



1352 S. U.S. HIGHWAY ONE

JUPITER, FL 33477

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# Property Summary



## OFFERING SUMMARY

|                 |                        |
|-----------------|------------------------|
| Sale Price:     | \$3,900,000            |
| Lease Rate:     | \$25,000/month [Gross] |
| Building Size:  | 7,122± SF              |
| Lot Size:       | 1.36± Acres            |
| Year Built:     | 1988                   |
| Parking Spaces: | 93                     |
| Zoning:         | C3 [Jupiter]           |
| Traffic Count:  | 25,000 [2018]          |

## PROPERTY OVERVIEW

Rarely Available, Freestanding 7,122± SF commercial building with 200± feet along U.S. Highway One. Situated on 1.36± acres in Jupiter, Florida, this property is ideal for medical offices, family offices, or corporate headquarters. Currently built out as a fully-operational restaurant, all furniture, fixtures, and equipment (FF&E) are included in the sale. Ample parking with great visibility and signage.

## LOCATION OVERVIEW

Located on U.S. Highway One, this freestanding commercial building is situated between major corridors, Indiantown Road, which located less than one mile to the north, and PGA Blvd., located to the south.

## DEMOGRAPHICS

|                   | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------|-----------|-----------|-----------|
| Total Households  | 2,742     | 15,996    | 38,847    |
| Total Population  | 4,939     | 35,803    | 92,389    |
| Average HH Income | \$112,831 | \$106,539 | \$105,824 |

1352 S. U.S. HIGHWAY ONE JUPITER, FL 33477

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# Exterior Photos



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# Exterior Photos



# Interior Photos



# Parcel Outline

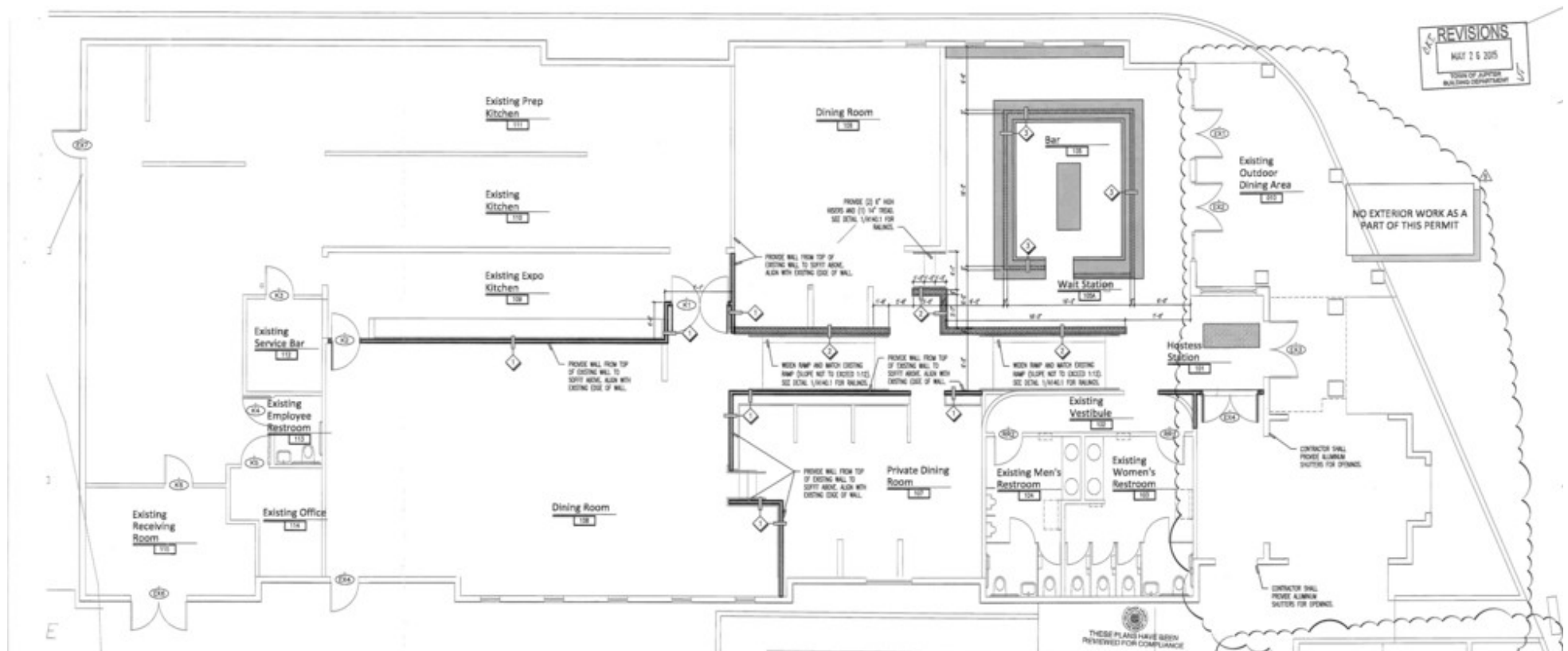


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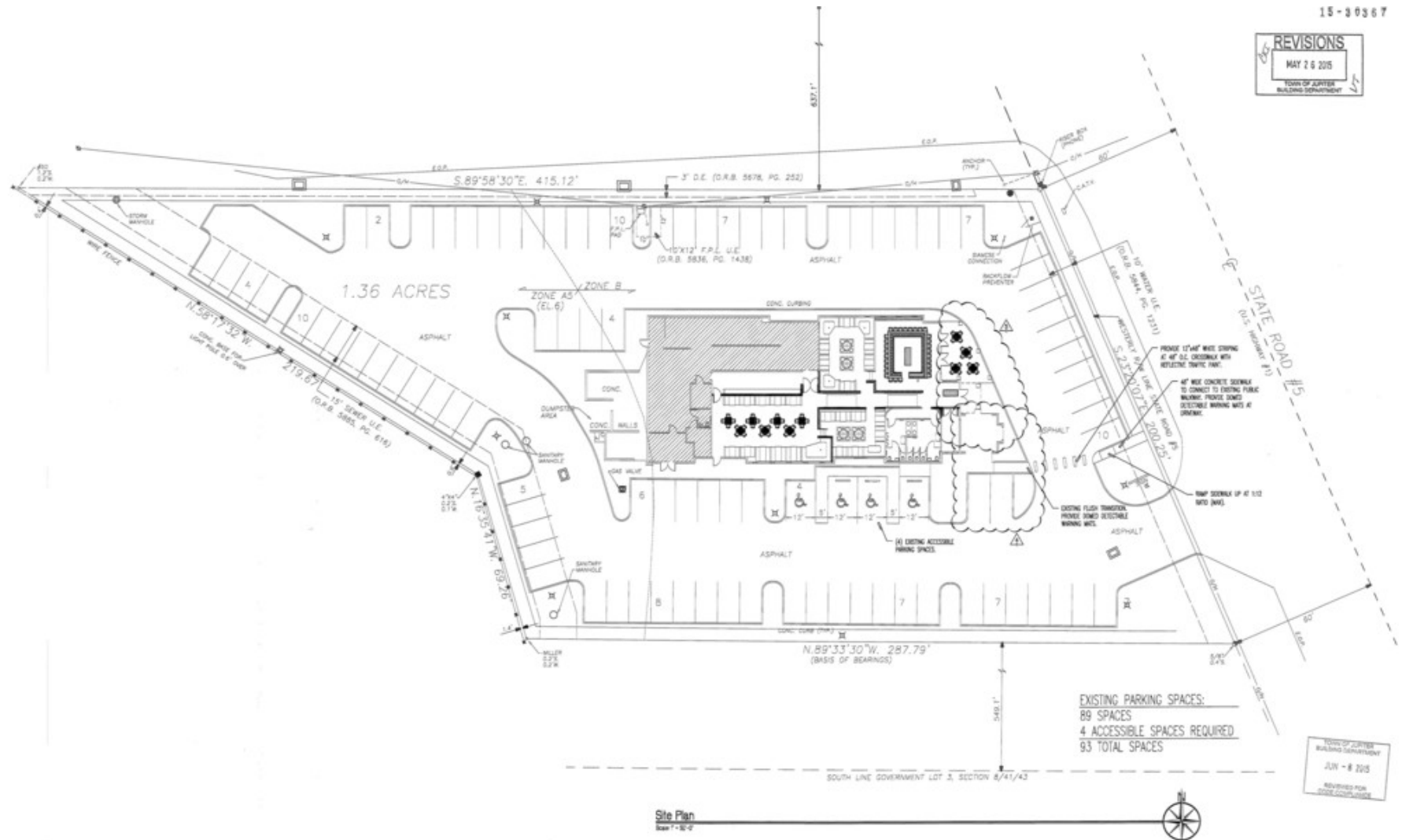
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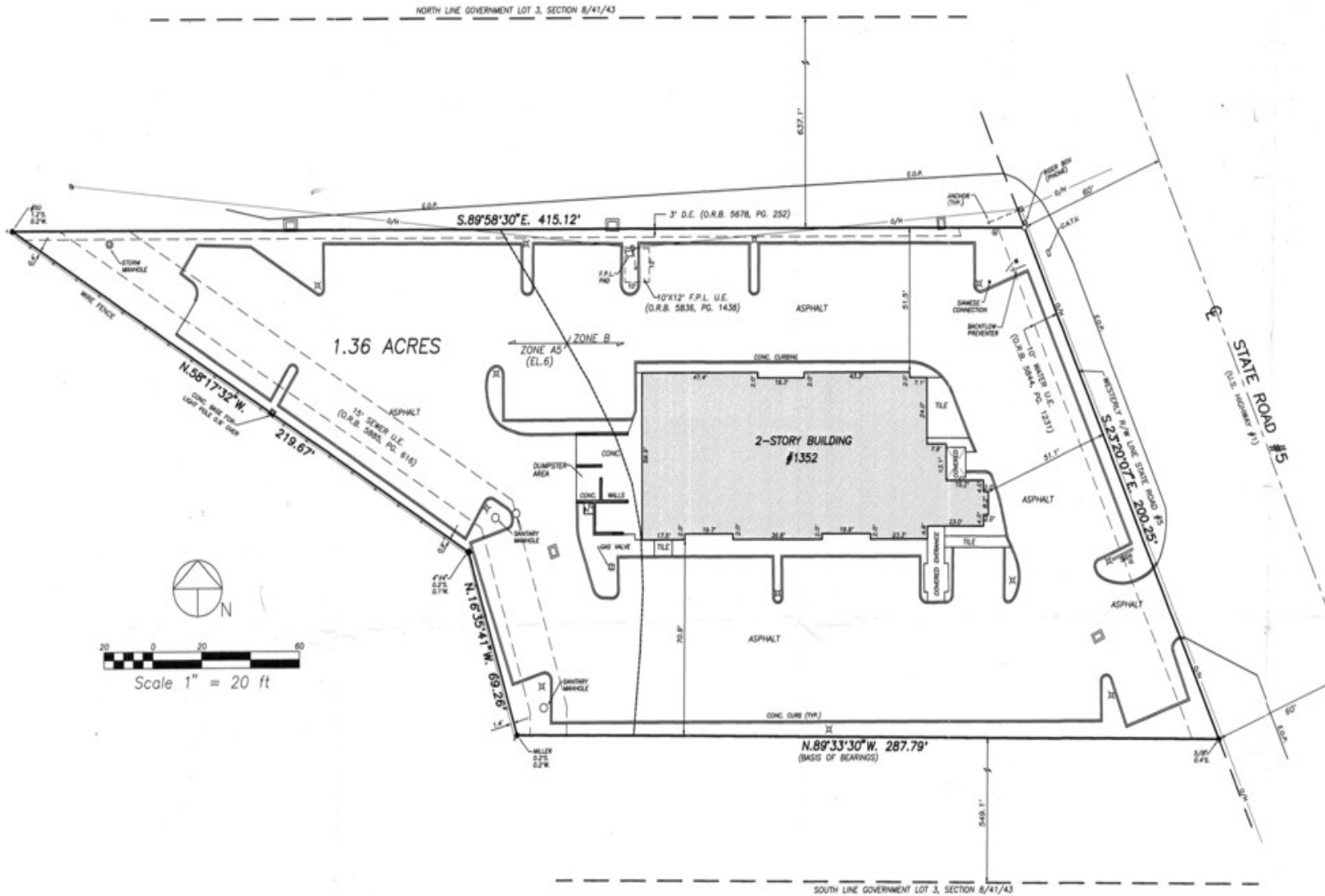
# Floor Plan



# Site Plan



# Survey

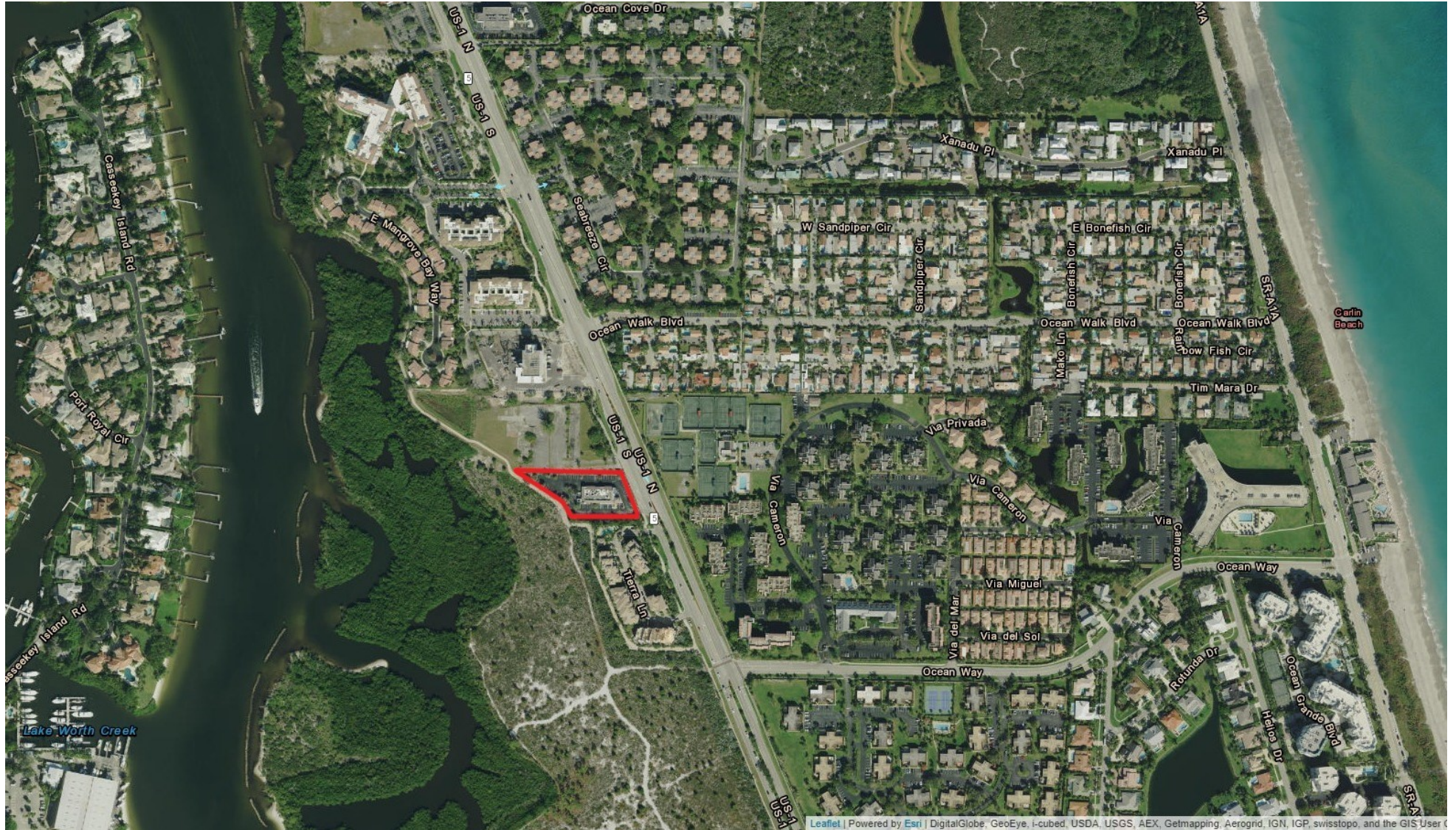


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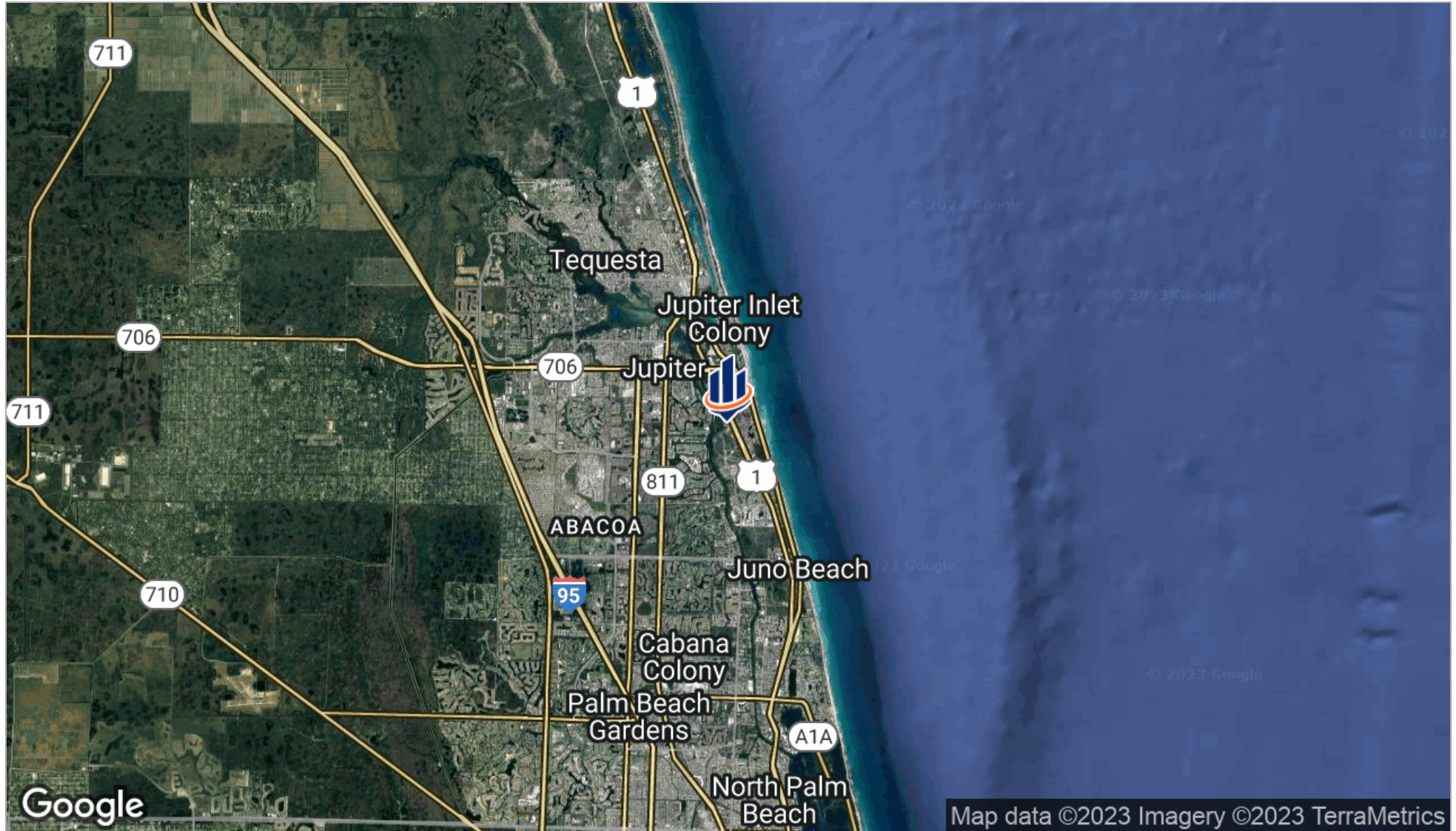
SVN | Florida Commercial Real Estate Advisors | Page 9

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# Aerial Map



# Location Map



1352 S. U.S. HIGHWAY ONE JUPITER, FL 33477

SVN | Florida Commercial Real Estate Advisors | Page 11

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# Permitted Uses

## COMMERCIAL, OFFICE DISTRICT (C-3)

### Intent.

The purpose and intent of the Commercial, Office District (C-3) is to promote orderly and logical development of land for office and commercial uses which by their characteristics have a low turnover of vehicular movement and, as such, enhance the proper movement of traffic along major arterial roads.

### Use regulations.

(a) **Uses by right.** In any Office Commercial District (C-3), land, buildings or premises may be used by right only for one or more of the following:

- (1) Office buildings.
- (2) Banking, finance and insurance business.
- (3) Restaurant, tavern or lounge.
- (4) Swimming pools (See division 40 of article XI of this chapter).
- (5) Medical and dental clinics.
- (6) Veterinary clinic (See division 23 of article XI of this chapter).
- (7) Limited ancillary retail.
  - a. One or all of the following uses may be approved in office buildings in this zoning district:
    1. Art goods.
    2. Barber shops and beauty salons.
    3. Book, magazine and tobacco shops.
    4. Cleaners, pickup and delivery only.
    5. Florists.
    6. Office interiors.
    7. Office supply and equipment.
    8. Photo finishing and camera stores.
    9. Travel agencies.
    10. Copying and print shops.

# Permitted Uses

- b. In order for the ancillary uses to be considered, they must be located in office-type facilities built to be used primarily for office or business purposes.
  - c. They must be limited to no more than ten percent of the gross floor area of the building and be confined to the first floor.
- (8) Accessory residential (See section 27-1913).
- (b) **Special exceptions.** The following uses may be permitted after review by the planning and zoning commission and provided the town council determines that the application meets the criteria contained in section 27-177, all other applicable provisions of law, and does not otherwise adversely affect the public:
- (1) Hospital (See division 29 of article XI of this chapter).
  - (2) Utility services and transmission towers (See division 43 of article XI of this chapter).
  - (3) Automotive fueling station (See division 37 of article XI of this chapter).
  - (4) Arenas, auditoriums (See division 31 of article XI of this chapter).
  - (5) Day care and preschool facilities (See division 8 of article XI of this chapter).
  - (6) Public parking garage.
  - (7) Shopping centers and/or retail of greater than 100,000 square feet of total floor area. Uses allowed shall be those listed as a use by right in the Commercial, General District (C-2). Area and dimension regulations shall follow section 27-605.
  - (8) Helistop (See division 4 of article XI of this chapter).
  - (9) Timeshare.
  - (10) Club.
  - (11) Motel, hotel.
  - (12) Public uses (See division 35 of article XI of this chapter).
  - (13) Funeral homes (See division 17 of article XI of this chapter).
  - (14) Assisted and independent living facilities (See division 6 of article XI of this chapter).
  - (15) Integrated health park (See division 22 of article XI of this chapter).
  - (16) High-tech, laboratory and/or office research (in multi-story buildings).
  - (17) Licensed service provider facilities offering licensable service components as listed in section 27-1(b)—(d) of the definition of licensed service provider facilities.



Jupiter is considered the Gateway to South Florida. It is located about 15-20 miles north of West Palm Beach, Florida, about 160 miles south of Orlando, and 80 miles north of the city of Miami. Jupiter has a total population of 63,813 within the town area of 21.1 square miles.

Constructed in 1860, the Jupiter Lighthouse is the oldest building in Palm Beach County. It stands 108 feet tall with a range of 24 miles. Four bodies of water can be seen from the lighthouse including the Atlantic Ocean, Indian River, Loxahatchee River and the Jupiter Inlet.

Jupiter is home to Roger Dean Stadium, which hosts two major league baseball teams for spring training – The Miami Marlins and St. Louis Cardinals. In addition, the stadium is the only one in the country to host four minor league teams

Scripps Research Institute, a non-profit biomedical research organization, is also located in Jupiter. More than 600 full-time faculty members, scientific, technical, and administrative staff work at the 350,000-square-foot campus, which is comprised of three state-of-the-art research buildings.

Adjacent to Scripps, is the German-based Max Planck Florida Institute for Neuroscience. Jupiter is the first Institute located in the United States, with 140 scientists, researchers and other workers. Max Planck studies the brain, with the hope that its discoveries lead to treatments for autism, Alzheimer's disease and other disorders.

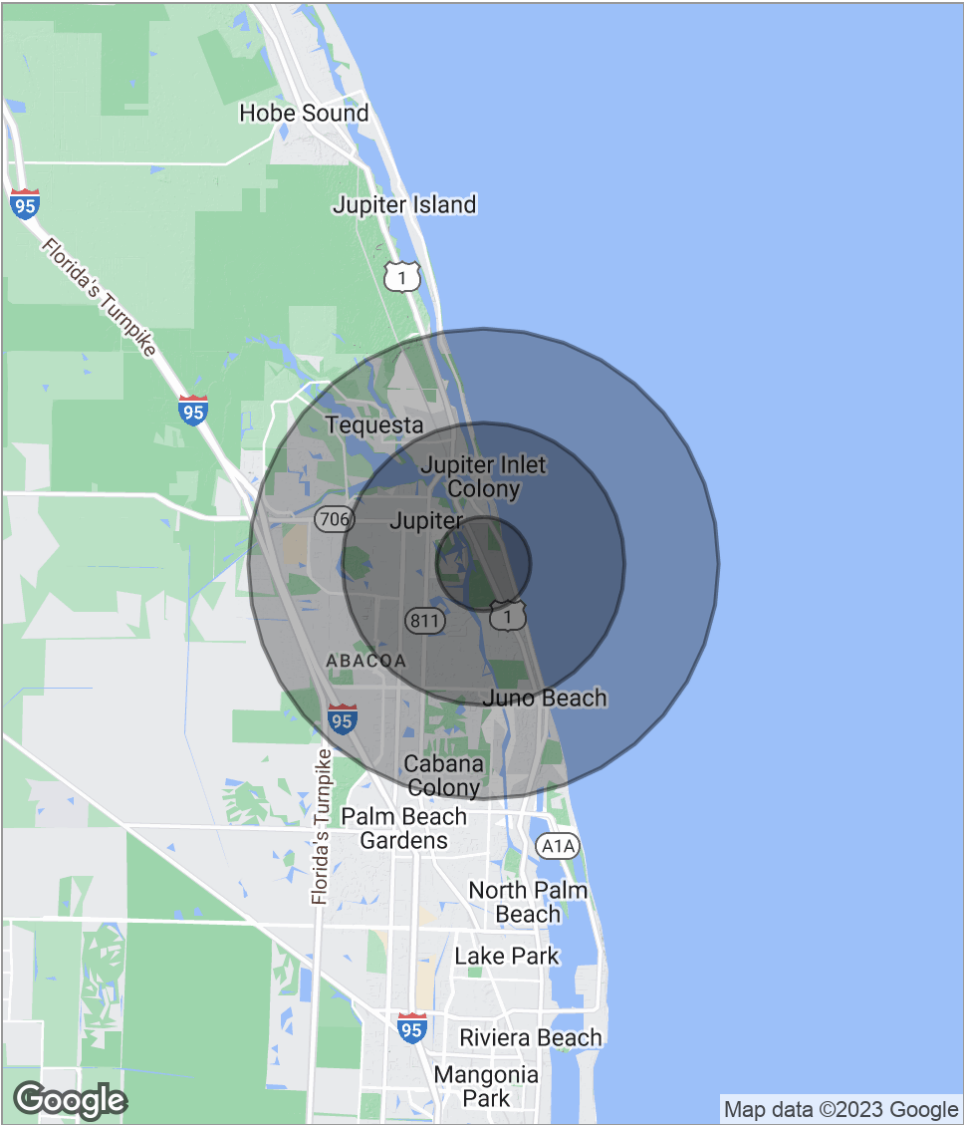


# Demographics Report

|                                    | 1 MILE    | 3 MILES   | 5 MILES   |
|------------------------------------|-----------|-----------|-----------|
| Total population                   | 4,939     | 35,803    | 92,389    |
| Median age                         | 60.8      | 48.0      | 44.4      |
| Median age (male)                  | 64.3      | 48.2      | 44.3      |
| Median age (female)                | 58.9      | 48.2      | 44.6      |
| Total households                   | 2,742     | 15,996    | 38,847    |
| Total persons per HH               | 1.8       | 2.2       | 2.4       |
| Average HH income                  | \$112,831 | \$106,539 | \$105,824 |
| Average house value                | \$455,174 | \$410,584 | \$445,255 |
| Total Population - White           | 4,790     | 32,383    | 83,795    |
| % White                            | 97.0%     | 90.4%     | 90.7%     |
| Total Population - Black           | 5         | 514       | 1,949     |
| % Black                            | 0.1%      | 1.4%      | 2.1%      |
| Total Population - Asian           | 53        | 516       | 1,955     |
| % Asian                            | 1.1%      | 1.4%      | 2.1%      |
| Total Population - Hawaiian        | 0         | 0         | 0         |
| % Hawaiian                         | 0.0%      | 0.0%      | 0.0%      |
| Total Population - American Indian | 13        | 52        | 124       |
| % American Indian                  | 0.3%      | 0.1%      | 0.1%      |
| Total Population - Other           | 6         | 1,962     | 3,362     |
| % Other                            | 0.1%      | 5.5%      | 3.6%      |
| Total Population - Hispanic        | 44        | 5,551     | 11,320    |
| % Hispanic                         | 0.9%      | 15.5%     | 12.3%     |

Source: U.S. Census Bureau, 2010-2014 ACS

# Demographics Map



| POPULATION          | 1 MILE    | 3 MILES   | 5 MILES   |
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| Median age (Male)   | 64.3      | 48.2      | 44.3      |
| Median age (Female) | 58.9      | 48.2      | 44.6      |
| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
| Total households    | 2,742     | 15,996    | 38,847    |
| # of persons per HH | 1.8       | 2.2       | 2.4       |
| Average HH income   | \$112,831 | \$106,539 | \$105,824 |
| Average house value | \$455,174 | \$410,584 | \$445,255 |
| ETHNICITY (%)       | 1 MILE    | 3 MILES   | 5 MILES   |
| Hispanic            | 0.9%      | 15.5%     | 12.3%     |
| RACE (%)            | 1 MILE    | 3 MILES   | 5 MILES   |
| White               | 97.0%     | 90.4%     | 90.7%     |
| Black               | 0.1%      | 1.4%      | 2.1%      |
| Asian               | 1.1%      | 1.4%      | 2.1%      |
| Hawaiian            | 0.0%      | 0.0%      | 0.0%      |
| American Indian     | 0.3%      | 0.1%      | 0.1%      |
| Other               | 0.1%      | 5.5%      | 3.6%      |

\* Demographic data derived from 2020 ACS - US Census



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