

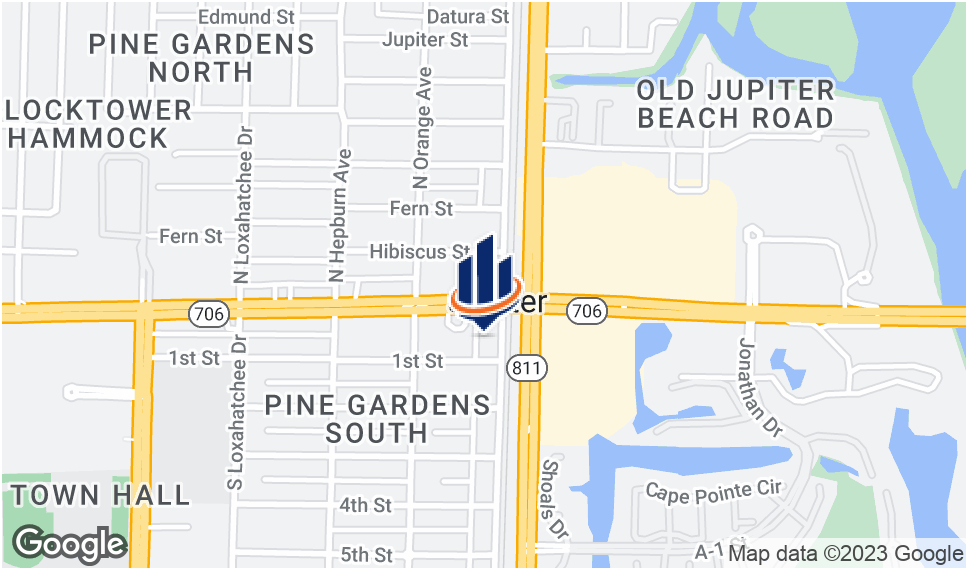


50 SOUTH DIXIE PROFESSIONAL CENTER

50 S. OLD DIXIE HIGHWAY
JUPITER, FL 33458

Robert Hamman
Senior Advisor
C: 561.346.2310
robert.hamman@svn.com

Property Summary



PROPERTY DESCRIPTION

Two-story, Key West style office building situated on 0.55± acres
 The building encompasses a total of 6,500± SF
 Open-concept design with high ceilings and lots of natural light
 Full Private Gym The Owners Built out for themselves
 Hurricane Impact windows and doors throughout the building
 Several Private offices, conference room and kitchens
 The two tenants on the first floor will vacate after the sale
 The one tenant on the second floor will stay if you desire
 This is a great opportunity for an investor or owner/user
 Close proximity to U.S. One, Alternate A1A, and Military Trail
 Easy access to I-95 and Florida's Turnpike

LOCATION DESCRIPTION

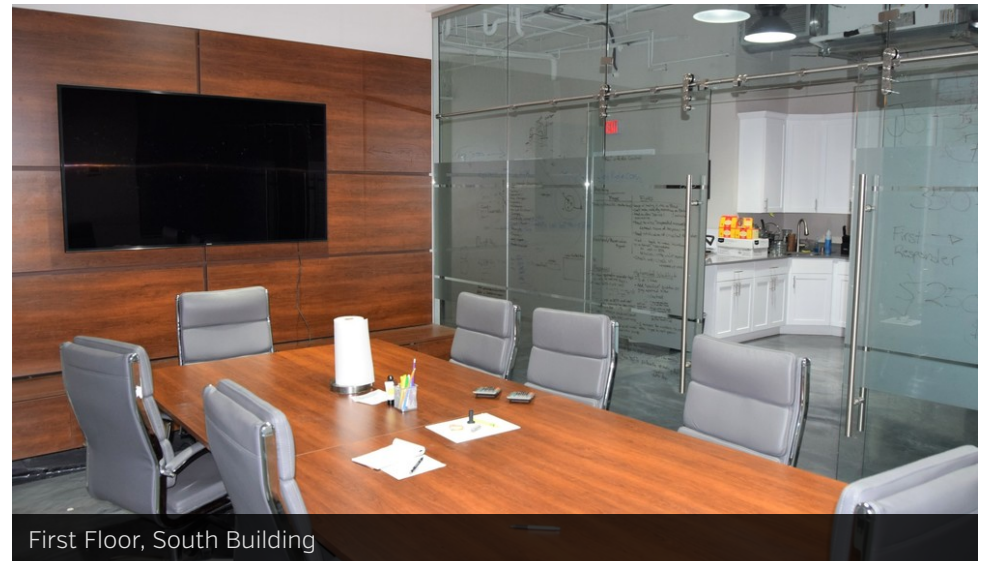
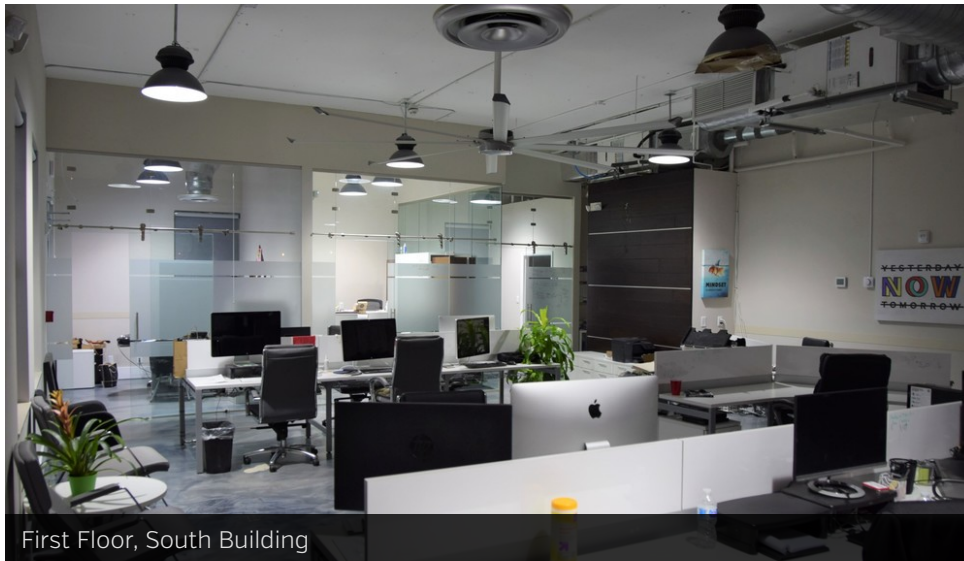
This property is located 100± feet south of Indiantown Road, on the northwest corner of Old Dixie Hwy and 1st Street.

OFFERING SUMMARY

Sale Price:	\$2,090,000
Lease Rate:	\$25.00/SF Gross
Year Built:	2007
Lot Size:	0.55± Acres
Building Size:	6,500± SF

SPACES	LEASE RATE	SIZE (SF)
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Interior Photos



Interior Photos



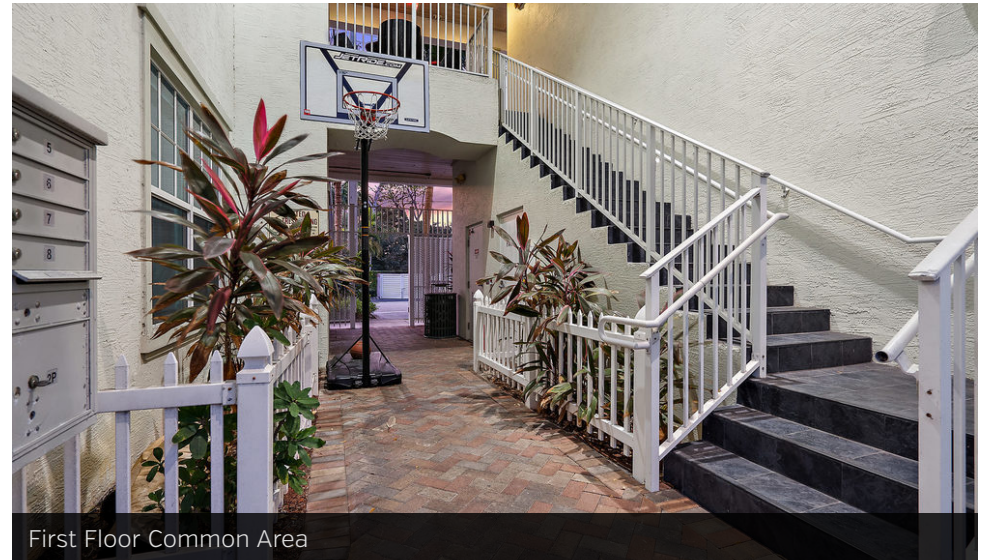
First Floor, South Building



First Floor, North Building

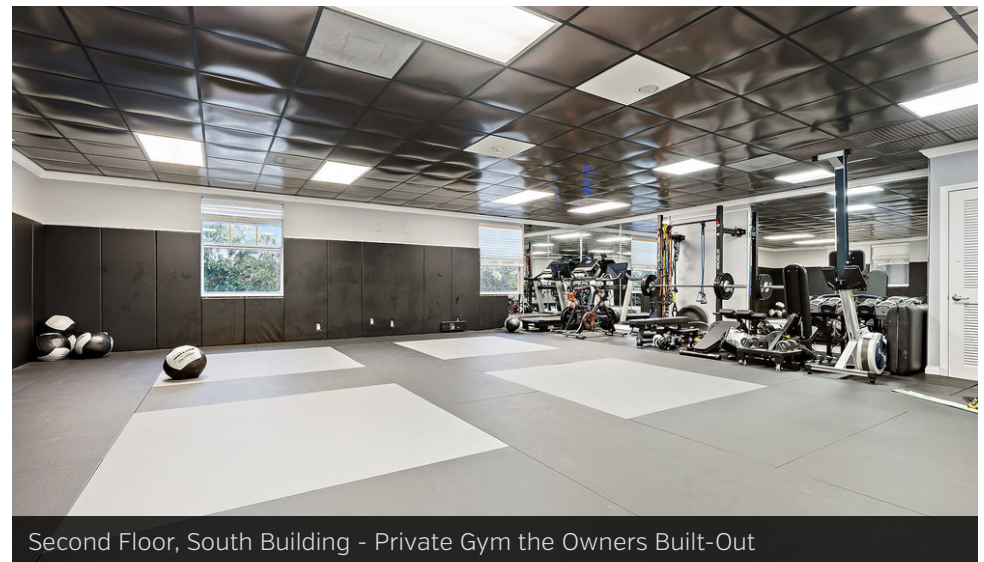


First Floor, North Building



First Floor Common Area

Interior Photos



Exterior Photo



50 South Dixie Professional Center

Exterior Photo



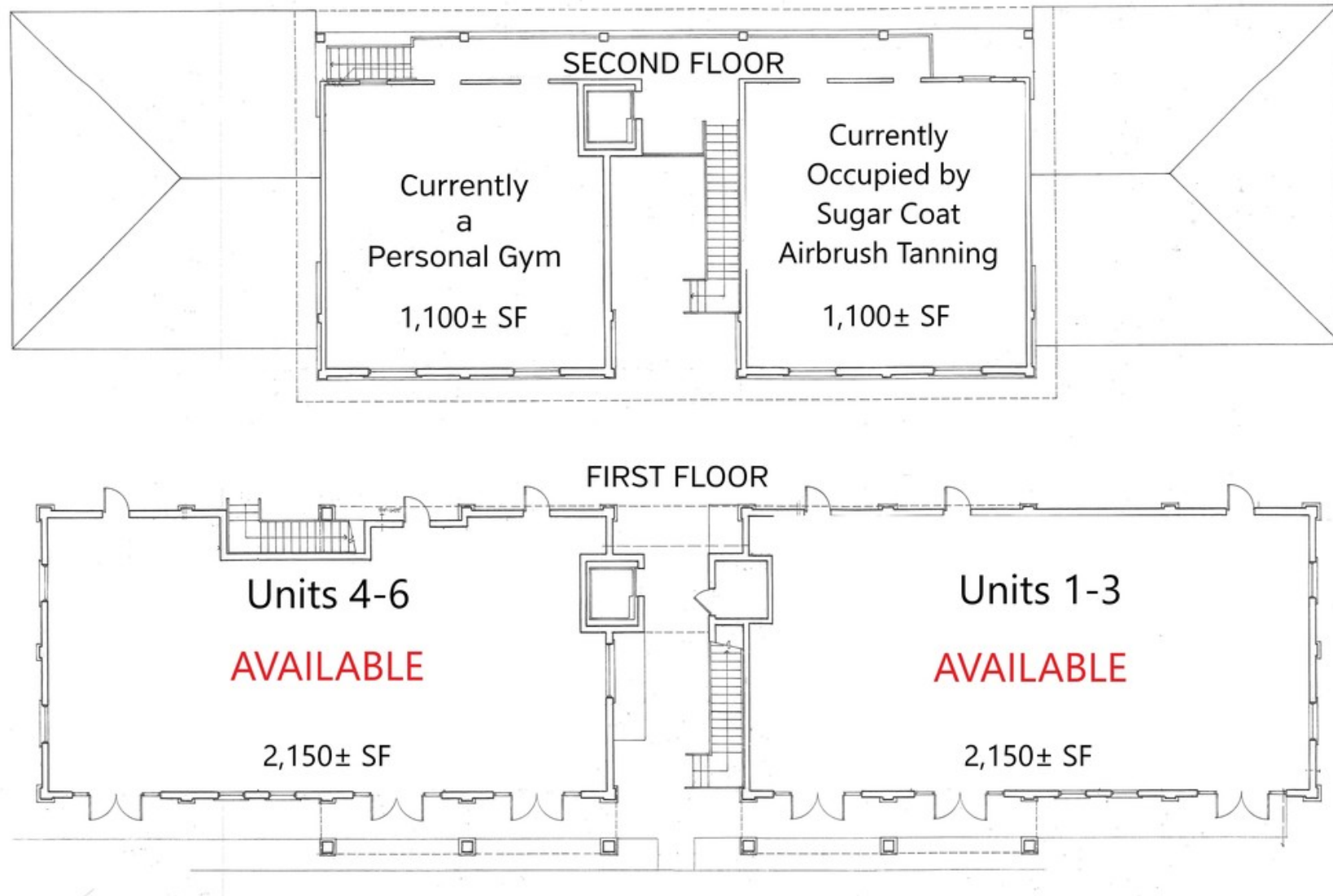
50 South Dixie Professional Center

Exterior Photo

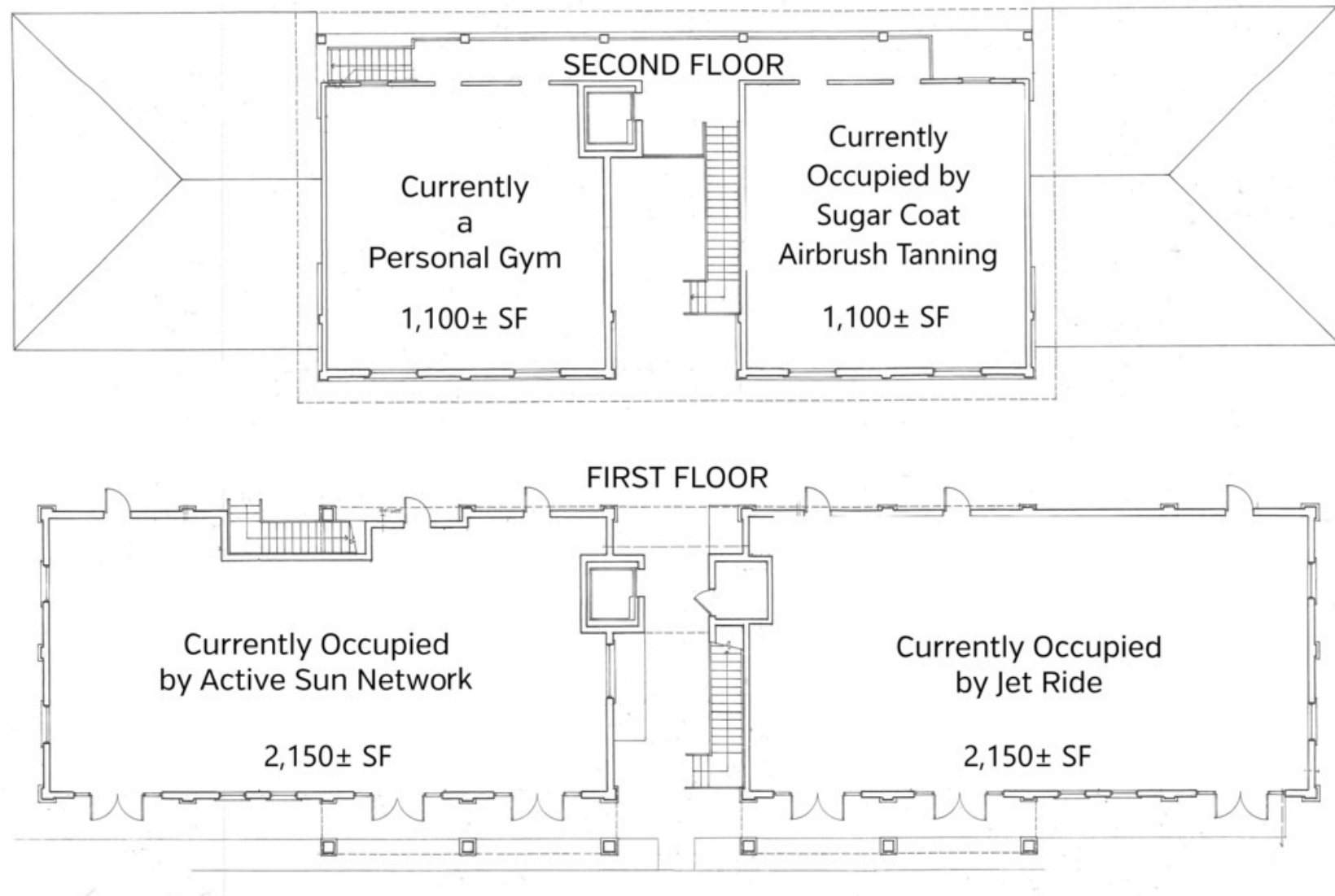


50 South Dixie Professional Center

Available Office/Medical Space For Lease

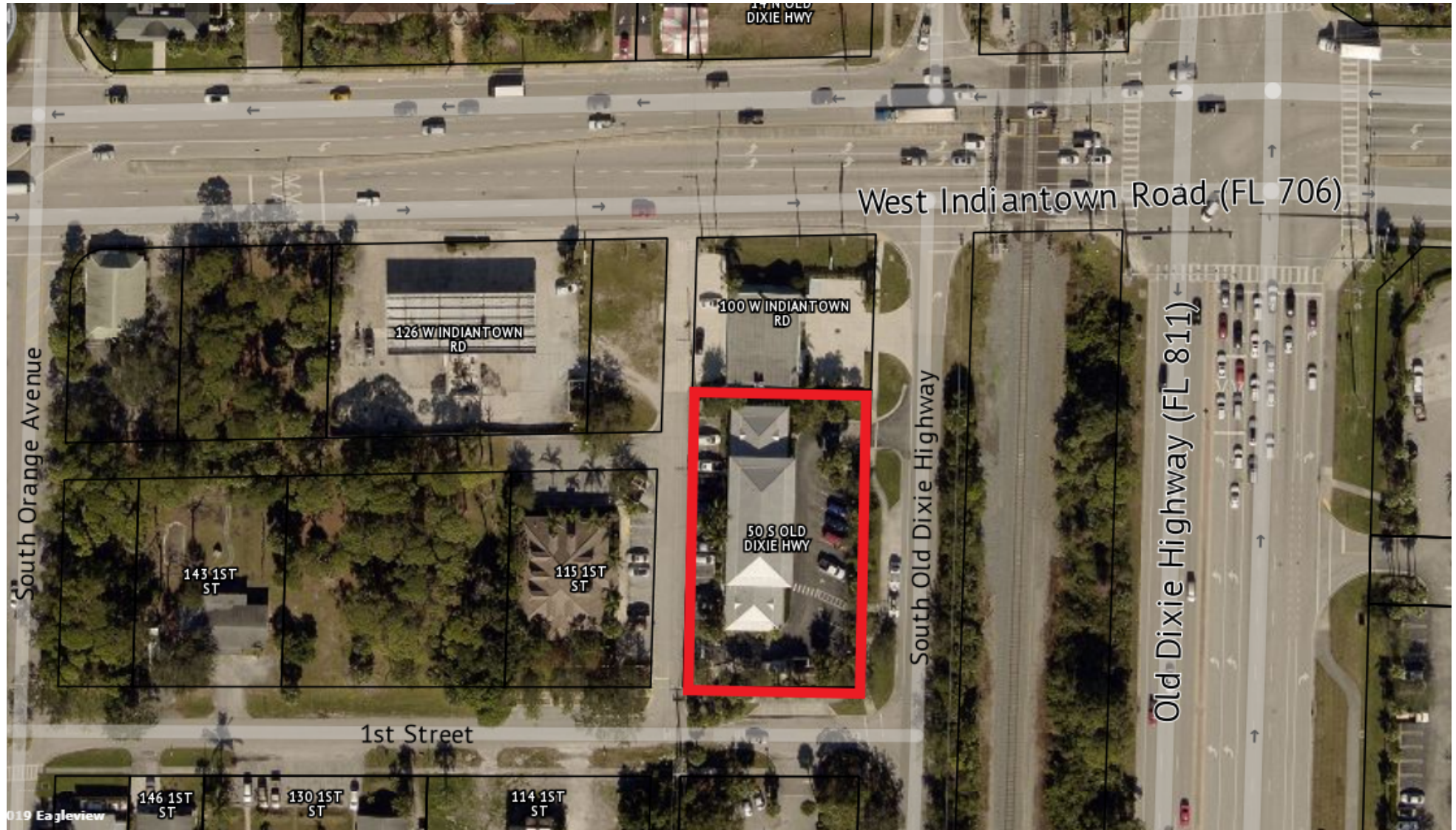


Floor Plan

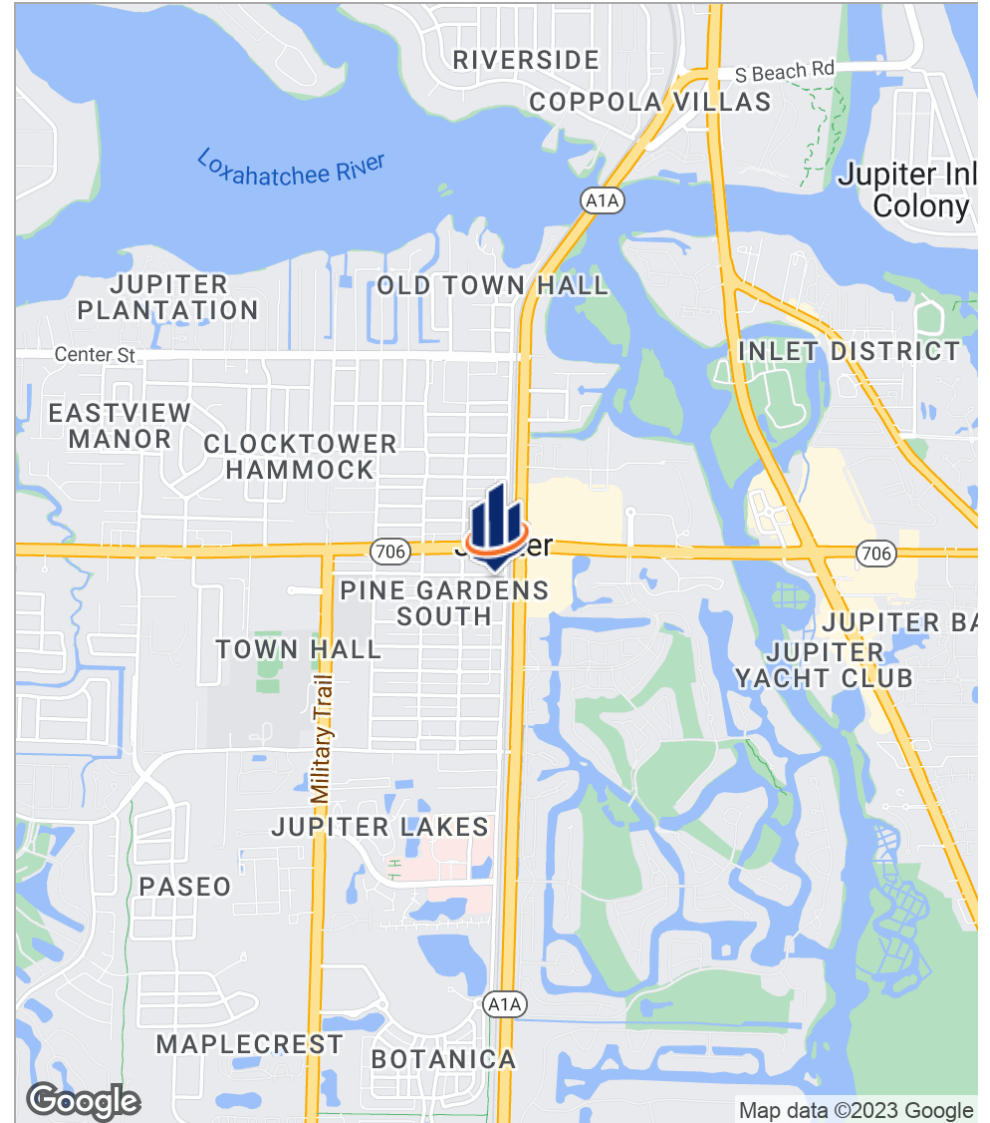
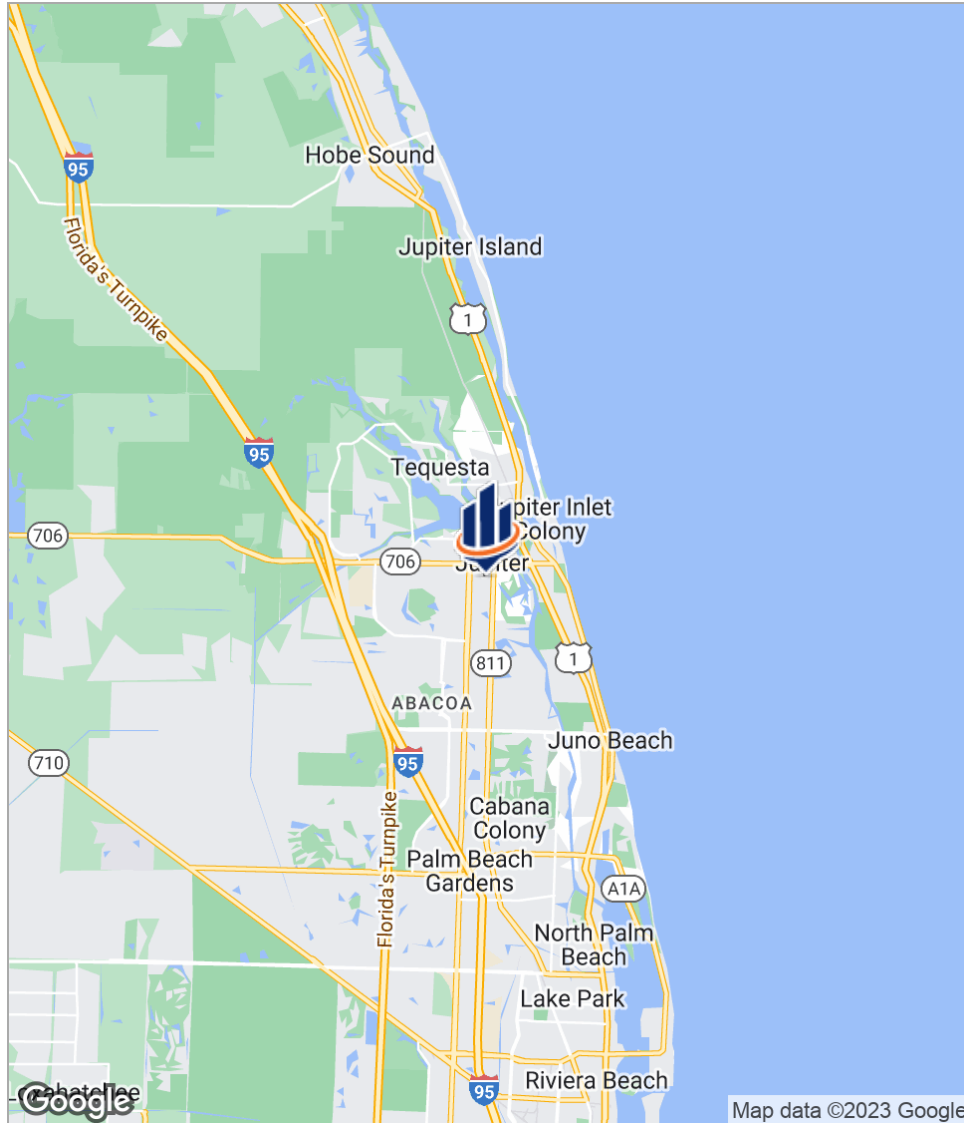




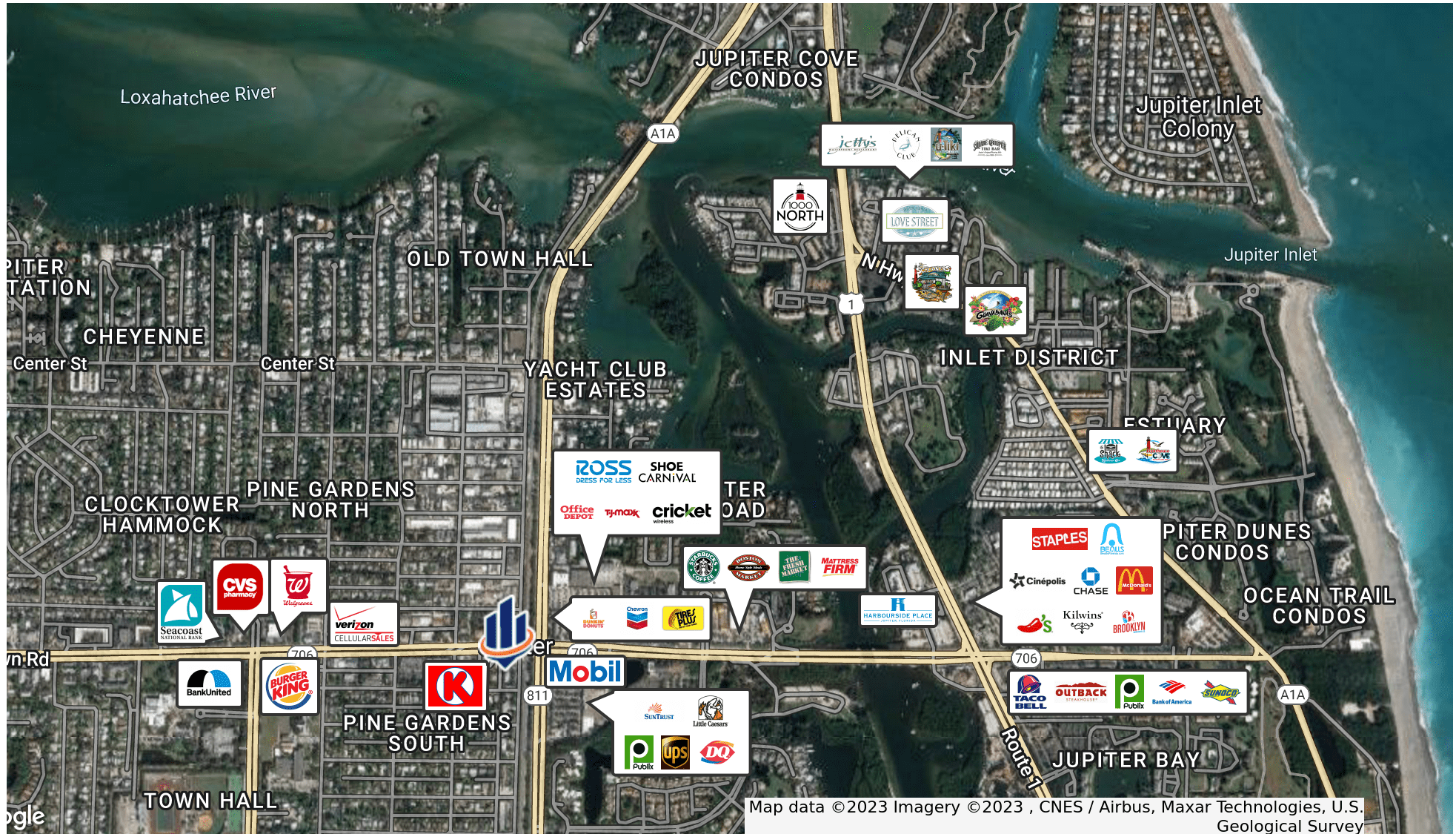
Parcel Outline



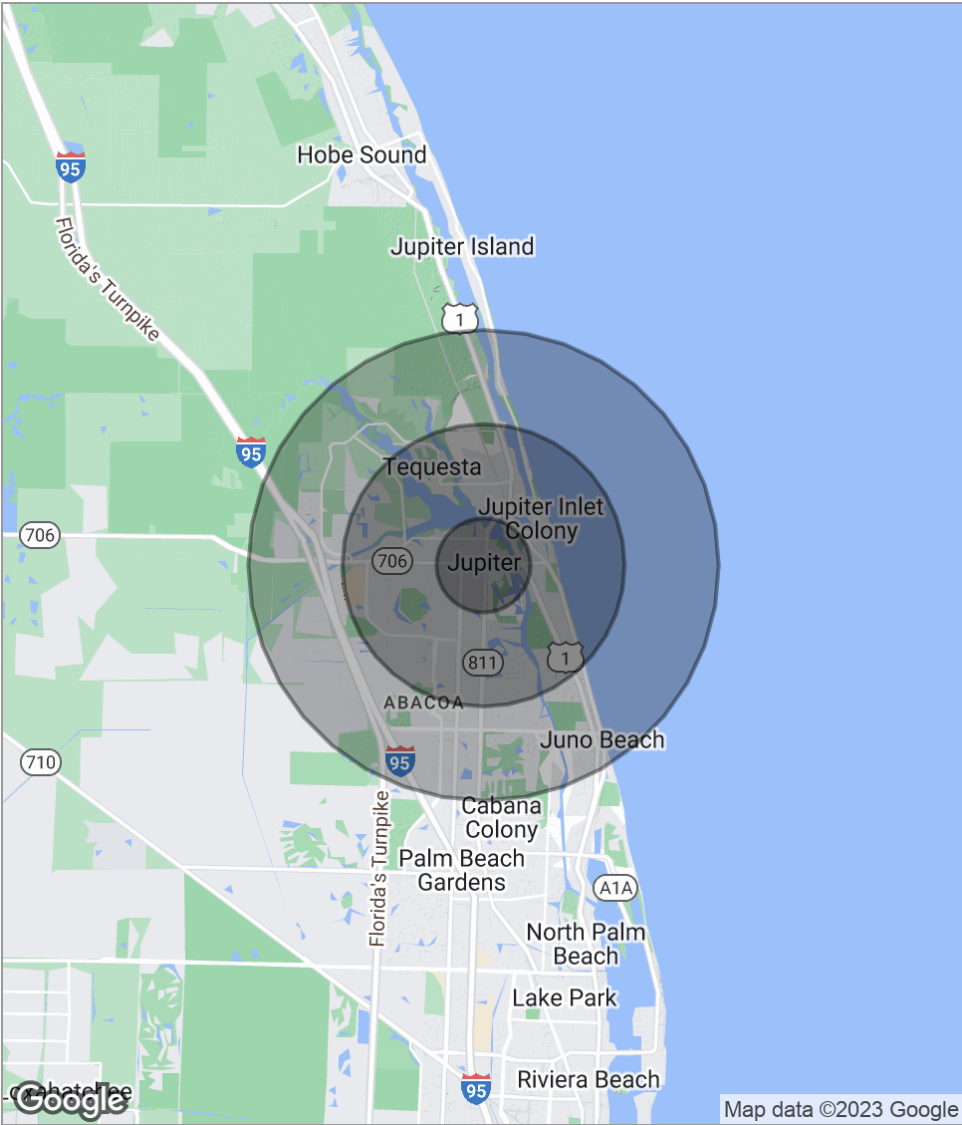
Location Maps



Retailer Map



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,331	53,382	92,679
Median age	41.9	44.3	44.6
Median age [Male]	41.6	44.2	44.7
Median age [Female]	41.8	44.4	44.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,817	22,319	38,402
# of persons per HH	2.6	2.4	2.4
Average HH income	\$102,068	\$101,237	\$106,776
Average house value	\$379,279	\$431,464	\$455,441
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	31.7%	15.1%	12.0%
RACE (%)	1 MILE	3 MILES	5 MILES
White	82.5%	89.8%	90.6%
Black	2.6%	2.1%	2.4%
Asian	1.1%	1.7%	2.0%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.1%	0.2%	0.2%
Other	13.0%	4.9%	3.5%

* Demographic data derived from 2020 ACS - US Census



810 Saturn Street, Suite 24 Unit B
Jupiter, FL 33477
561.346.2310