



Robert Hamman | Senior Advisor | 561.346.2310 | robert.hamman@svn.com



SVN | FLORIDA COMMERCIAL REAL ESTATE ADVISORS | 810 SATURN STREET, STE 24., JUPITER, FL 33477 | WWW.JUPITERCOMMERCIAL.US

Property Summary



OFFERING SUMMARY

Sale Price:	\$1,950,000
Lot Size:	3.09± Acres
Year Built:	1973
Zoning:	CI [Commercial Intensive]
Traffic Count:	39,500 [2018]
PCN #1:	18-42-44-24-00-000-7060
PCN #2:	18-42-44-24-00-000-7090
Video:	View Here

PROPERTY OVERVIEW

Income-Producing Land Development Opportunity. This property includes a freestanding 5,446± SF restaurant with additional income from billboard lease. Situated on 3.09± acres with 350± feet along Military Trail, this property is an ideal redevelopment opportunity. Permitted uses include retail, restaurant, drugstore, department store, professional office, medical/dental office and more.

For additional zoning information, please visit: <http://www.jupitercommercial.us/wp-content/uploads/CI.pdf>

To view video of the property, please visit <https://youtu.be/udVQoAAULXM>

Located directly to the south is 3719 S. Military Trail, is a fully leased 4,998± SF retail strip center which may also be available for acquisition. Situated on 0.51± acres, the combined acreage between the two parcels is 3.60± acres.

Additional Photos



Facing east towards Military Trail



Facing east towards Military Trail



3719 S. Military Trl - Additional Income-Producing Property Possibly Available



3719 S. Military Trl - Additional Income-Producing Property Possibly Available

Additional Photos



Additional Income from Billboard



Additional Income from Billboard



Rear of the property facing east towards Military Trail



Rear of the property facing south

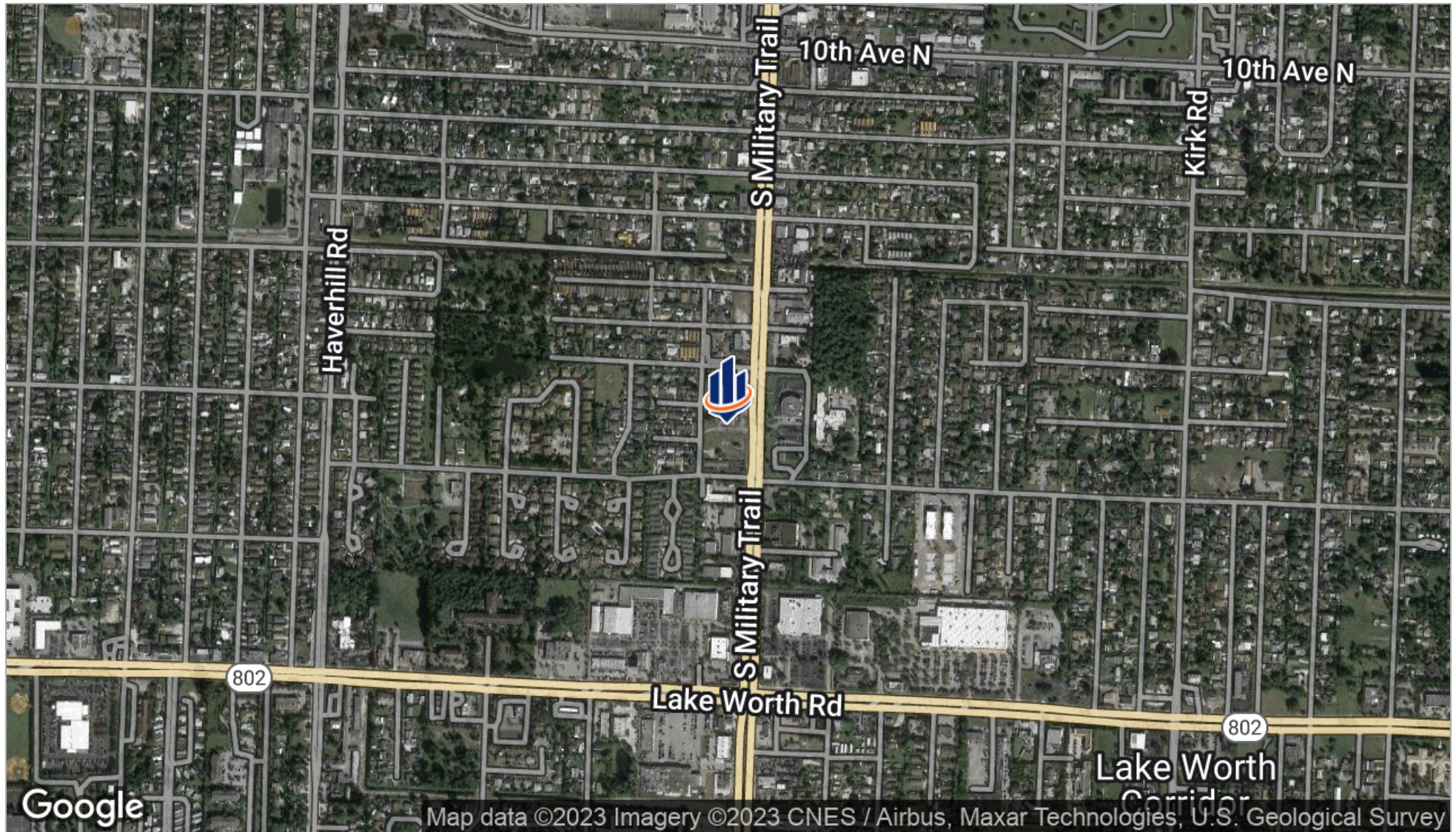
Parcel Outline



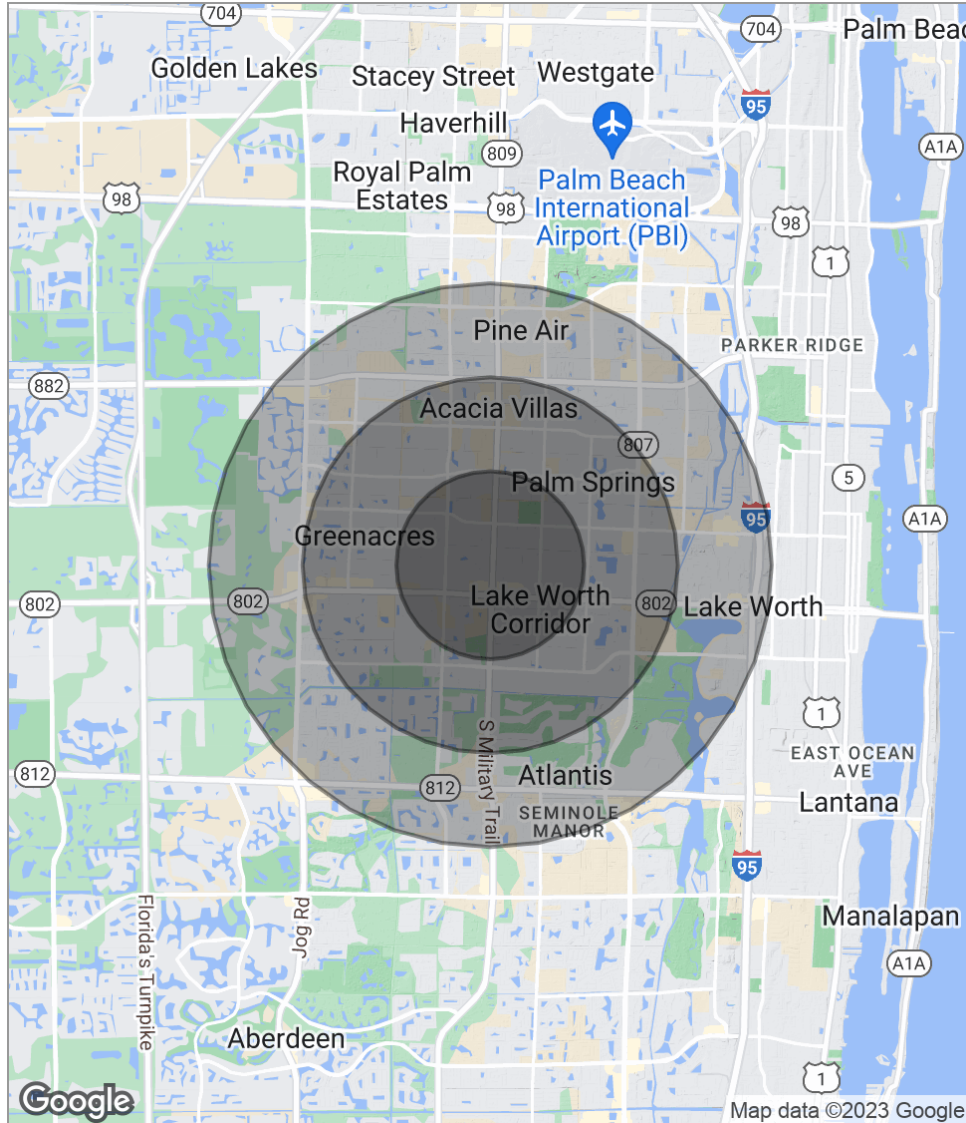
Parcel Outline



Location Map



Demographics Map



POPULATION

	1 MILE	2 MILES	3 MILES
Total population	18,113	73,318	152,832
Median age	32.7	35.9	37.4
Median age (Male)	32.2	34.0	35.7
Median age (Female)	33.4	37.8	39.0

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	5,577	25,666	55,361
# of persons per HH	3.2	2.9	2.8
Average HH income	\$48,549	\$48,798	\$52,276
Average house value	\$195,849	\$194,567	\$180,525

ETHNICITY (%)

	1 MILE	2 MILES	3 MILES
Hispanic	52.7%	45.8%	41.4%

RACE (%)

	1 MILE	2 MILES	3 MILES
White	69.0%	70.7%	70.6%
Black	10.4%	12.6%	14.9%
Asian	1.9%	2.7%	2.4%
Hawaiian	0.2%	0.1%	0.0%
American Indian	0.4%	0.1%	0.1%
Other	16.4%	11.8%	10.0%

* Demographic data derived from 2020 ACS - US Census



810 Saturn Street, Suite 24 Unit B
Jupiter, FL 33477
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