

FOR LEASE



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Hobe Sound Centre

8930 SE BRIDGE RD

Hobe Sound, FL 33455

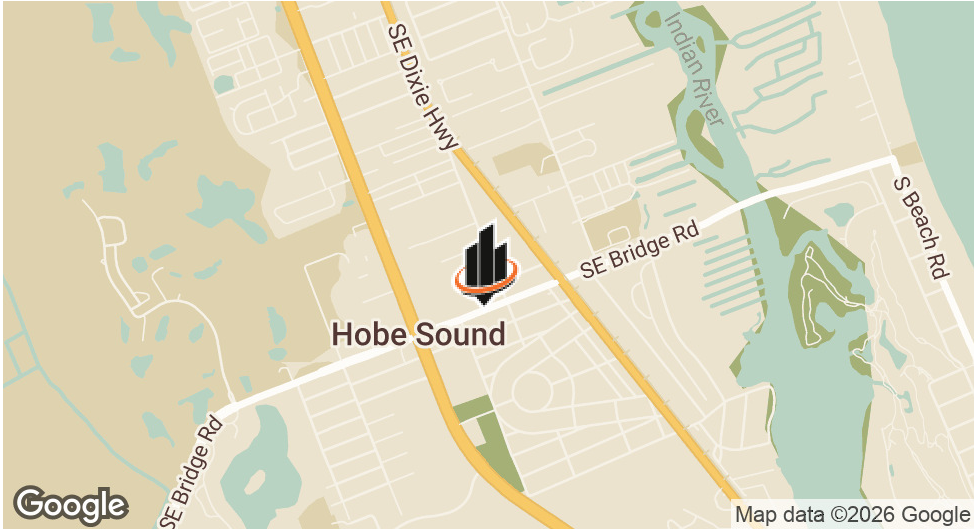
PRESENTED BY:

ROBERT HAMMAN

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$36 SF/yr (Gross)
AVAILABLE SF:	682± SF
YEAR BUILT:	2007
APN:	343842029025057604

682± SF OFFICE/RETAIL SPACE AVAILABLE

Rarely available commercial space on Bridge Road in Hobe Sound. Located on the second floor, this 682± SF highly functional suite is perfect for a professional, specialty retailer, service provider, or satellite office. This is an excellent opportunity, with great visibility, on Bridge Road in the heart of Hobe Sound. With the neighboring suite already leased in just one day, this is the last available space at Hobe Sound Centre.

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. 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.

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COMPLETE HIGHLIGHTS



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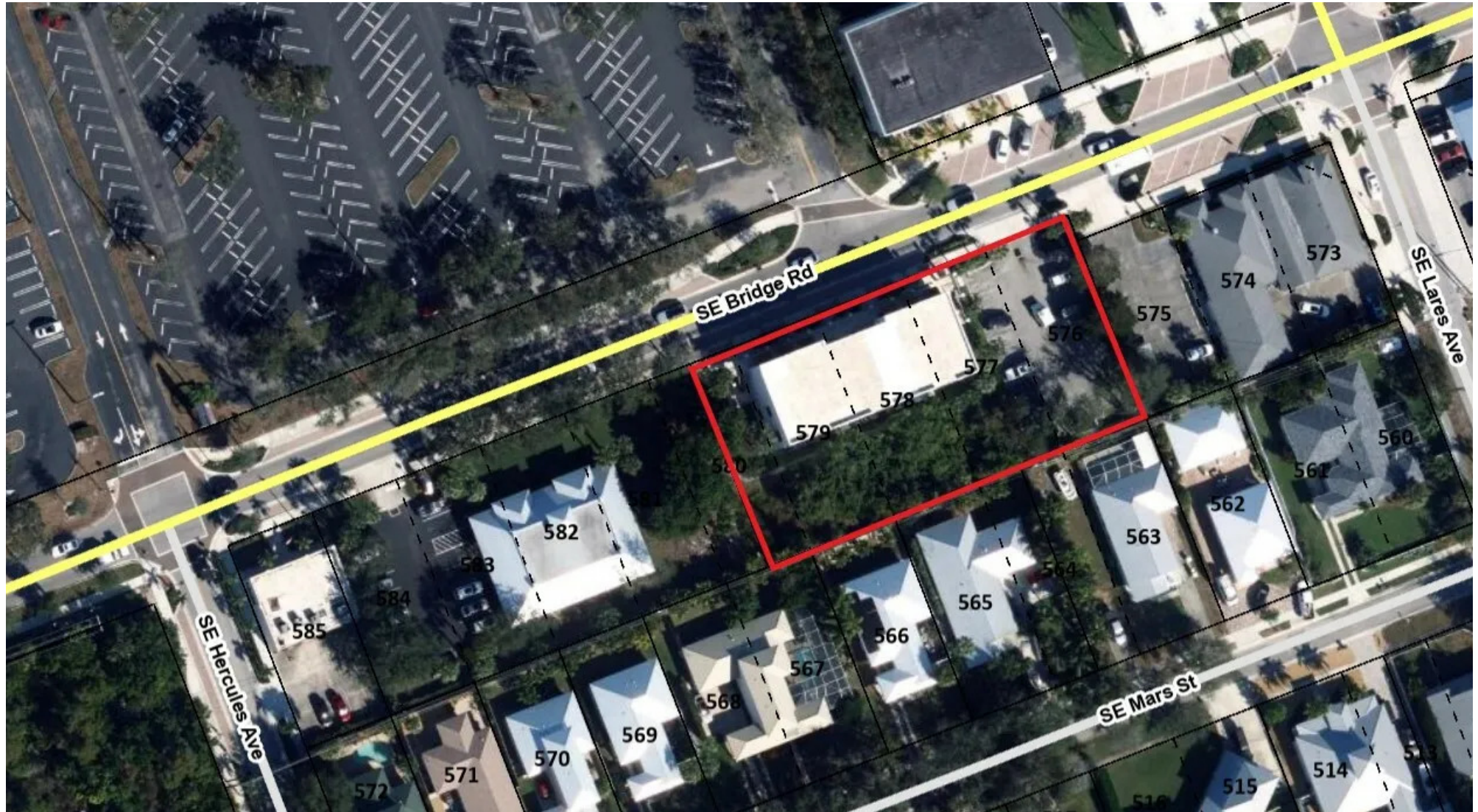
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PROPERTY HIGHLIGHTS

- Approximately 682± SF available
- 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

PARCEL OUTLINE



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PARKING LOT



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VIEWS OF SE BRIDGE ROAD



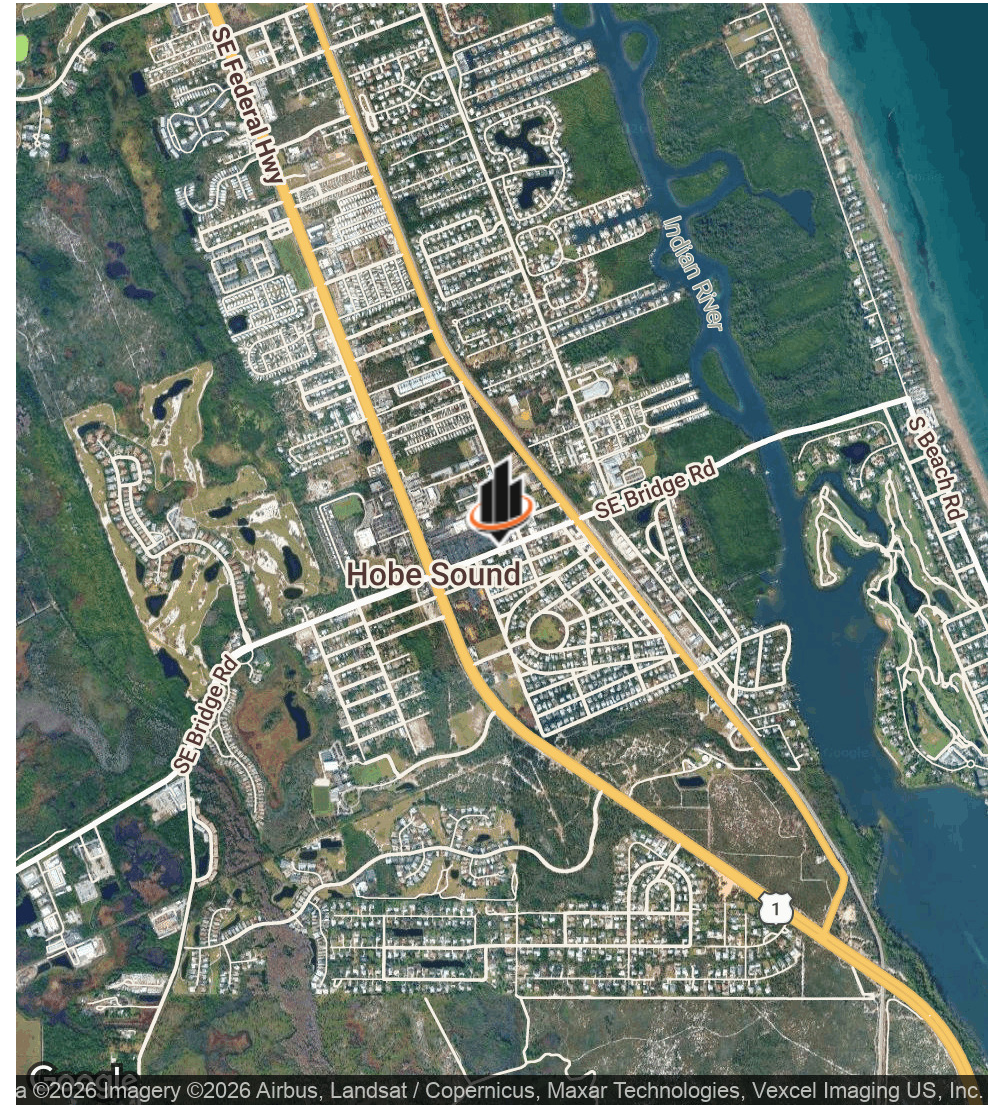
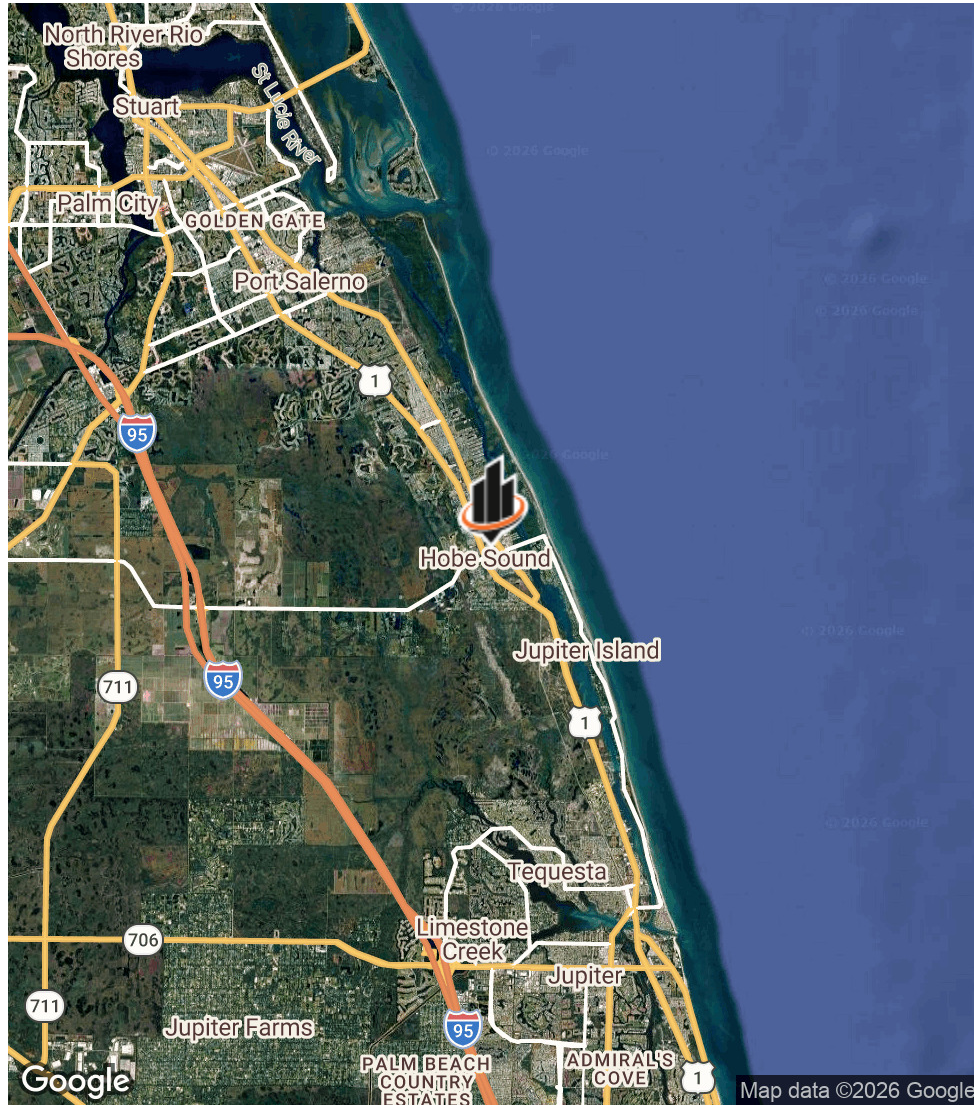
Facing west towards SE Federal Highway (US 1)



Facing east towards Jupiter Island

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LOCATION MAP



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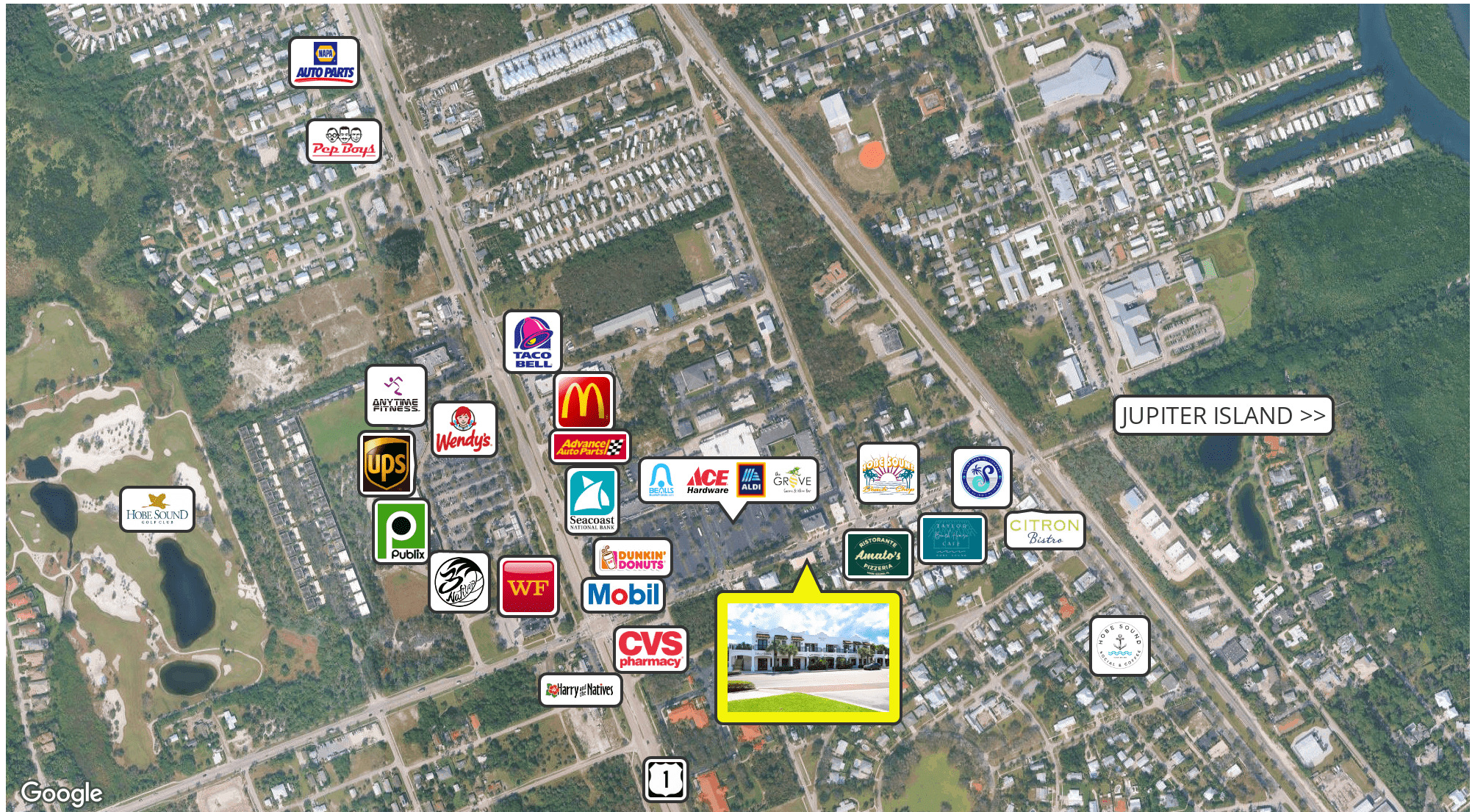
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SVN | WATERFRONT COMMERCIAL REALTY 7

RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

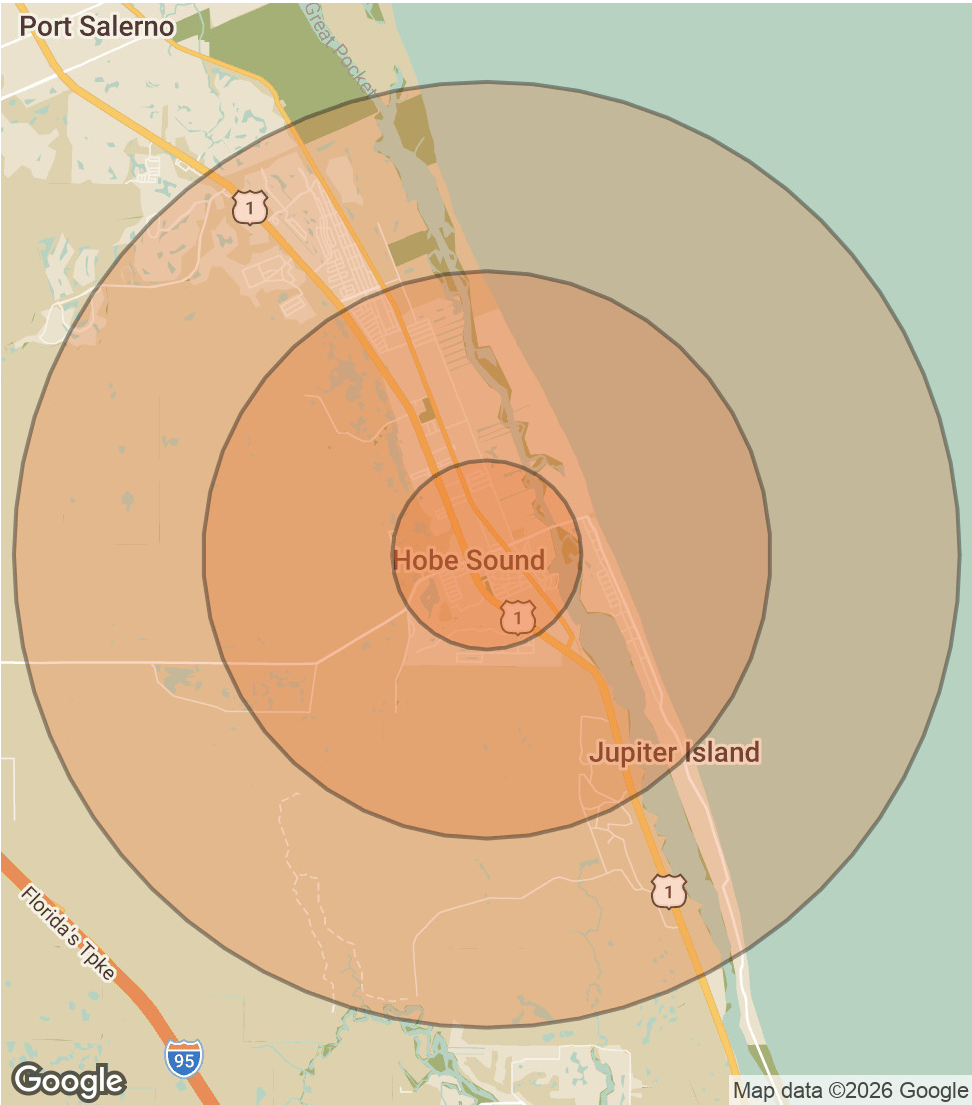
POPULATION

	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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