



FOR LEASE

■ 5667 - 5673 SE Crooked Oak Ave

Unit 3B - 3F SE Crooked Oak Ave

Hobe Sound, FL 33455

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

AVAILABLE SPACES

Suite 3E - 5671	1,509 SF
Suite 3F - 5673	1,790 SF
Suite 3E & 3F - 5671 & 5673 Size:	1,509 - 3,299 SF
Suite 3B & C	2,400 SF
Ground Lease	1 Acre
Zoning:	retail sales and services, sit down restaurant, business & professional offices. See Pastelle PUD pg 5

SUITE LEASE RATE

\$20.00 SF/YR (NNN)

GROUND LEASE RATE

NEGOTIABLE



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SLC Commercial
Realty & Development



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Property Photos

SEABRANCH SQUARE

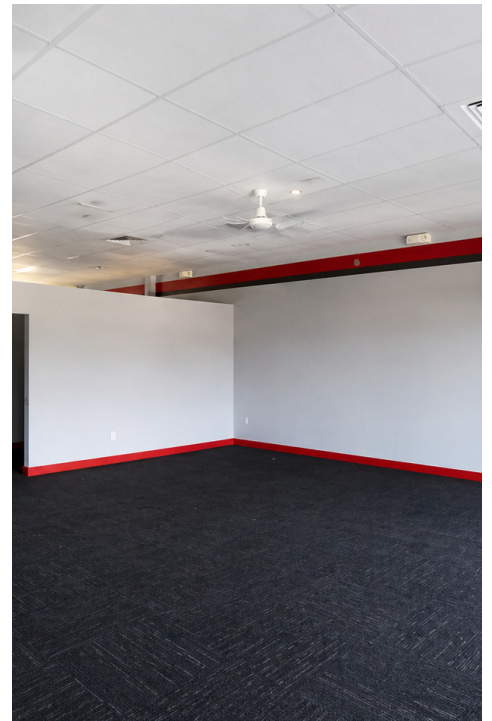
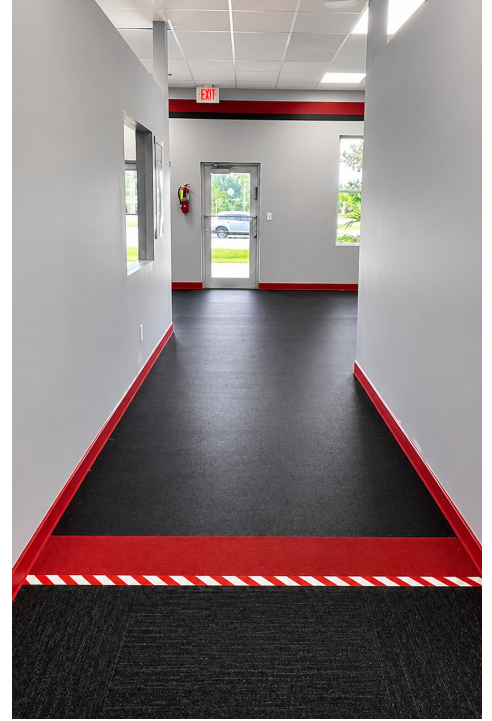
FOR LEASE



Unit 3B & 3C - 5667

SEABRANCH SQUARE

FOR LEASE



Unit 3D - 5669 - 1,348 SF

SEABRANCH SQUARE

FOR LEASE



Unit 3E - 3F

SEABRANCH SQUARE

FOR LEASE



Build To Suit - 1 Acre

SEABRANCH SQUARE

FOR LEASE



Aerial Photos

SEABRANCH SQUARE

FOR LEASE



Lease Spaces

SEABRANCH SQUARE

FOR LEASE



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,348 - 43,560 SF	Lease Rate:	\$18 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
3E&F Combined	Available	3,299 SF	NNN	\$18.00 SF/yr
3E	Available	1,509 SF	NNN	\$18.00 SF/yr
3F	Available	1,790 SF	NNN	\$18.00 SF/yr
Build To Suit or Ground Lease	Available	1 Acres	NNN	Negotiable
3B & C	Available	2,400 SF	NNN	\$18.00 SF/yr
3D - 5669 SE Crooked Oak Ave	Available	1,348 SF	NNN	\$18.00 SF/yr

Pastelle PUD Agreement

OR BK 01720 PG 1639

10. SCHOOL IMPACT:

The OWNER shall obtain a letter of "No Objection" from the Martin County School Board prior to any final site plan approval and/or plat recordation for any residential units within the Pastelle PUD.

11. USES AND DEVELOPMENT STANDARDS:

A. Except as provided for within this Agreement or as set forth on the master site plan, the requirements of Article 3. Martin County Land Development Regulations and specifically the RM-3 zoning district shall apply to Phase I, the single family residential portion of this project.

B. Except as provided for within this Agreement or as set forth on the master site plan, the requirements of Article 3. Martin County Land Development Regulations, and specifically, the RM-8 zoning district shall apply to Phase II, the villas portion of this project.

C. Except as provided for within this Agreement or as set forth on the master site plan, the requirements of Article 3. Martin County Land Development Regulations and specifically the GC, General Commercial zoning district shall apply to Phase III, the commercial/retail portion of this project. The uses within Phase III shall be limited to retail sales and services, business and professional offices, and sit down restaurants designed principally to support, and to be incidental to, the surrounding residential neighborhoods. The following uses shall be prohibited within Phase III: convenience stores, fast food restaurants, gas stations and stand alone liquor stores. Furthermore, the hours of operation for the uses within Phase III shall be limited to 6:00 a.m. to 11:00 p.m.

12. SOIL EROSION AND SEDIMENTATION:

Site clearing and vegetation removal shall be phased in accordance with the approved final site plan. Construction practices such as seeding, wetting, and mulching which minimize airborne dust and particulate emission generated by construction activity shall be undertaken within thirty (30) days of completion of clearing work. The slopes of constructed lakes from the top of the bank to the control water elevation (landward edge of littoral zone) shall be immediately stabilized and/or sodded to the satisfaction of the Engineering Department upon completion of the lake construction.

13. SUSTAINABLE DESIGN STANDARDS:

The following sustainable standards have been incorporated into the design of the master site plan for the Pastelle PUD. Further refinements of these standards and the specific implementation thereof shall be incorporated into the final design of the development and compliance with such standards shall be demonstrated with each application for final site plan approval.

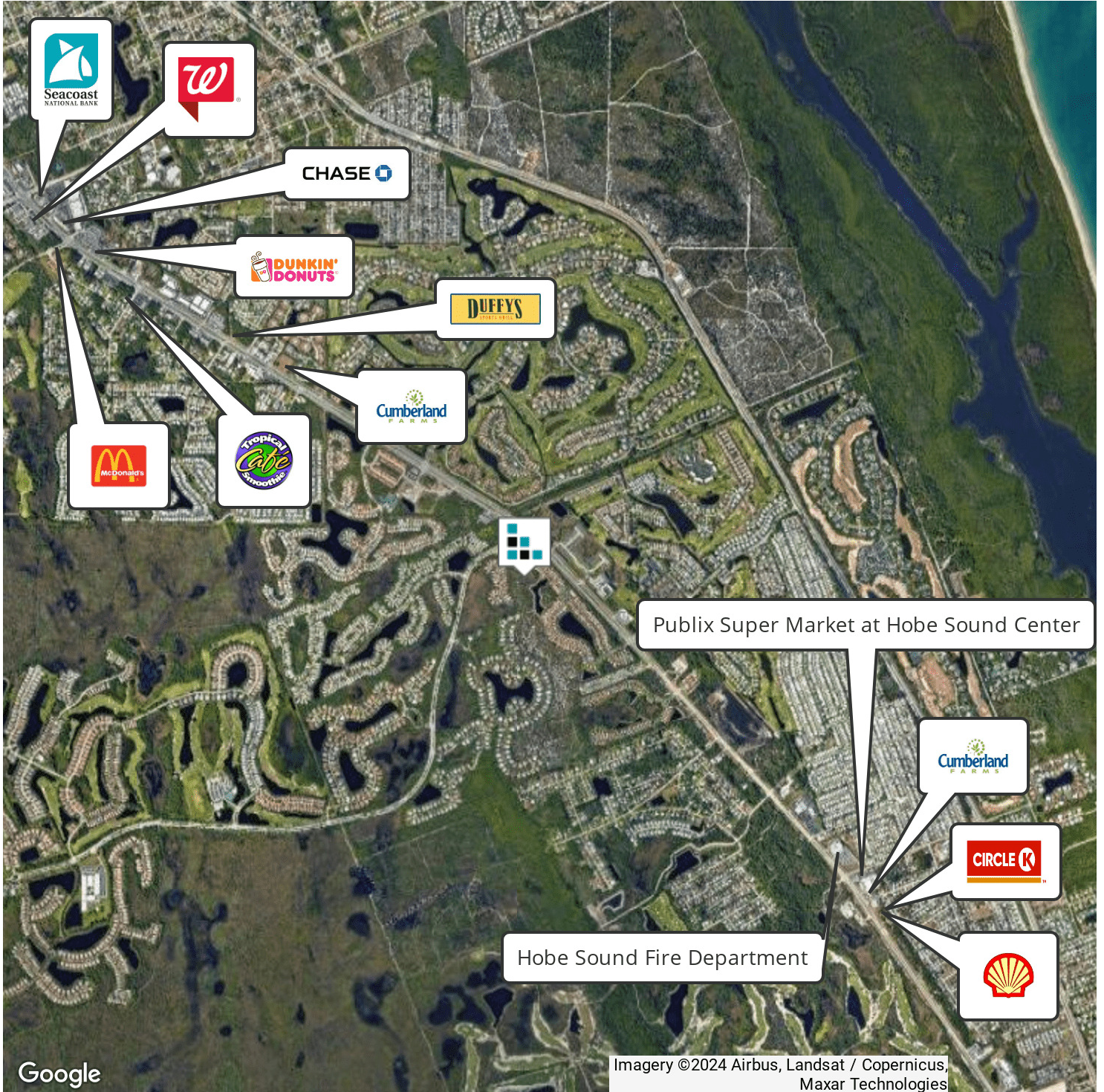
- A. Owner shall create a pedestrian oriented community, which shall include sidewalks in front of all single-family homes and villas so as to make the project's common areas, greens, and open space readily accessible to pedestrians, bicyclists, and other recreational users. This pedestrian system shall also facilitate pedestrian access to the commercial uses to be located in the northeast portion of the PUD.



Retailer Map

SEABRANCH SQUARE

FOR LEASE



Google

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Demographics Map

SEABRANCH SQUARE

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POPULATION	3 MILES	5 MILES	10 MILES
Total population	30,518	59,029	138,780
Median age	54	52	51
Median age (Male)	54	51	50
Median age (Female)	55	52	52

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	14,585	26,625	62,278
# of persons per HH	2.1	2.2	2.2
Average HH income	\$96,780	\$97,993	\$108,061
Average house value	\$417,428	\$457,432	\$491,869

* Demographic data derived from 2020 ACS - US Census

Disclaimer

SEABRANCH SQUARE

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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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