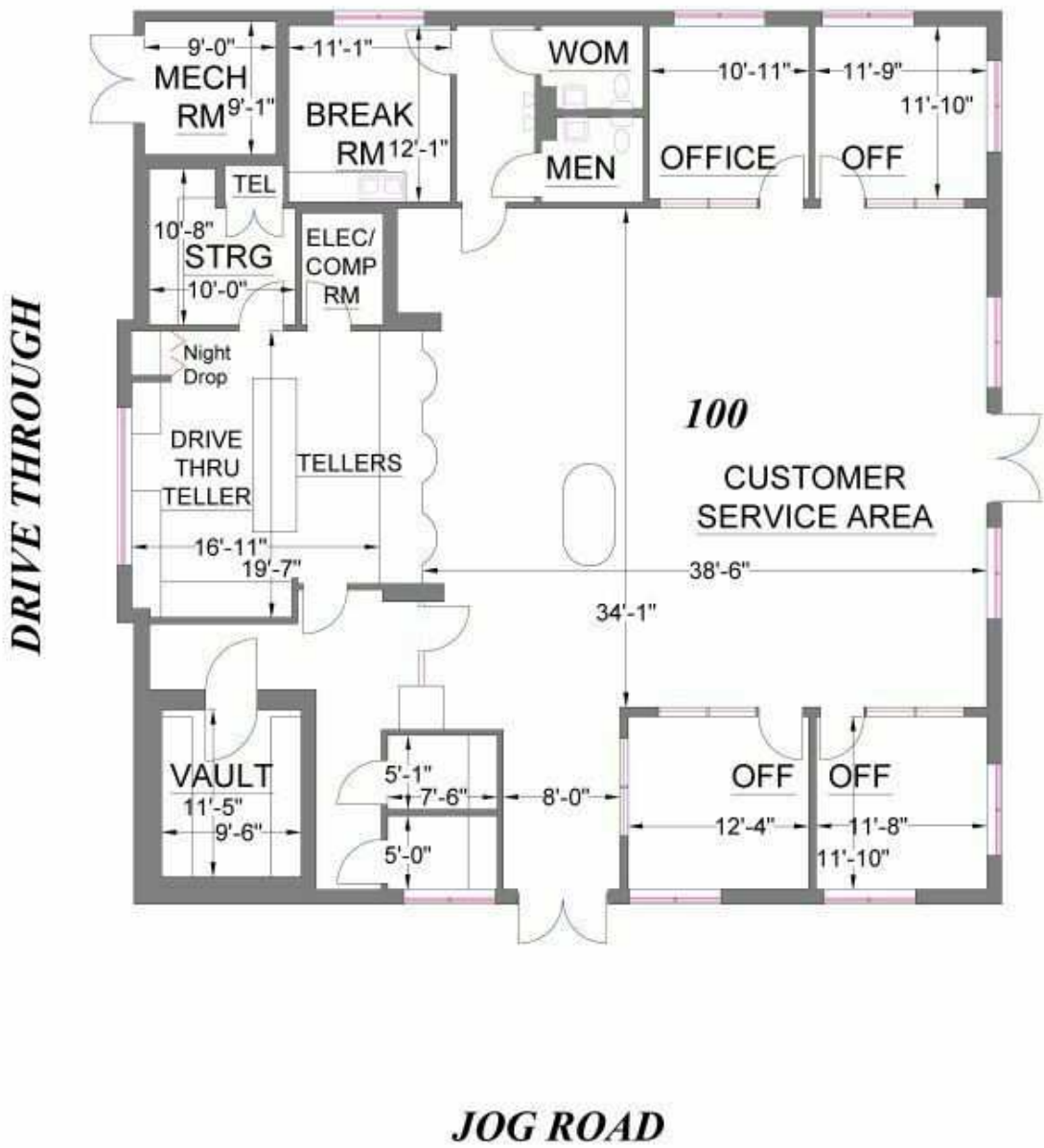


Floor Plans

16120 S JOG ROAD

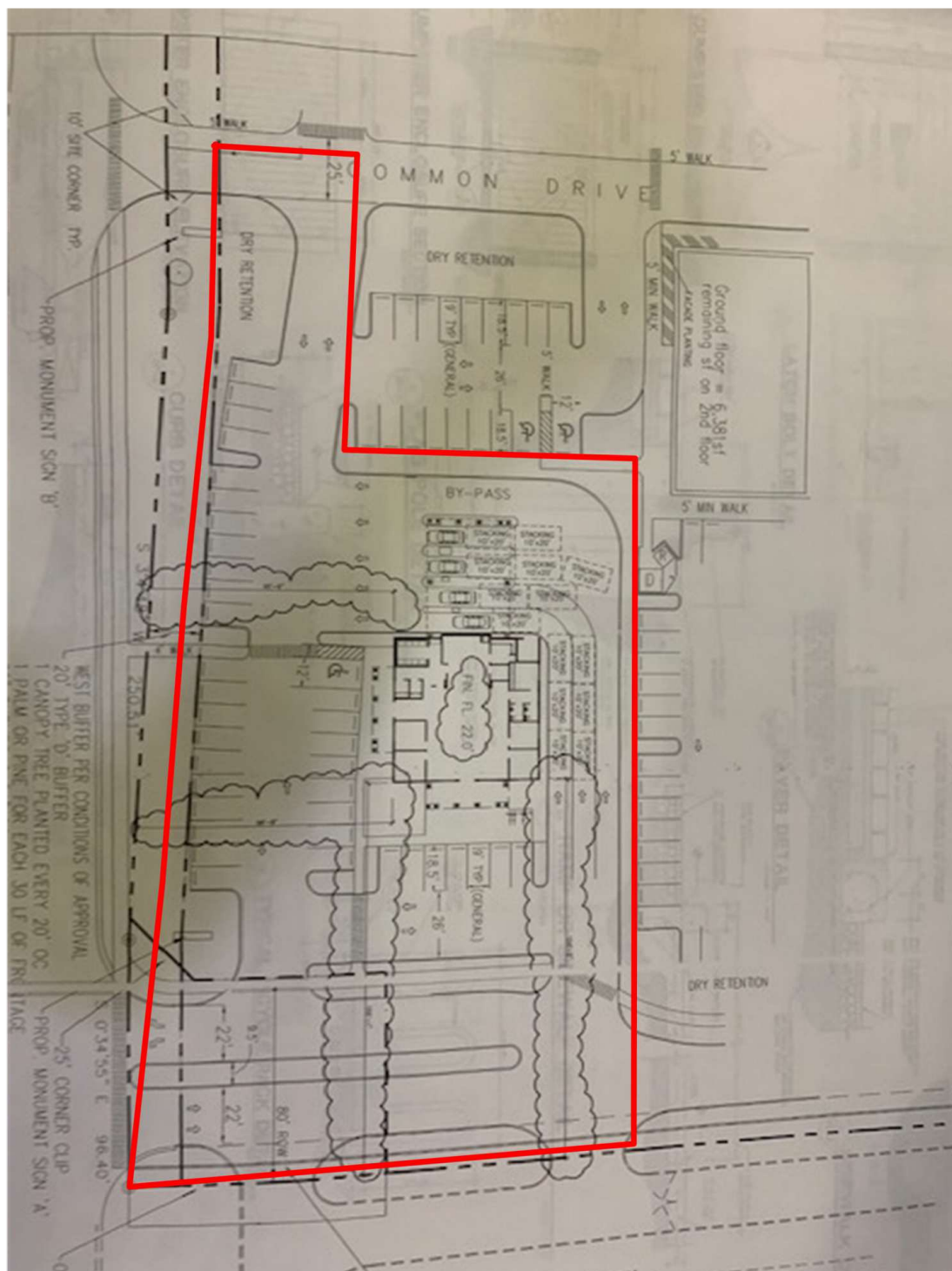


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Medical/Retail Map

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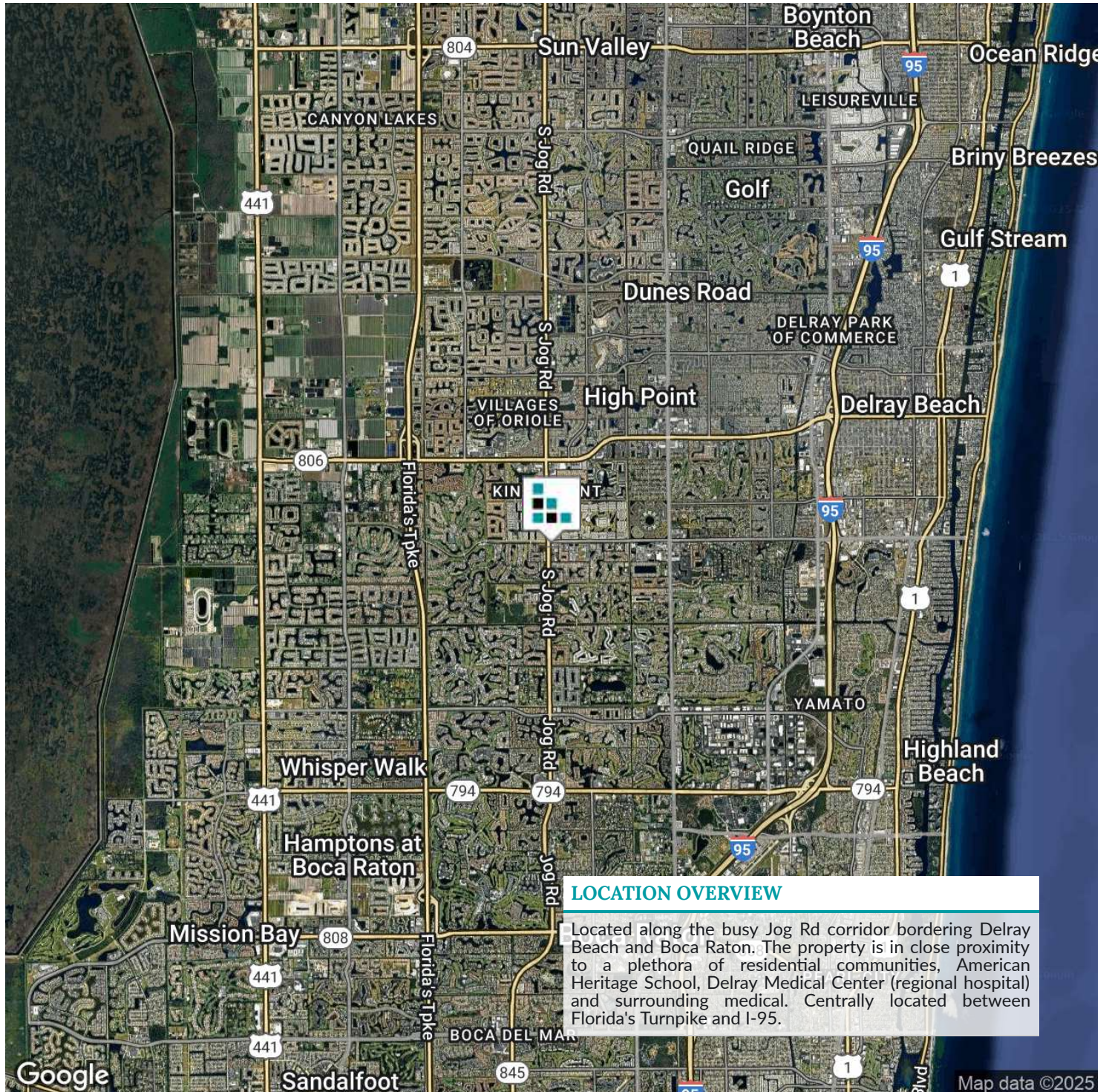


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Location Map

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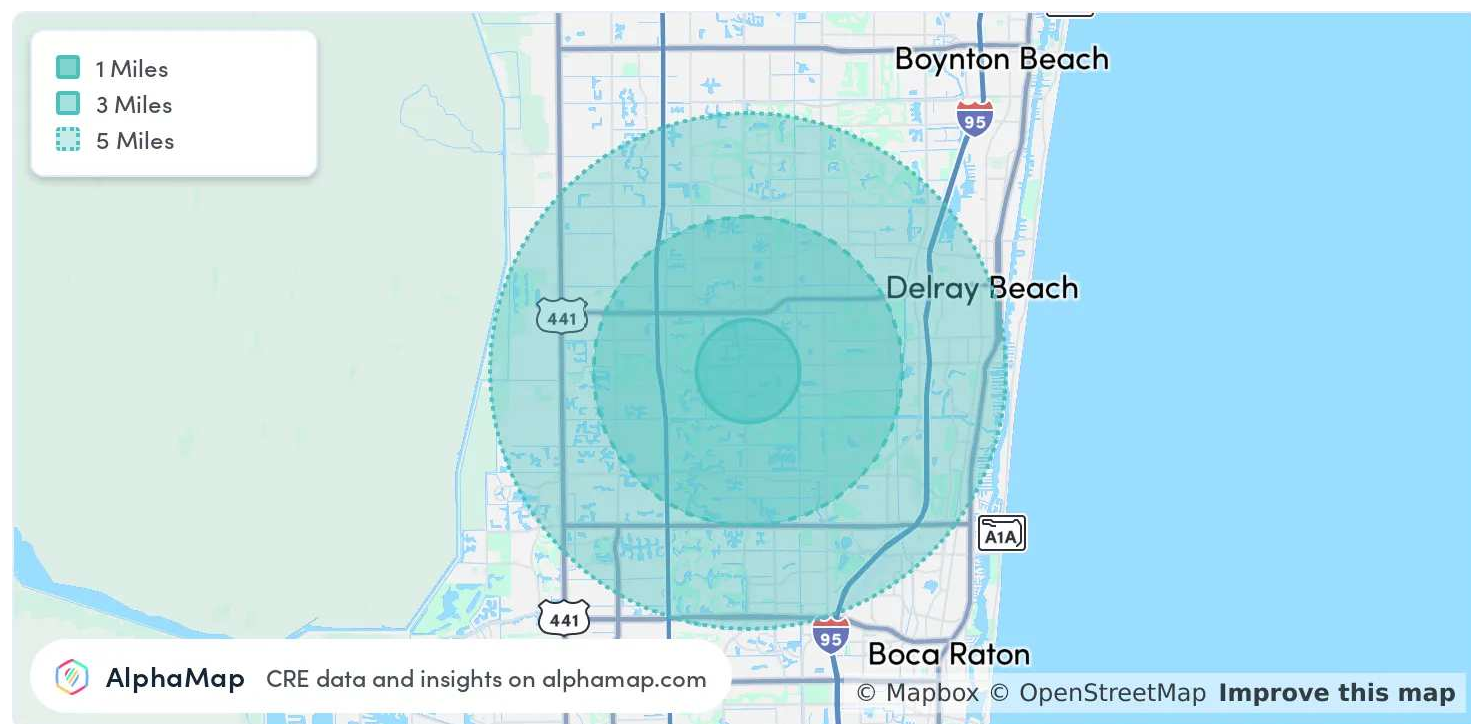
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Area Analytics

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,768	85,400	209,303
Average Age	68	58	55
Average Age (Male)	67	57	54
Average Age (Female)	69	59	56

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,985	44,044	101,502
Persons per HH	1.6	1.9	2.1
Average HH Income	\$99,381	\$126,407	\$127,412
Average House Value	\$427,862	\$551,438	\$573,220
Per Capita Income	\$62,113	\$66,530	\$60,672

Disclaimer

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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.

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