

# OFFICE/MEDICAL SUITES ON INDIANTOWN RD

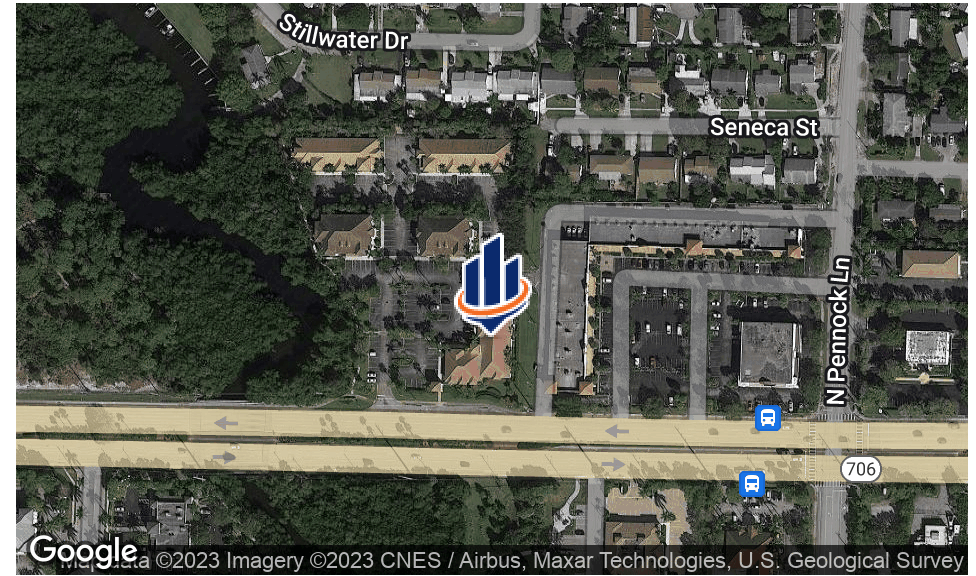
1001 W. Indiantown Rd #103 & 104  
Jupiter, Florida



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## OFFERING SUMMARY

CONDO SIZE:	1,946± SF
YEAR BUILT:	2004
UNIT 103 ZONING:	Professional Office
UNIT 104 ZONING:	Office/Medical
TRAFFIC COUNT:	46,000 [2019]
APN 1:	30424102530031030
APN 2:	30424102530031040

## PROPERTY OVERVIEW

1,946± SF of beautifully laid-out, professional office space with high-end finishes. Suite 103 has four offices, a large conference room, kitchenette, bathroom, and large storage closet. Suite 104 is zoned for medical use. This suite contains three offices, a large conference room, kitchenette, and handicap bathroom. Quarterly condo association fees are \$1,943.00.

## LOCATION OVERVIEW

Two office condos located 0.50± mile west of Military Trail on the north side of Indiantown Road. Easy access to U.S. One, I-95, and Florida's Turnpike.

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BUILDING INFORMATION

BUILDING CLASS	B
TENANCY	Single
CEILING HEIGHT	9-10± ft
YEAR BUILT	2004
GROSS LEASABLE AREA	1,946± SF
CONSTRUCTION STATUS	Existing
CONDITION	Good
FREE STANDING	No

PROPERTY HIGHLIGHTS

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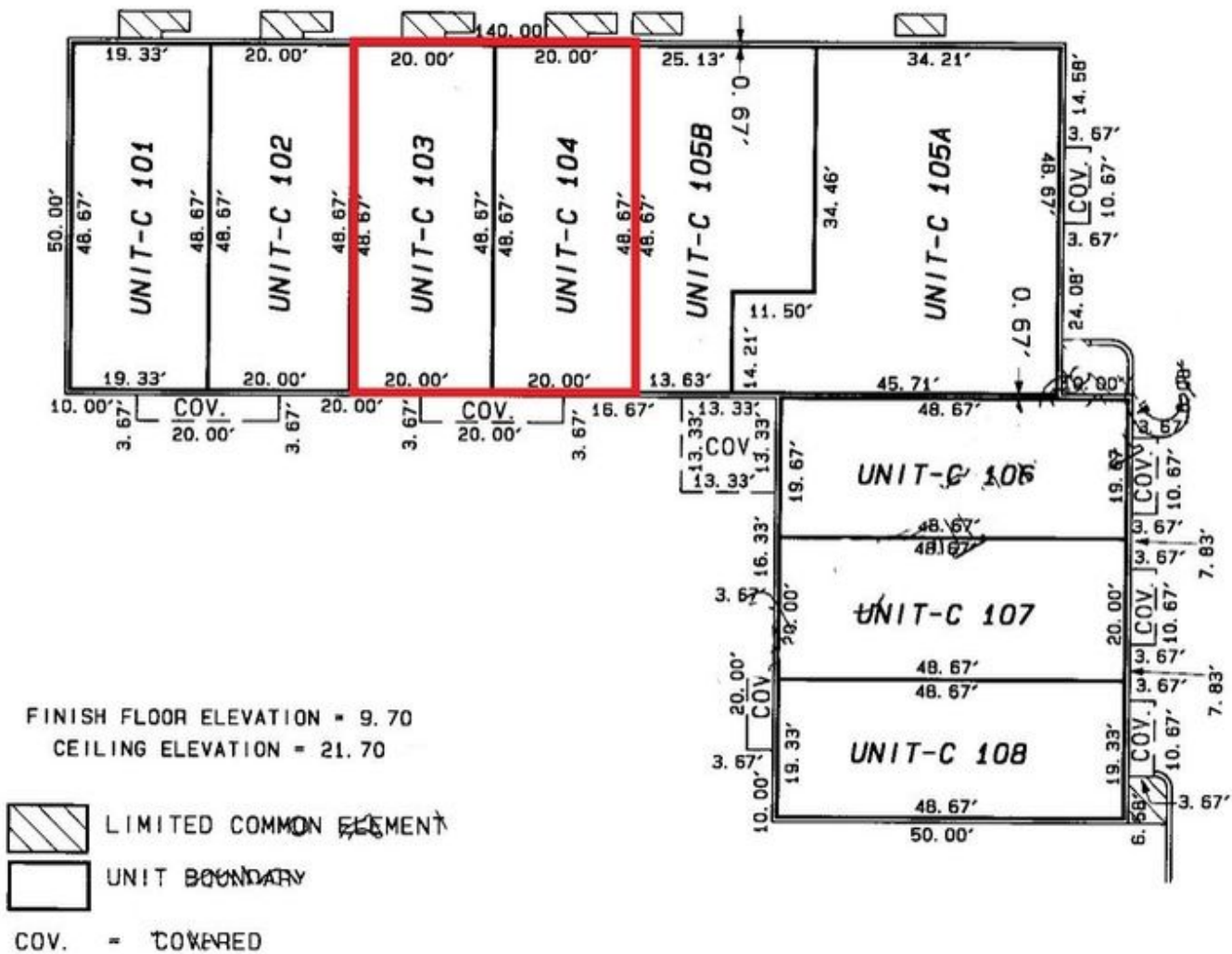
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NOTE: ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNITS

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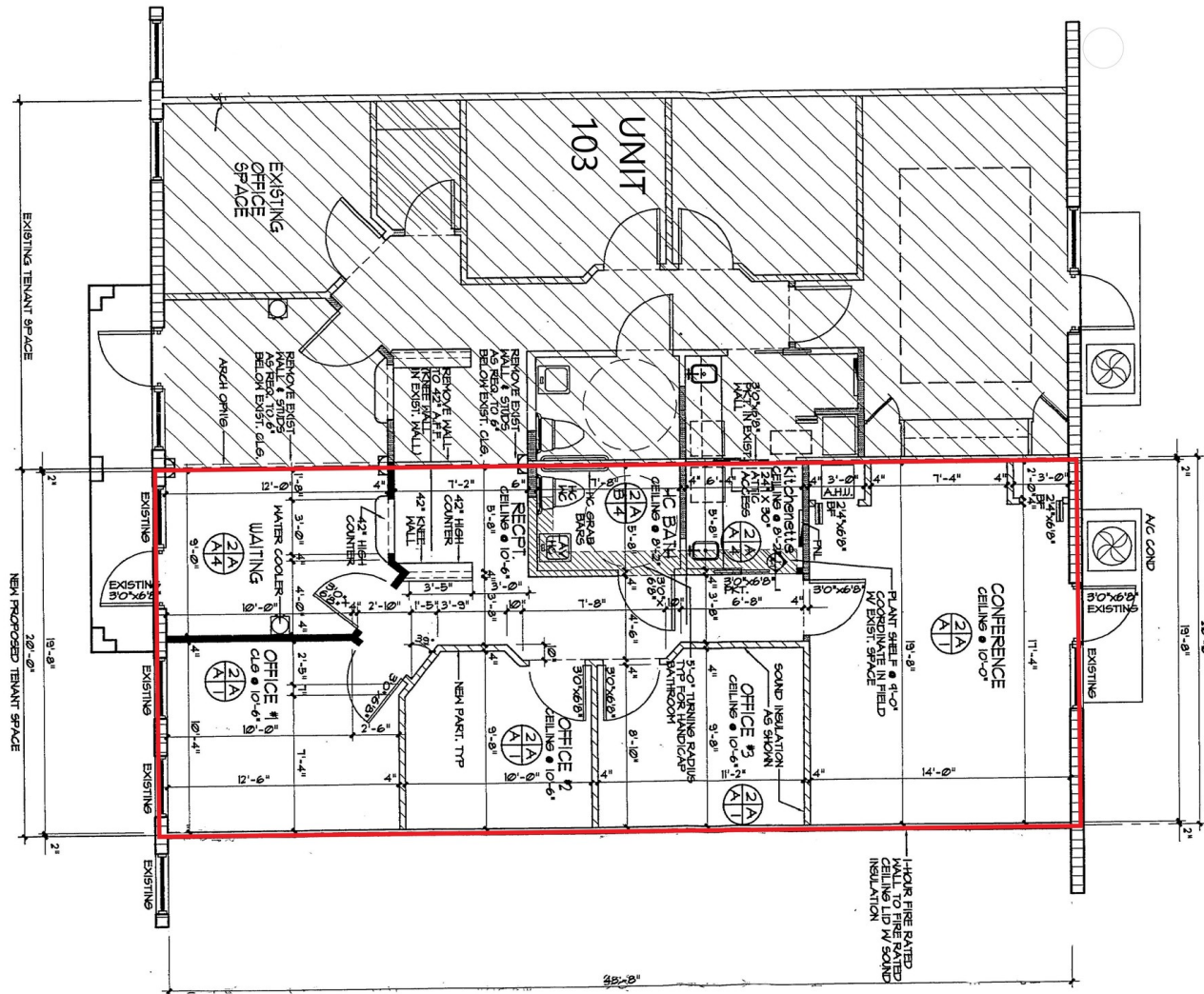
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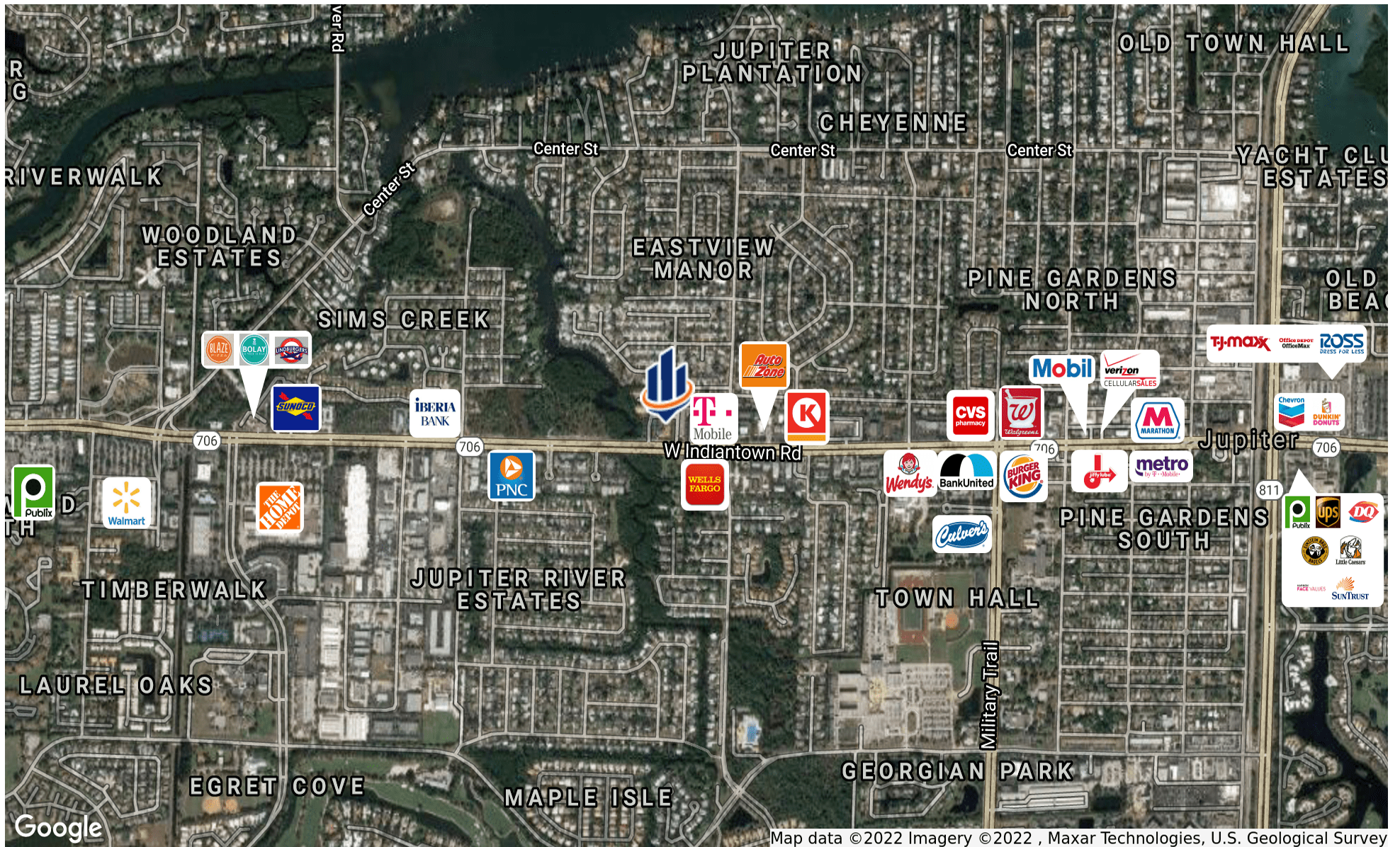
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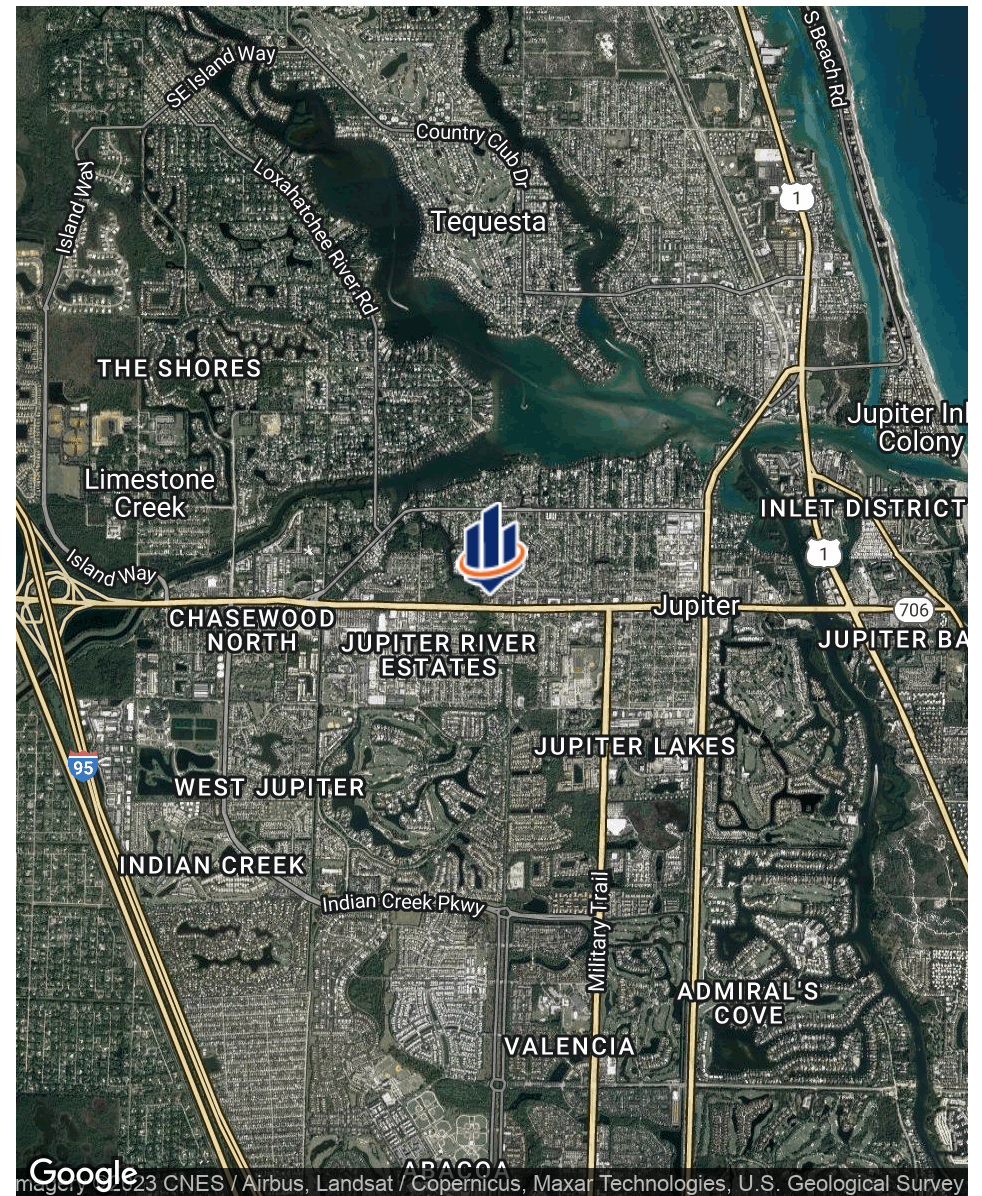
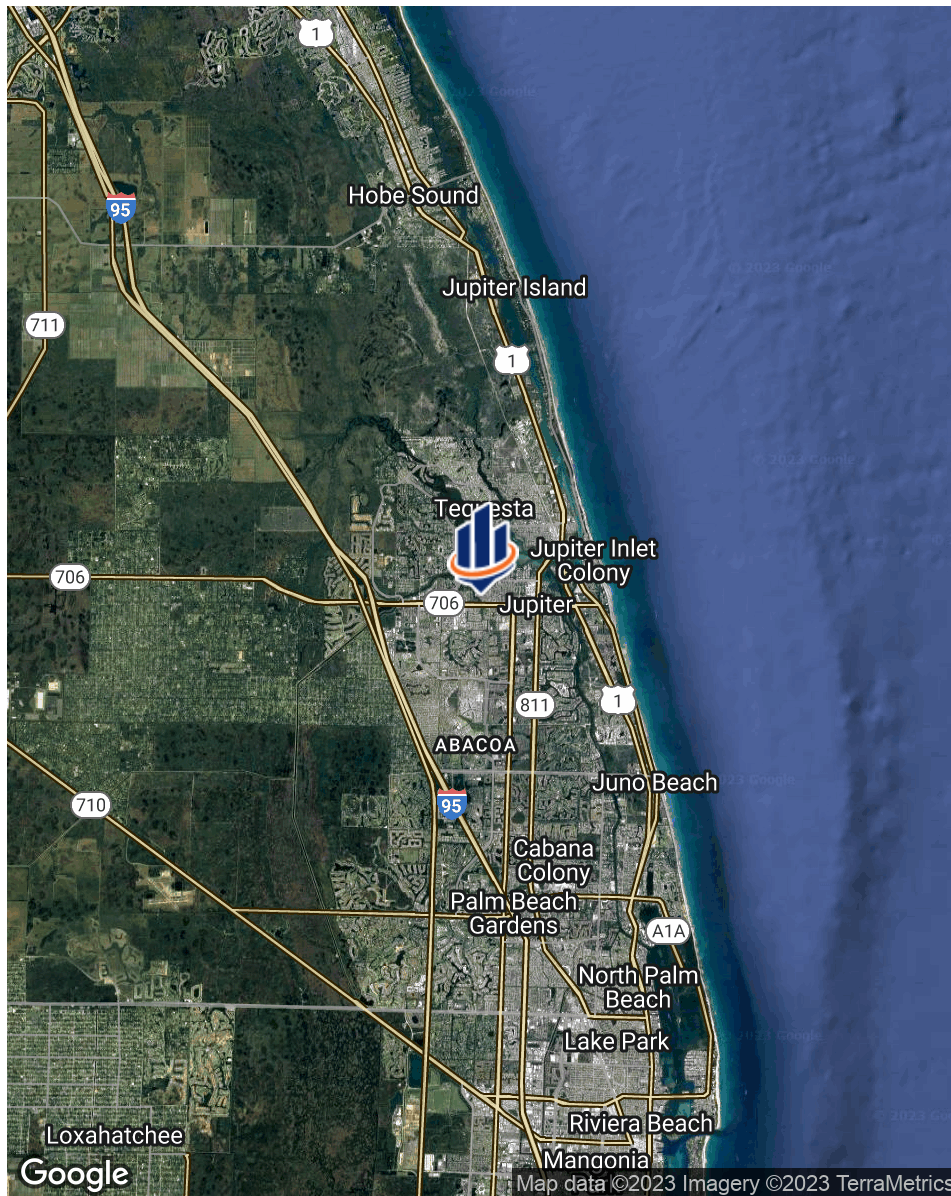
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## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,078	63,383	95,264
AVERAGE AGE	37.3	42.1	44.5
AVERAGE AGE (MALE)	37.0	42.0	44.6
AVERAGE AGE (FEMALE)	36.5	42.2	44.4

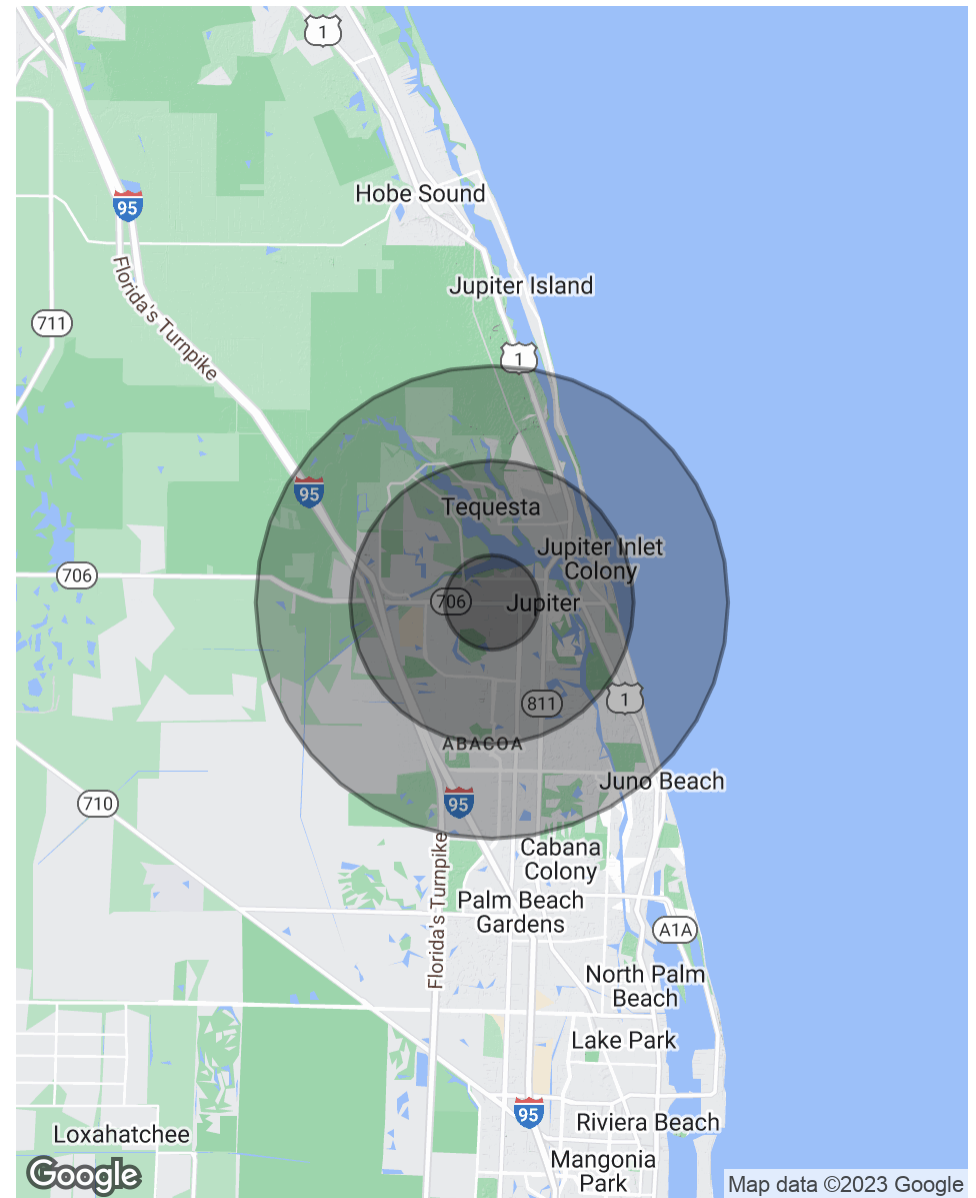
## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,072	25,379	39,037
# OF PERSONS PER HH	2.7	2.5	2.4
AVERAGE HH INCOME	\$78,310	\$98,129	\$106,387
AVERAGE HOUSE VALUE	\$382,792	\$430,406	\$449,878

## TRAFFIC COUNTS

	46,000/day
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\* Demographic data derived from 2020 ACS - US Census



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**PRESENTED BY:**

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