

RETAIL SPACES AT MARTIN'S LANDING

10431 SE Federal Highway, Hobe Sound, FL 33455



FOR LEASE | \$35.00/SF NNN



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Stuart FL, 34994
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PROPERTY OVERVIEW

- Launch your business in one of Hobe Sound's established neighborhood shopping centers. This highly visible end-cap space at Martin's Landing Shopping Plaza offers ±5,479 SF of flexible retail space with the ability to subdivide into two separate spaces ranging from 1,500 SF to 3,979 SF, providing opportunities for a variety of retail, restaurant, medical, or service-oriented users.
- Previously occupied by a restaurant, the space presents an excellent opportunity for another dining concept while also offering flexibility to be reconfigured for numerous commercial uses.
- Prominent frontage along SE Federal Highway (US-1) provides outstanding visibility, convenient access, and ample parking for customers and employees alike.
- Martin's Landing is home to a diverse mix of established tenants including Peggy's Natural Foods, MÜV Cannabis Dispensary, a popular nail spa, and other neighborhood retailers and service providers that generate consistent daily traffic.



LEASE RATE	\$35.00/SF NNN
TOTAL SPACE AVAILABLE	5,479 SF
SUBDIVISIBLE	1,500–3,979 SF
FRONTAGE	±330'
TRAFFIC COUNT	25,500 ADT
YEAR BUILT	2018
PARKING SPACE	65
ZONING	Hobe Sound Redevelopment
LAND USE	CRA Center
FORMER USE	Restaurant

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INTERIOR PHOTOS



CMB CRADY
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DEMOGRAPHICS

Radius	3 miles	5 miles	10 miles
Population			
2020 Population	16,135	27,608	123,487
2025 Population	16,784	28,587	130,760
2030 Population Projection	17,401	29,611	136,609
Annual Growth 2020-2025	0.8%	0.7%	1.2%
Households			
2020 Households	7,521	13,110	54,004
2025 Households	7,752	13,482	57,028
2030 Household Projection	8,024	13,950	59,545
Housing			
Median Home Value	\$439,273	\$426,658	\$484,456
Owner Occupied Households	6,311	11,407	46,934
Renter Occupied Households	1,713	2,543	12,610
Households By Income			
Avg Household Income	\$99,242	\$101,366	\$112,037
Median Household Income	\$66,438	\$70,083	\$82,274



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ZONING INFORMATION

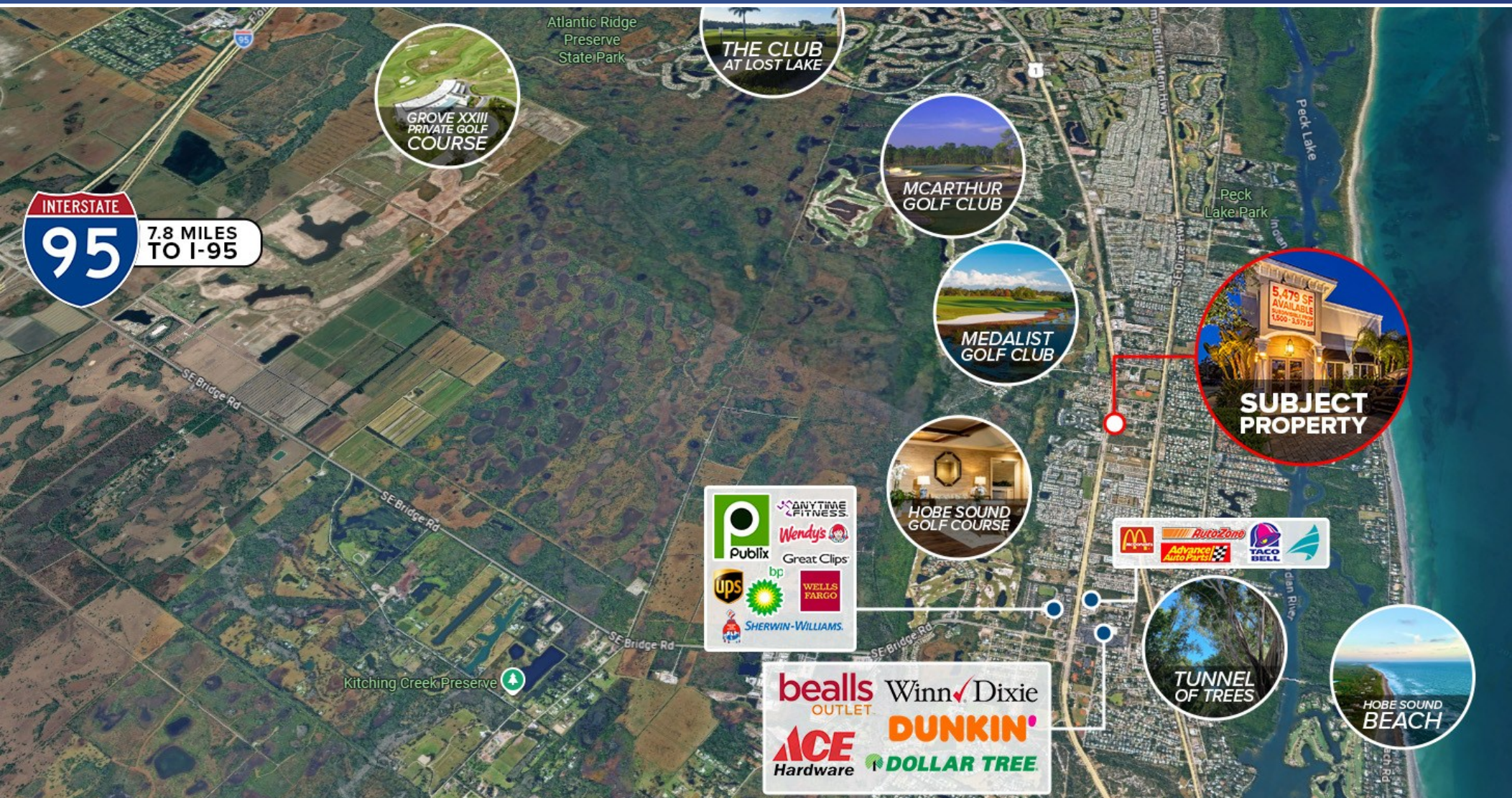
Permitted Uses	Corridor
Business and professional offices	P
Construction services, limited	P
Construction services, extensive	P
Convenience store with fuel	P
Drive-through facility	P
Drive-through restaurant	P
Hotels, motels, resorts spas	P
Marinas	P
Medical offices	P
Microbreweries & Craft Distilleries	P
Restaurants	P
Retail and services, limited impact	P
Retail and services, general impact	P
Retail and services, extensive impact	P
Recreational vehicle parks	P
Wholesale trades and services	P
Institutional uses, limited impact	P
Institutional uses, general impact	P



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TRADE AREA MAP



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