

FOR LEASE



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Hobe Sound Centre

8930 SE BRIDGE RD

Hobe Sound, FL 33455

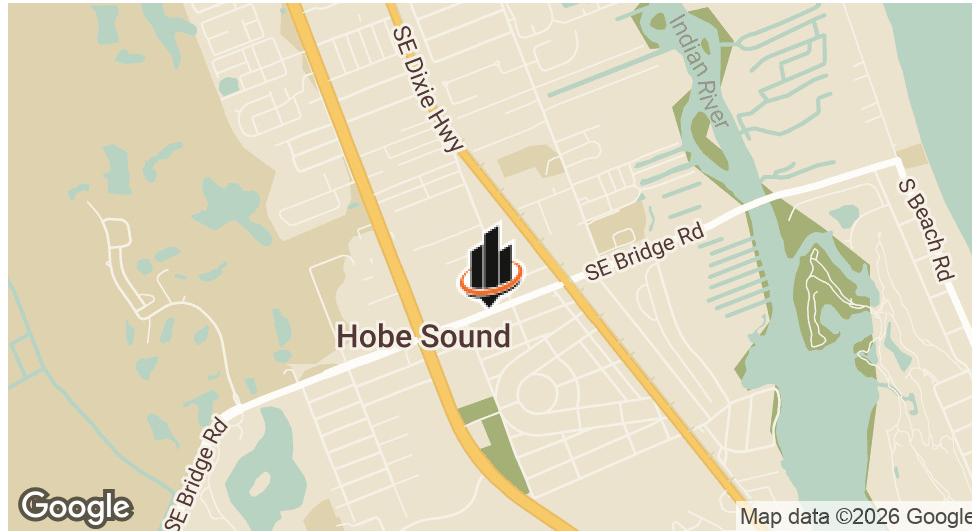
PRESENTED BY:

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1,599± SF OFFICE/RETAIL SPACE AVAILABLE



LOCATION. VISIBILITY. HOBE SOUND.

Located directly on SE Bridge Road, Hobe Sound Centre puts your business in the center of one of South Florida's most desirable and increasingly dynamic communities.

Hobe Sound continues to benefit from substantial investment and development in the surrounding area, including Atlantic Fields, Apogee, Discovery-related development and other high-end residential communities.

The Centre is also just minutes from Jupiter Island, U.S. 1 and the surrounding Hobe Sound residential and business communities.

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PROPERTY SUMMARY

For the first time in some time, an opportunity is becoming available at Hobe Sound Centre, one of the most established and recognizable commercial addresses along Bridge Road in the heart of Hobe Sound.

Formerly occupied by the Hobe Sound Chamber of Commerce, the approximately 1,599-square-foot space offers exceptional flexibility for a professional office, retail user, showroom, service business, or other commercial use. **Available for \$35/SF Gross.**

THREE LEASING OPTIONS:

OPTION 1 — 1,599 SF

Lease the entire space as one office or retail location.

OPTION 2 — 916 SF

An efficient standalone suite ideal for professional office, boutique retail, financial services, real estate, medical/wellness, or similar uses.

OPTION 3 — 682 SF

A smaller, highly functional suite for a professional, specialty retailer, service provider, or satellite office.

For businesses looking to establish or expand their presence in northern Palm Beach County or southern Martin County, this is a strategic location in a market with an exceptionally strong surrounding demographic.

COMPLETE HIGHLIGHTS



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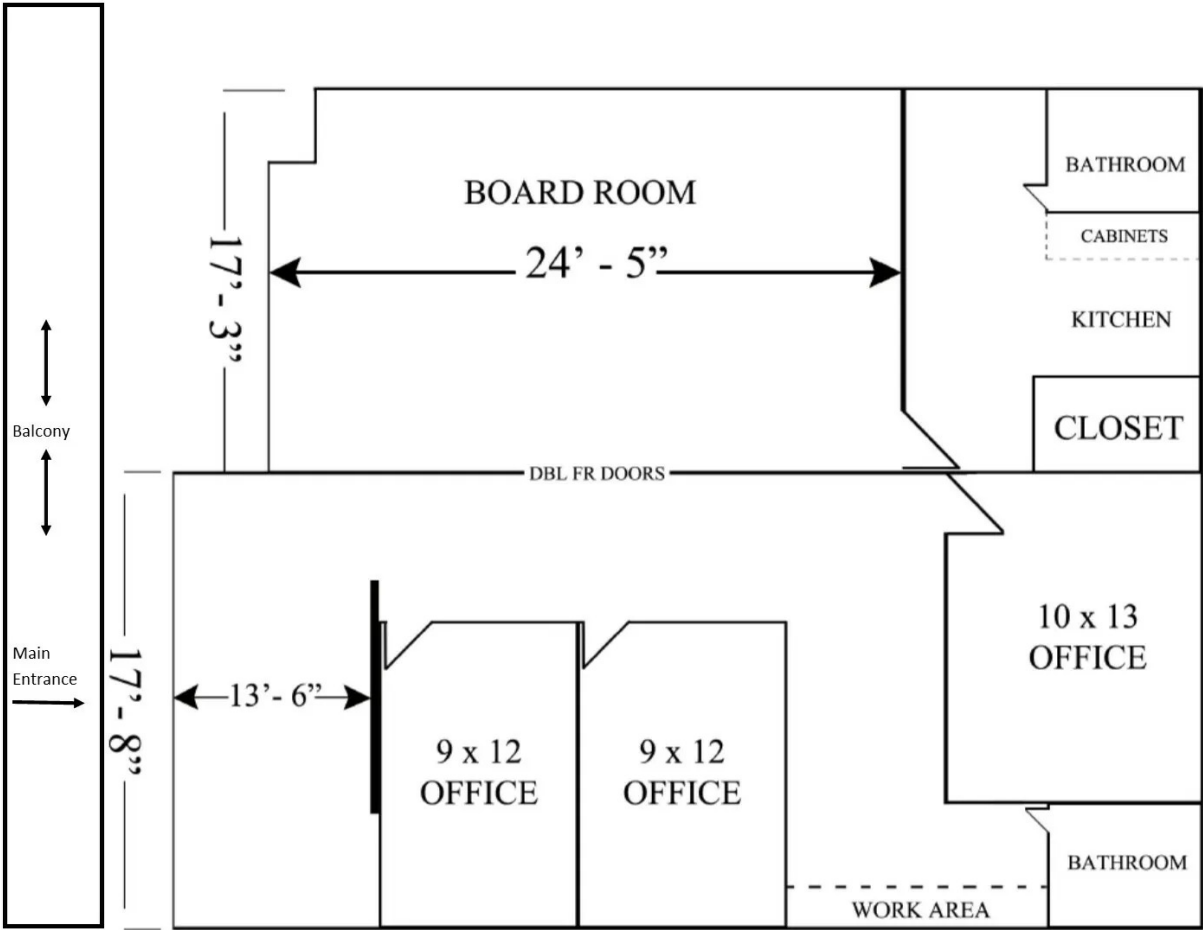
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PROPERTY HIGHLIGHTS

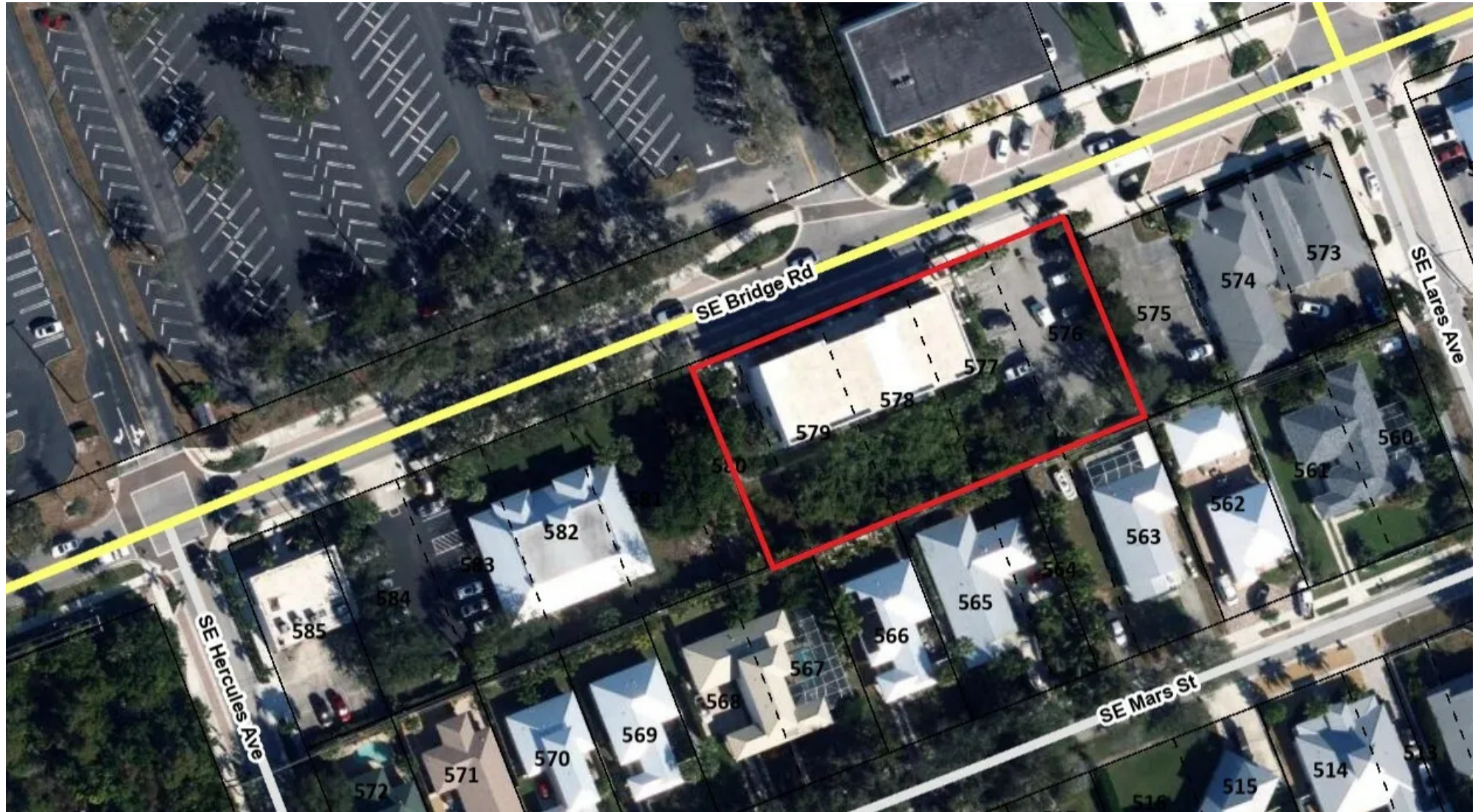
- Approximately 1,599 SF available
- Can be divided into approximately 916 SF and 682 SF suites
- Suitable for office or retail
- Direct frontage and visibility on SE Bridge Road
- Private entrances
- Prominent signage opportunities
- Convenient on-site parking
- Established commercial center
- Strong existing tenant mix
- Minutes from Jupiter Island
- Convenient access to U.S. 1, I-95 and Florida's Turnpike
- Surrounded by significant residential investment and development

FLOOR PLAN



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PARCEL OUTLINE



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PARKING LOT



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VIEWS OF SE BRIDGE ROAD



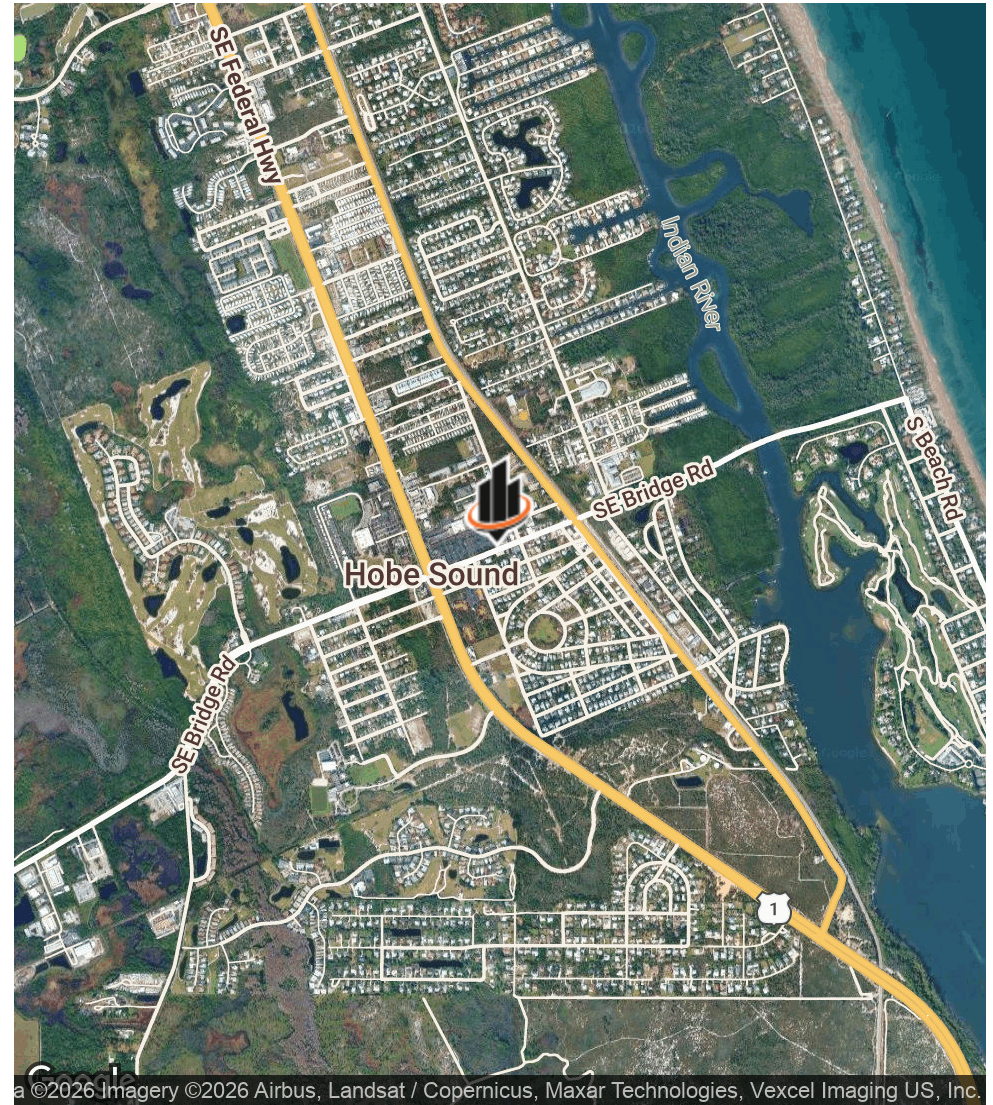
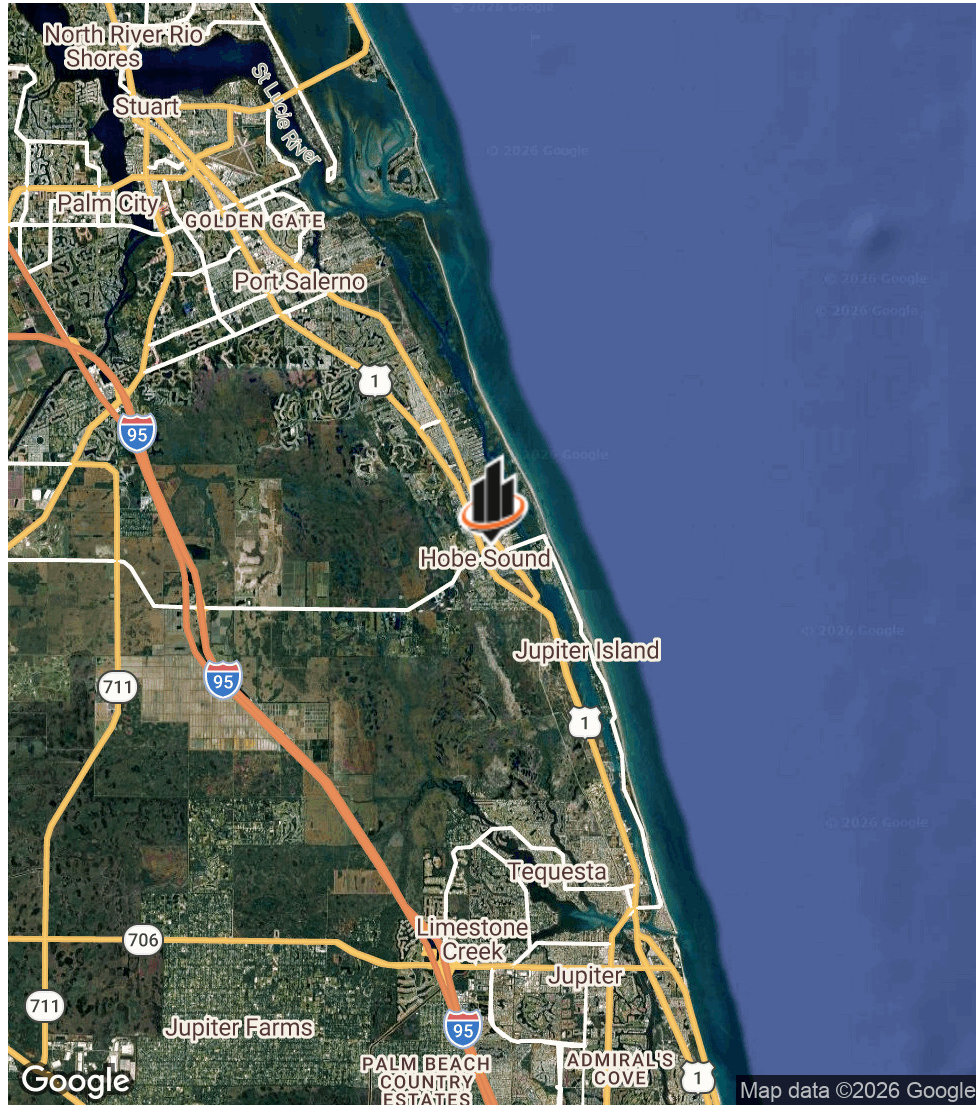
Facing west towards SE Federal Highway (US 1)



Facing east towards Jupiter Island

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LOCATION MAP



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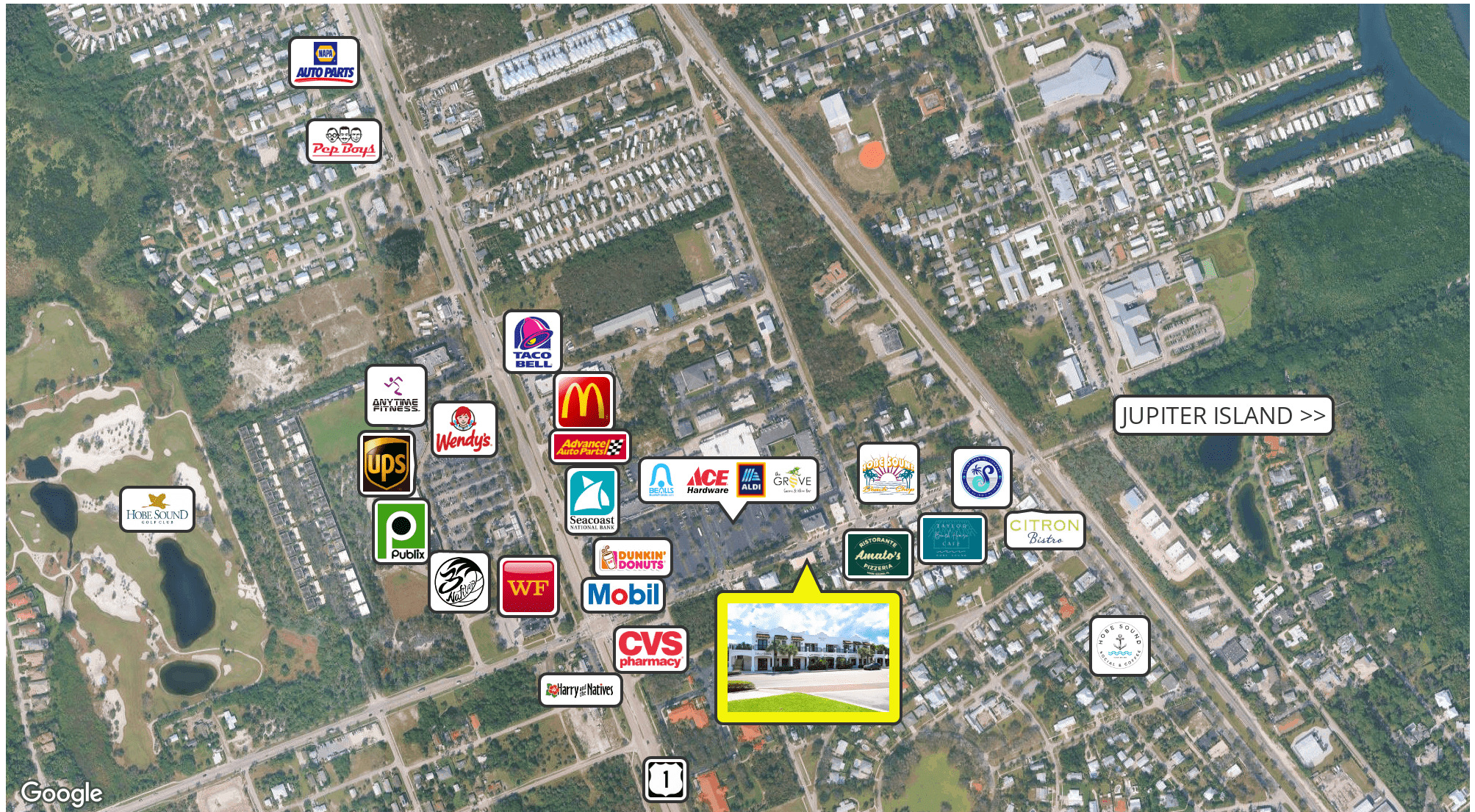
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SVN | WATERFRONT COMMERCIAL REALTY

RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

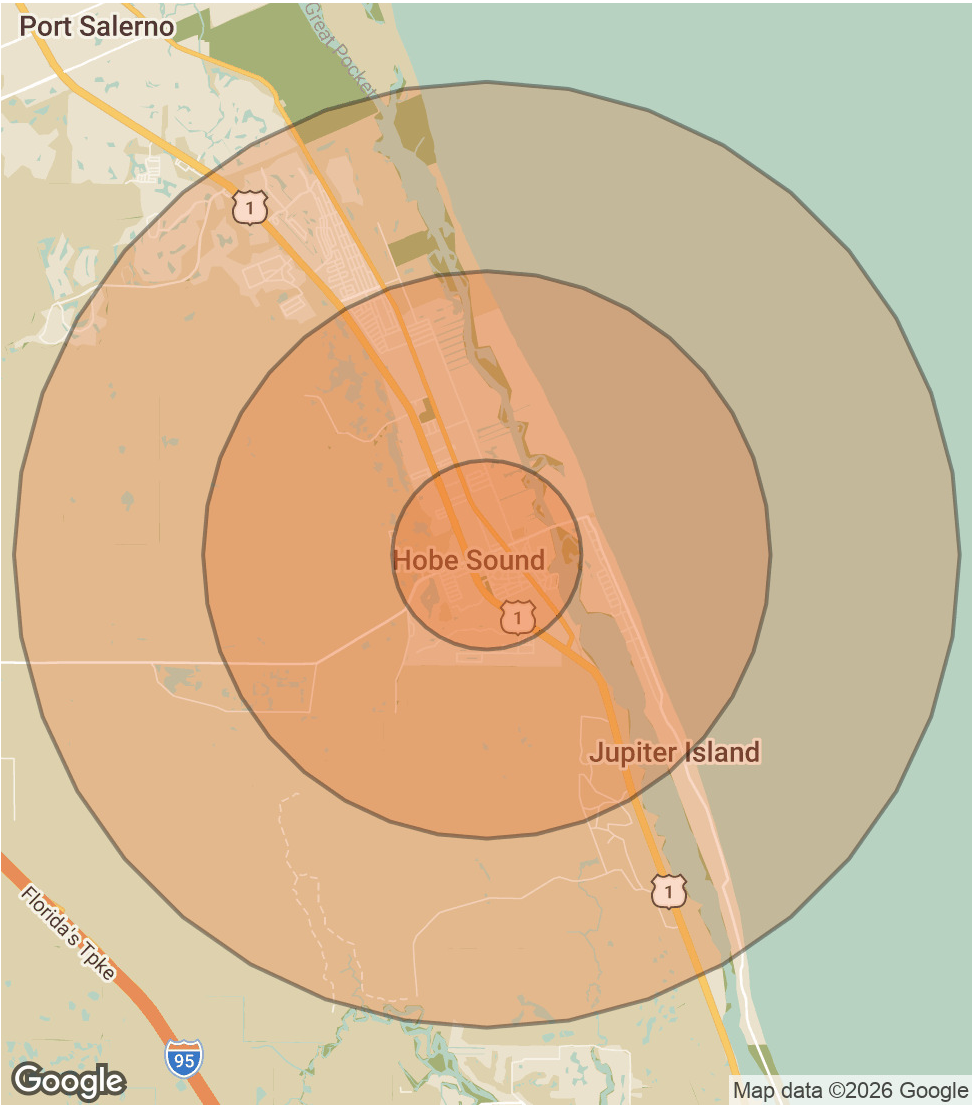
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,652	12,452	20,657
AVERAGE AGE	51	51	54
AVERAGE AGE (MALE)	51	50	54
AVERAGE AGE (FEMALE)	52	52	55

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,048	5,643	9,827
# OF PERSONS PER HH	2.3	2.2	2.1
AVERAGE HH INCOME	\$111,483	\$106,234	\$107,526
AVERAGE HOUSE VALUE	\$661,006	\$605,646	\$544,349

2020 American Community Survey (ACS)



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