



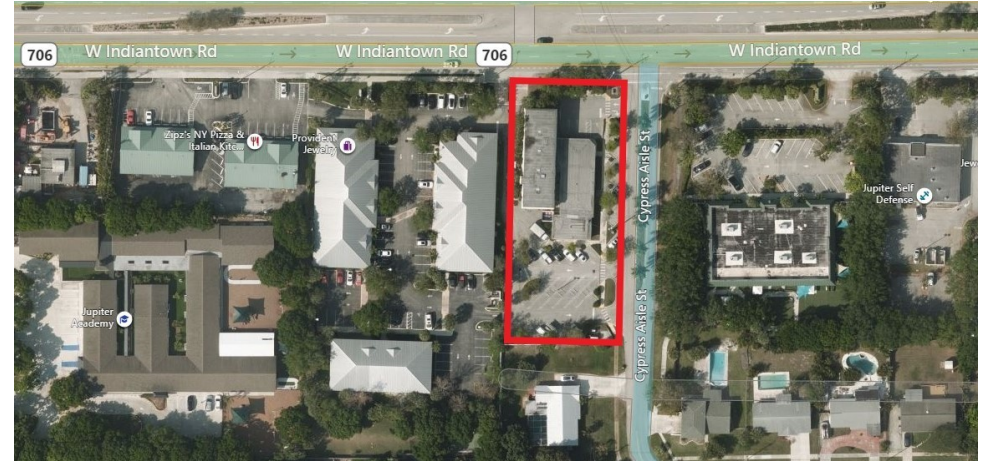
800 W. INDIANTOWN RD

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ROAD
JUPITER, FL 33458

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SVN
FOR LEASE
Robert Hamman
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Lease Summary



LEASING SUMMARY

Lease Rate:	Inquire for Pricing
Lease Type:	NNN
Space Available:	6,326± SF
Year Renovated:	2012
Traffic Count:	44,000± [2018]
Parking Spaces:	39
Zoning:	C-2 [Commercial General]

PROPERTY OVERVIEW

6,326± SF Office/Retail/Storage space situated on 0.63± acres on the south side of Indiantown Road. The west building contains 3,163± SF of open retail/office/warehouse space on the first floor, and 3,163± SF of office space on the second floor. The first floor consists of retail space in the front and warehouse space in the back. The second floor contains all office space with two offices, full kitchen and break room, a workstation area, and two bathrooms. This building was completely updated, including the HVAC system, plumbing, three-phase electric, hurricane windows, and doors throughout, as well as a freight lift. Great visibility. Easy access. Close proximity to I-95, Florida's Turnpike and U.S. Highway One. High Traffic Count of 44,000± [2018].

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,151	25,630	38,835
Total Population	11,389	63,280	94,147
Average HH Income	\$76,720	\$98,475	\$106,661

Complete Highlights

PROPERTY HIGHLIGHTS

- Two-Story Office/Retail/Storage Space Available
- The ONLY Office/Retail Building Available on Indiantown Road
- First Floor Has An Open Layout with High Ceilings
- Second Floor Has Private Offices, Kitchen/Breakroom, and Open Layout
- New Roof - Upgraded Landscaping - Parking lot paved and striped
- 100± Feet of Exposure Along Indiantown Road
- Four Ingress/Egress Access Points Provide Easy Access
- High Traffic Count of 44,000± with Incredible Exposure and Visibility
- Illuminating Monument and Building Signs Available
- Very Close Proximity to I-95, FL Turnpike, U.S. One and Military Trail

COMPLETED CAPITAL IMPROVEMENTS

- Brand New Roof
- Complete Landscape Manicure for Full Exposure of Building and Signage
- Professionally cleaned, pressure washed, windows washed in and out
- Entire Parking Lot Resealed and Striped



Exterior Photos



West Building - 1st Floor 3,163± SF Retail Space



West Building - 2nd Floor 3,163± SF Office Space



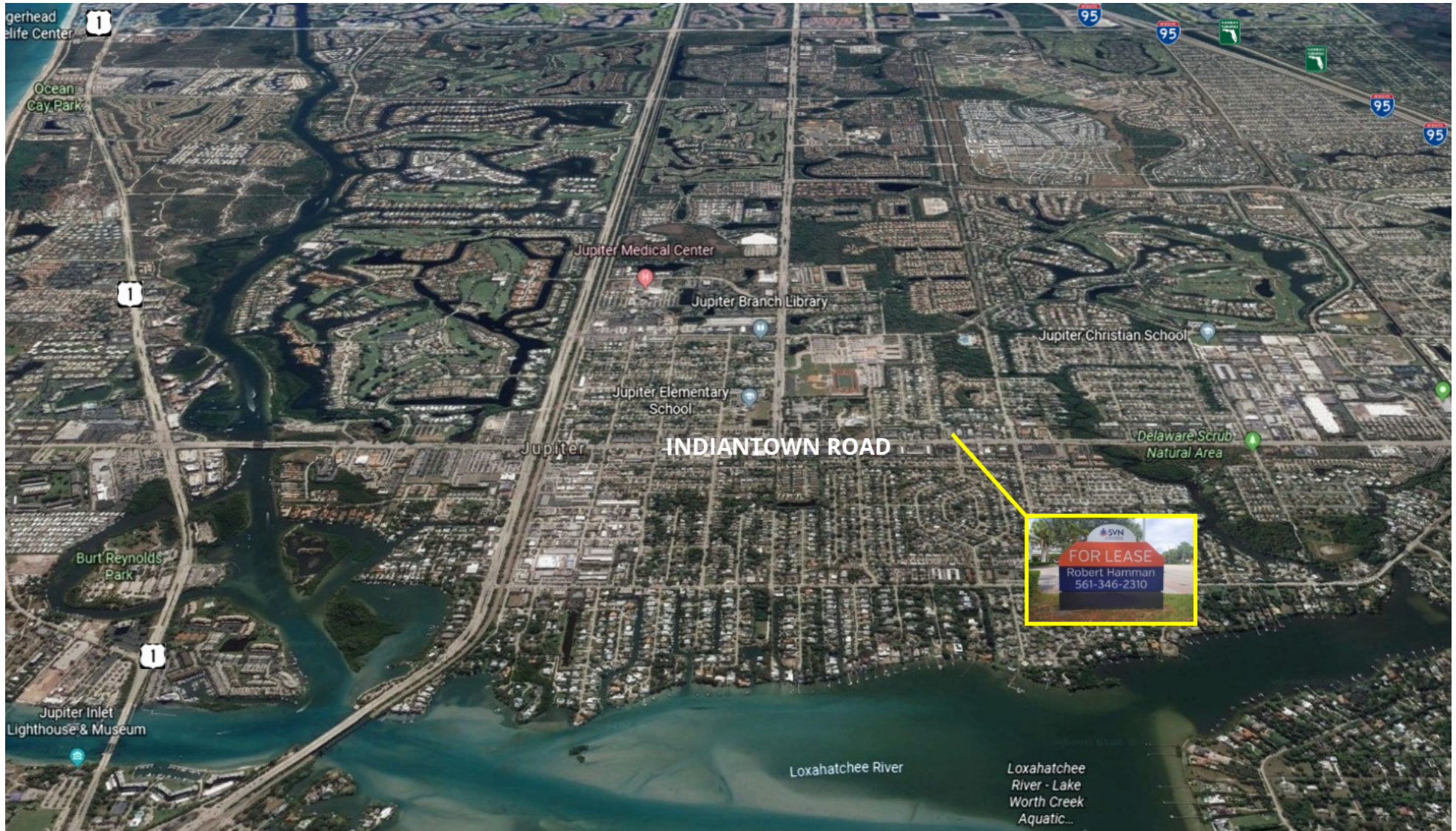
Floor Plan



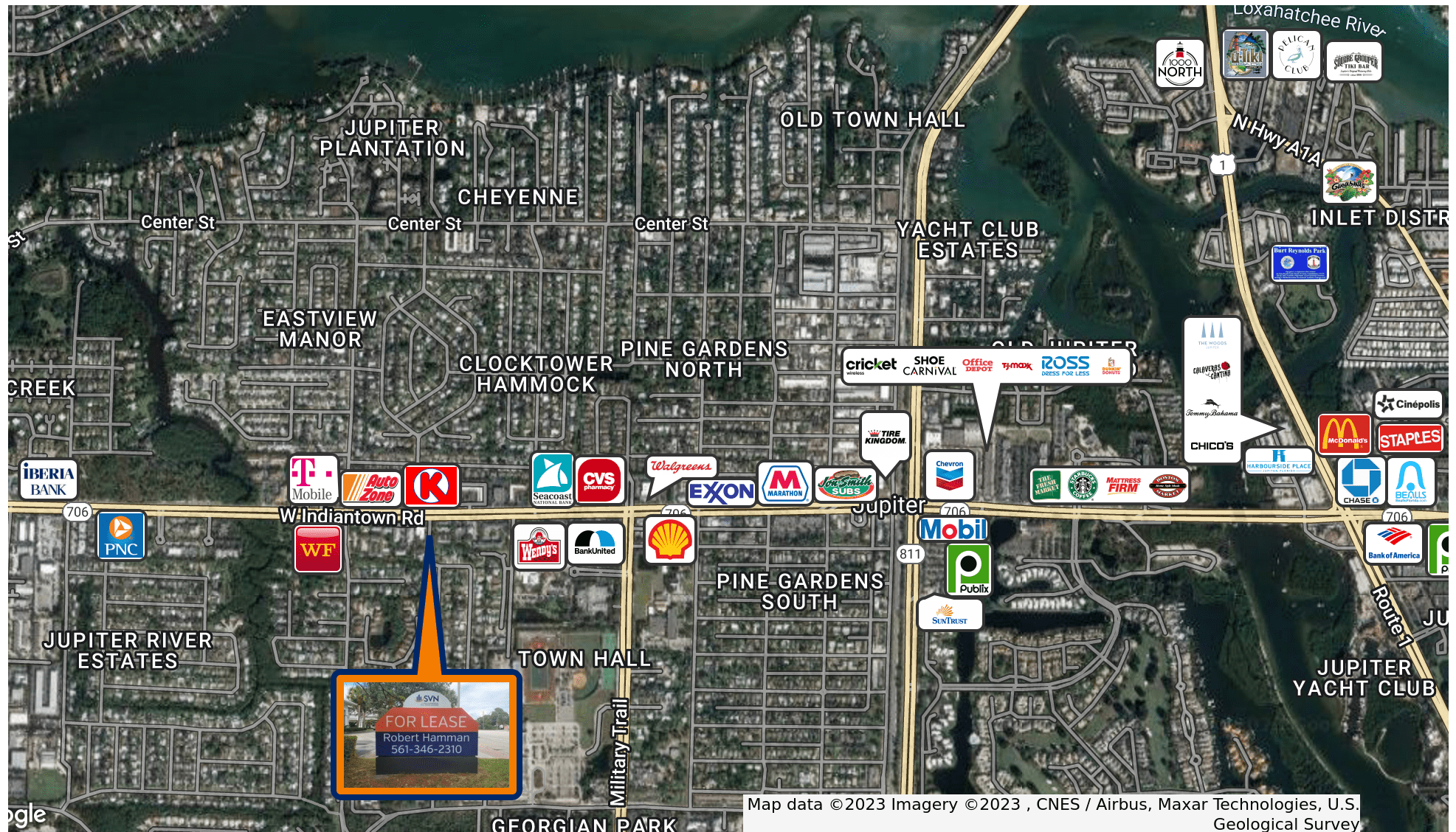
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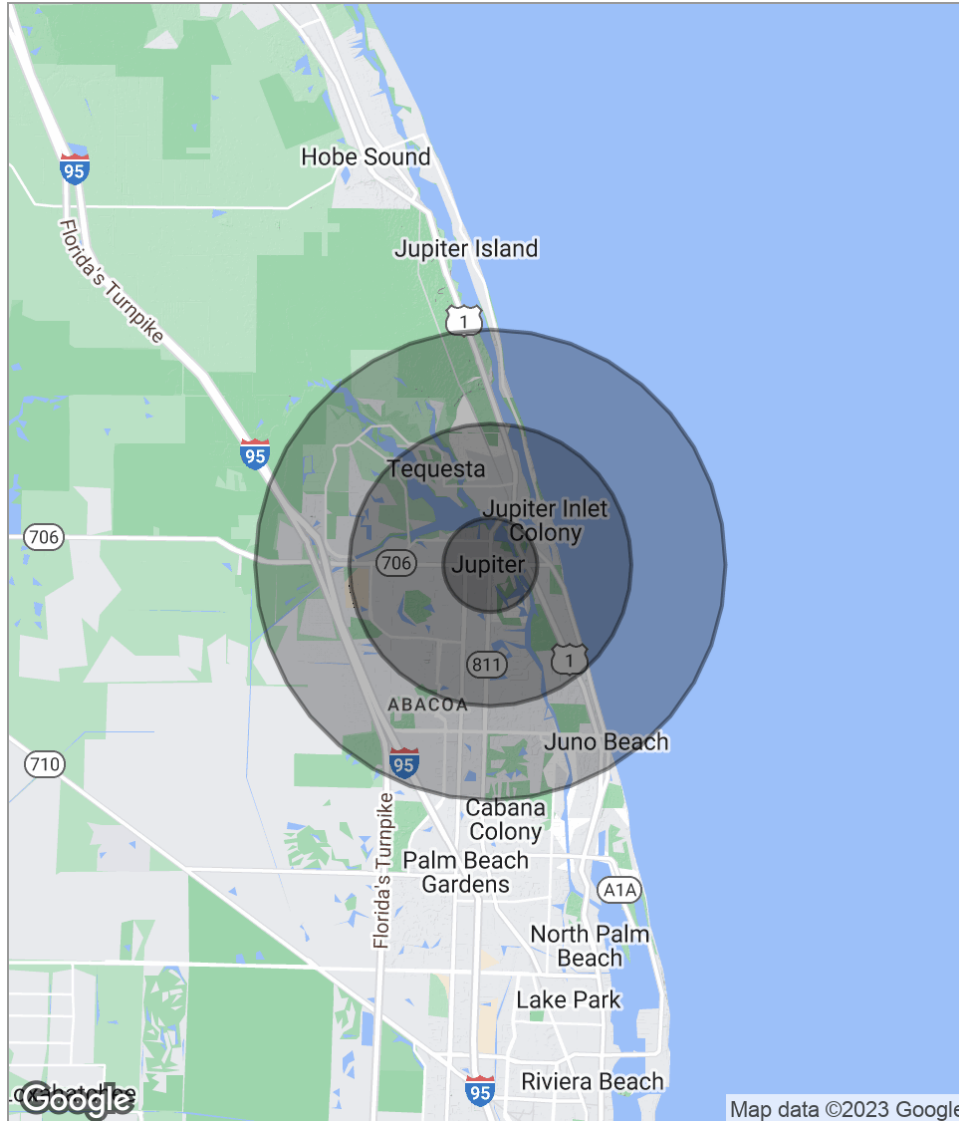
Location Map



Retailer Map



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,389	63,280	94,147
Median age	36.9	42.6	44.7
Median age [Male]	36.6	42.6	44.8
Median age [Female]	36.3	42.7	44.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,151	25,630	38,835
# of persons per HH	2.7	2.5	2.4
Average HH income	\$76,720	\$98,475	\$106,661
Average house value	\$369,625	\$430,821	\$452,199
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	34.6%	14.6%	11.9%
RACE (%)	1 MILE	3 MILES	5 MILES
White	81.4%	89.2%	90.4%
Black	2.9%	2.6%	2.5%
Asian	0.9%	2.0%	2.0%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.1%	0.2%	0.2%
Other	13.9%	4.6%	3.5%

** Demographic data derived from 2020 ACS - US Census*



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