

Freestanding Retail Building **FOR SALE**

**11785 U.S. Highway One
North Palm Beach**



Rob Hamman | Managing Director | 561.346.2310 | robert.hamman@svn.com

SVN COMMERCIAL PARTNERS | 810 SATURN STREET, STE 24., JUPITER, FL 33477 | WWW.JUPITERCOMMERCIAL.US

Property Summary



OFFERING SUMMARY

Sale Price:	\$1,295,000
Building Size:	3,185± SF
Lot Size:	0.15± Acres
Zoning:	CG
Traffic Count:	29,000 [2019]
APN:	00434204000003430

PROPERTY OVERVIEW

Former Verizon Building. 3,185± SF freestanding retail building with frontage on U.S. Highway One. Open floor plan with small office/safe room, kitchen/break area, and two bathrooms.

LOCATION OVERVIEW

This property is 0.25± miles north of the PGA Blvd and US Highway One intersection, located on the west side of the road. Directly across the street from Shoppes at Oakbrook Square, a Publix and Stein Mart anchored shopping center.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,904	26,778	53,414
Total Population	8,715	62,578	129,120
Average HH Income	\$89,795	\$73,298	\$82,268

11785 U.S. Hwy One



11785 U.S. Hwy One



11785 U.S. Hwy One



11785 U.S. HIGHWAY ONE NORTH PALM BEACH, FL 33408

SVN | Commercial Partners | Page 5

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Parcel Outline



11785 U.S. HIGHWAY ONE NORTH PALM BEACH, FL 33408

SVN | Commercial Partners | Page 6

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Boundary Survey



BOUNDARY SURVEY

Date Of Field Work - 02/15/2021 Drawn By - E.V. Order #: 1000120805

11785 US HIGHWAY 1, NORTH PALM BEACH, FL 33408

561.508.5472

5601 CORPORATE WAY | SUITE 103
WEST PALM BEACH, FL 33407

www.PinnacleSurveying.net | LB 8218

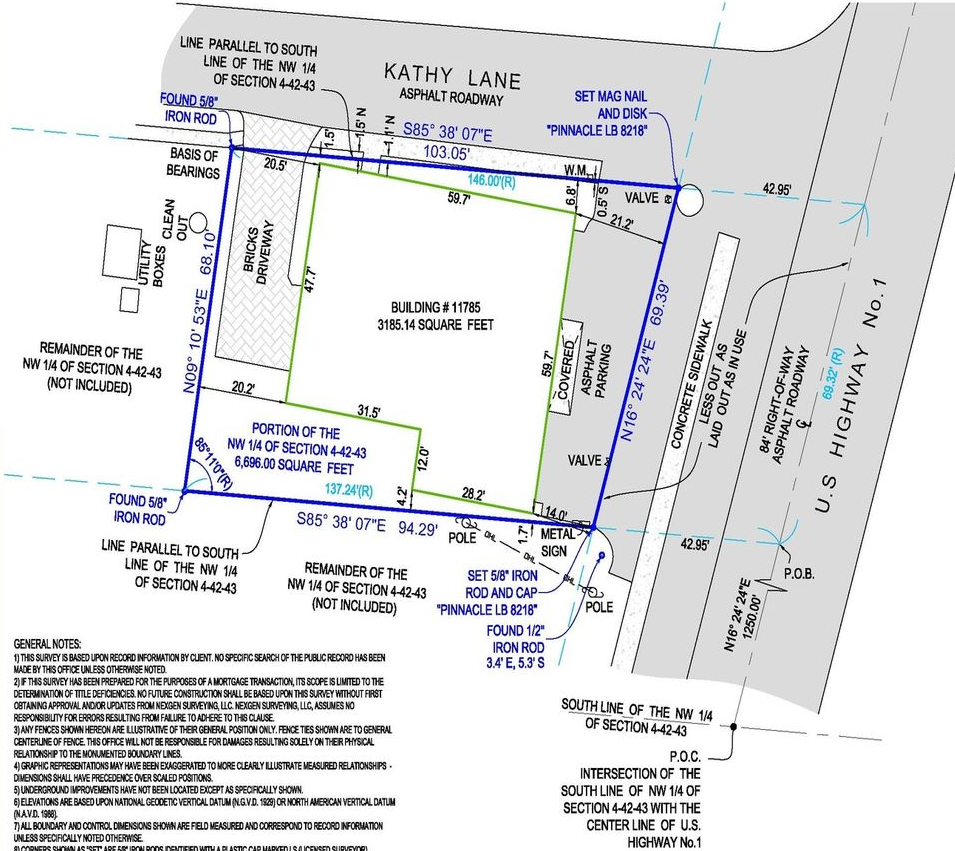


AERIAL PHOTOGRAPH
(NOT-TO-SCALE)



SCALE: 1" = 20'

LEGEND:	
AC	AIR CONDITIONER
AL	ARC LENGTH
(C)	CALCULATED
(D)	DRAINAGE EASEMENT
(M)	MEASURED
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
P.B.	PLAT BOOK
P.G.	PAGE
P.U.E.	PUBLIC UTILITY EASEMENT
R	RADIUS
R.R.	RECORD
U.E.	UTILITY EASEMENT
WM	WATER METER
FF	FINISH FLOOR
O.R.B.	OFFICIAL RECORD BOOK
ELEV.	ELEVATION
#	NUMBER
ASPH.	ASPHALT
CONC.	CONCRETE
PAVEM.	PAVEMENT
WOOD	WOOD
LP	LIGHT POLE
WELL	WELL
W.V.	WATER VALVE
CL	CENTER LINE
CB	CATCH BASIN
FI	FIRE HYDRANT
PO	POLE
MANH.	MANHOLE
XY	TOPOGRAPHIC ELEVATION



GENERAL NOTES:

- THIS SURVEY IS BASED UPON RECORD INFORMATION BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM NEIGEN SURVEYING, LLC. NEIGEN SURVEYING, LLC ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1988) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988).
- ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- CORNERS SHOWN AS "SET" ARE 5/8" IRON RODS IDENTIFIED WITH A PLASTIC CAP MARKED LB (LICENSED SURVEYOR)

ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

LEGAL DESCRIPTION:

FROM THE INTERSECTION OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 43 EAST, WITH THE CENTER LINE OF U.S. HIGHWAY NO. 1; THENCE NORTHERLY ALONG THE CENTERLINE 1250 FEET TO THE POINT OF BEGINNING AND THE SOUTHEAST CORNER OF THE PARCEL OF LAND TO BE HEREIN DESCRIBED; THENCE WESTERLY PARALLEL WITH THE SOUTH LINE 137.24 FEET THENCE NORTHERLY MAKING AN ANGLE WITH THE PRECEDING COURSE OF 85°11' MEASURED FROM EAST TO NORTH FOR A DISTANCE OF 68.1 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE A DISTANCE OF 146 FEET TO THE CENTERLINE OF U.S. HIGHWAY NO. 1; THENCE SOUTHERLY ALONG THE CENTERLINE A DISTANCE OF 69.32 FEET TO THE POINT OF BEGINNING

CERTIFIED TO:

FLOOD ZONE:

12099C0381F
ZONE: X
EFF: 10/05/2017

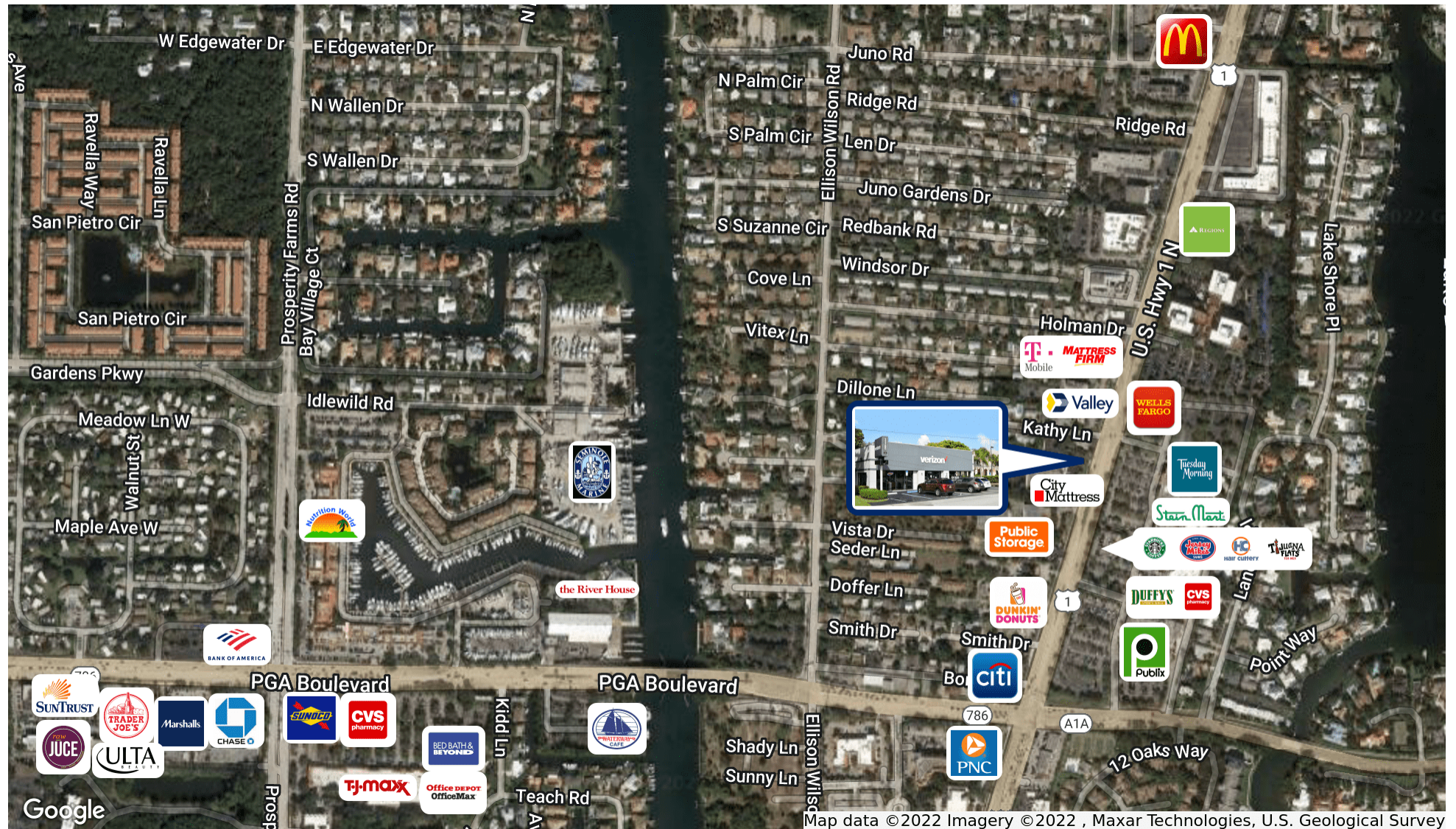
SURVEYOR NOTES:

-CONCRETE WALK CROSSES NORTHERLY PROPERTY LINE AS SHOWN.
-DRIVEWAY CROSSES OVER THE NORTH PROPERTY LINE AND INTO THE ROAD RIGHT OF WAY AS SHOWN.
-ASPHALT CROSSES EASTERLY PROPERTY LINE AS SHOWN.

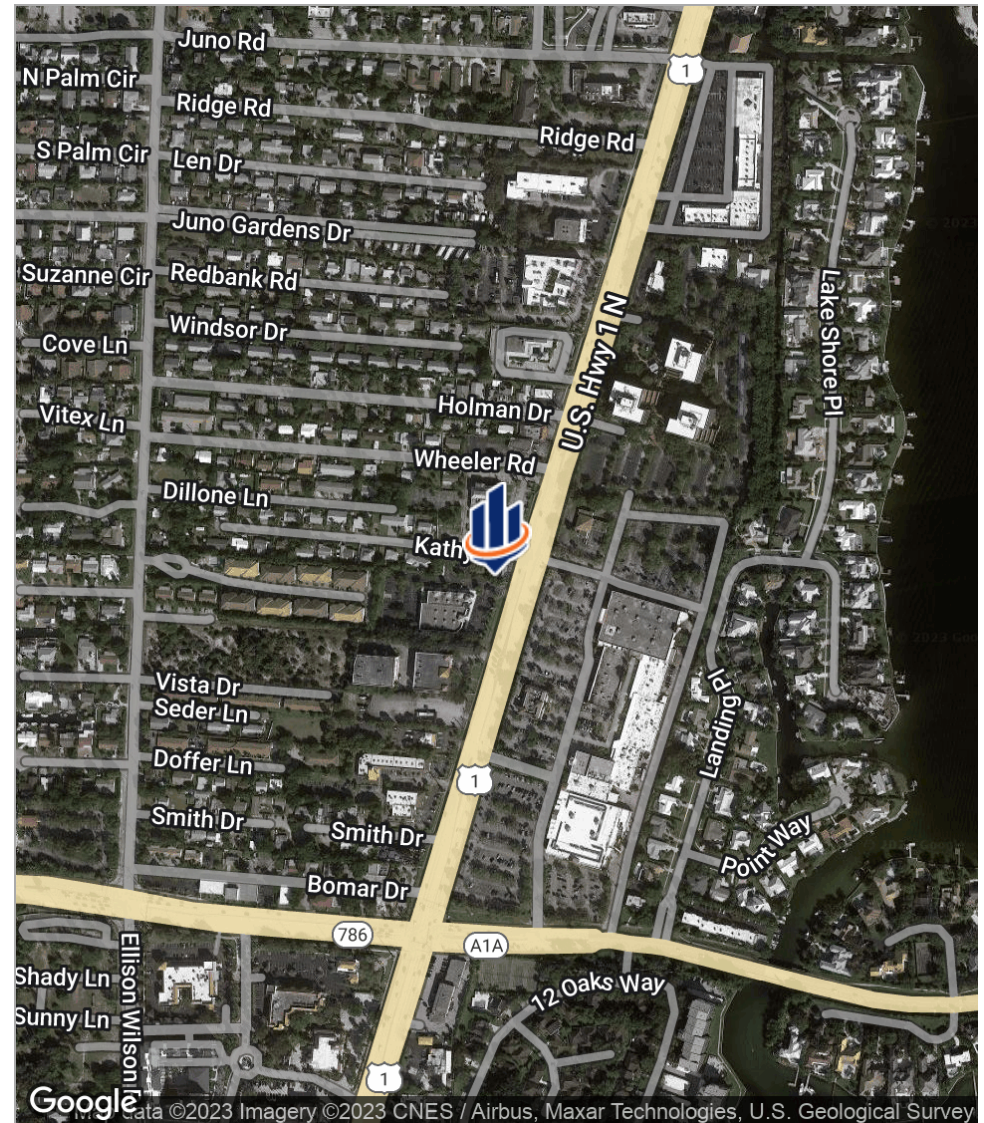
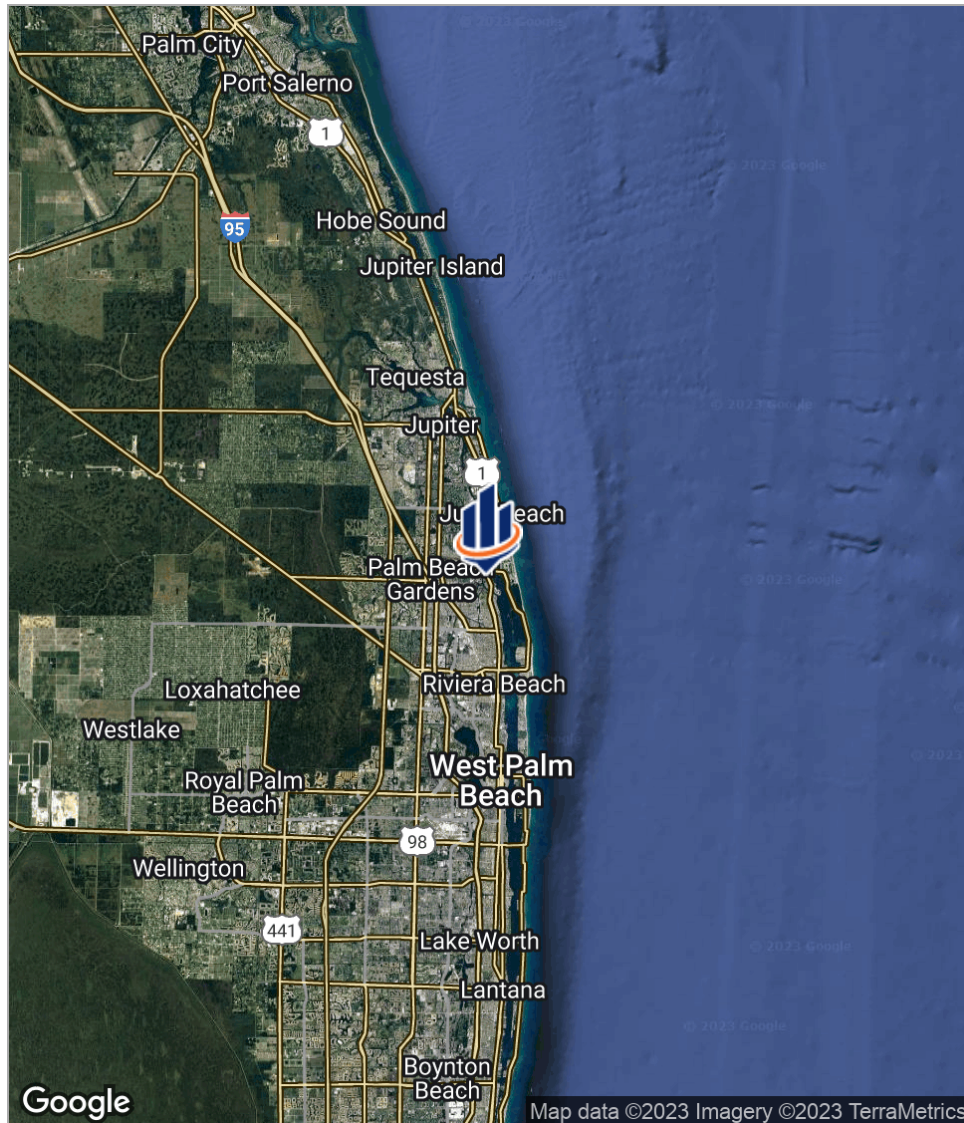
I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



Retailer Map



Location Maps

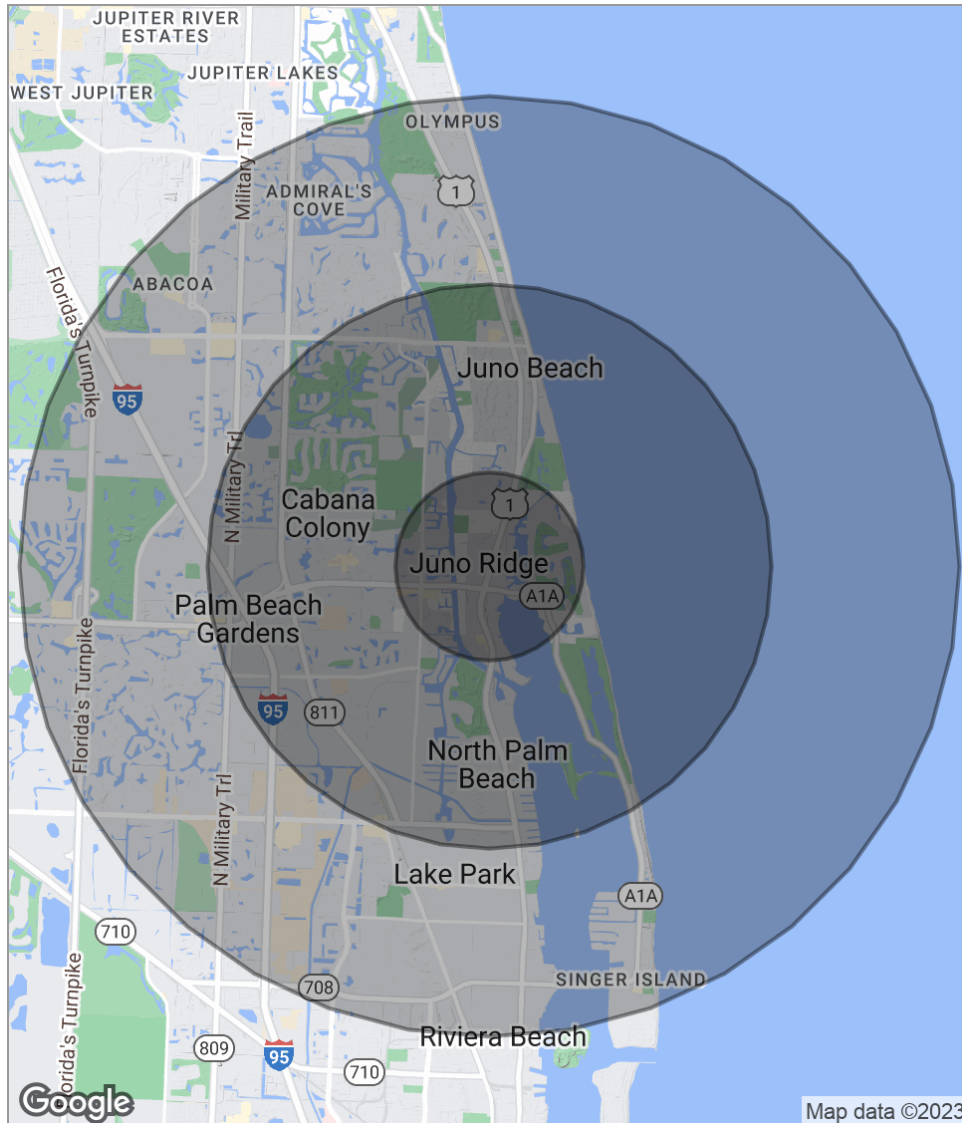


11785 U.S. HIGHWAY ONE NORTH PALM BEACH, FL 33408

SVN | Commercial Partners | Page 9

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,715	62,578	129,120
Median age	45.3	42.7	41.4
Median age (Male)	45.6	42.1	40.0
Median age (Female)	44.4	42.8	42.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,904	26,778	53,414
# of persons per HH	2.2	2.3	2.4
Average HH income	\$89,795	\$73,298	\$82,268
Average house value	\$425,496	\$363,617	\$360,523

* Demographic data derived from 2020 ACS - US Census



1800 Corporate Blvd. NW, Suite 100
Boca Raton, FL 33431
561.340.0865
svncp.com