

Fully Approved Car Wash Site

8530 SE Federal Hwy, Hobe Sound, FL 33455

NAI Southcoast



Presented by

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FOR SALE

\$1,745,000

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Property Details

- Address: 8530 SE Federal Hwy, Hobe Sound, FL 33455
- Size: 1.4 Acres
- Frontage: 200 Feet SE Federal Hwy
- Zoning: Commercial General
- Across the street from Publix
- Access: Left in, Left out
- AADT: 37,500 cars per day
- 2023 Average Household Income within 3 miles: \$102,295
- 2028 Projected Household Income within 3 miles: \$121,540

Property Overview

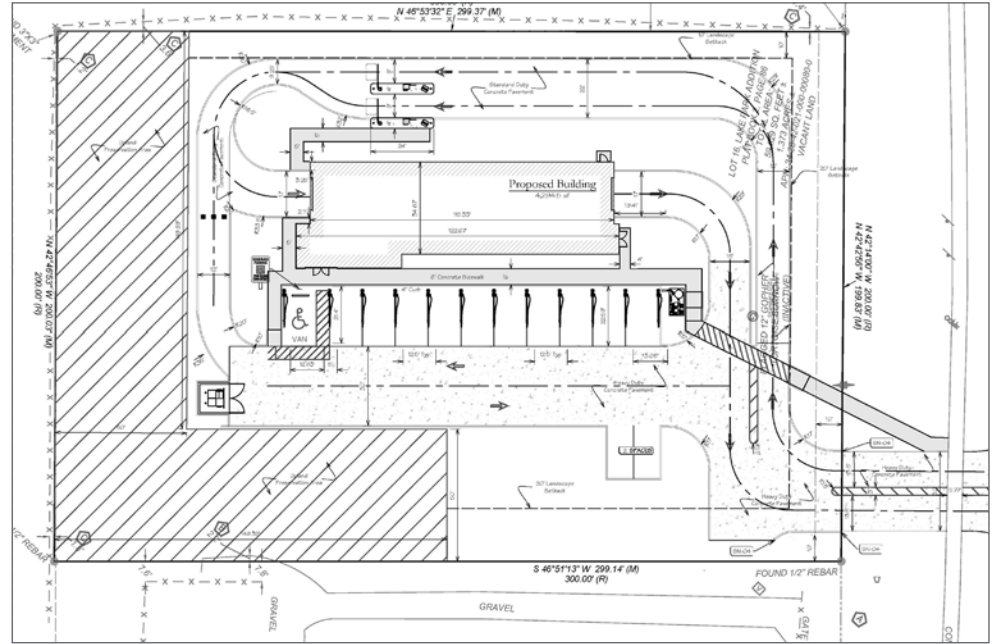
A strategic tract on desirable SE Federal Highway. This well located commercial tract features 200 feet of SE Federal Hwy frontage.

The area is very attractive and enjoys growing SE Federal Hwy traffic counts and solid demographics. The property is convenient to the robust economies of Stuart, Hobe Sound and northern Palm Beach County.

The area has a growing population under-served by commercial amenities.

Fully site plan approved for a Car Wash with the ability to get final construction permits very quickly!

Recent Environmental and other reports available!



Demographic Highlights

	Average Household Income	Median Age
1 Mile	\$82,916	64.8
3 Miles	\$102,295	62.2
5 Miles	\$102,931	59.9

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DOLLAR GENERAL

MEDALIST GOLF CLUB

200'
±1.4 Acres



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SE FEDERAL HWY

37,500 AADT

200'

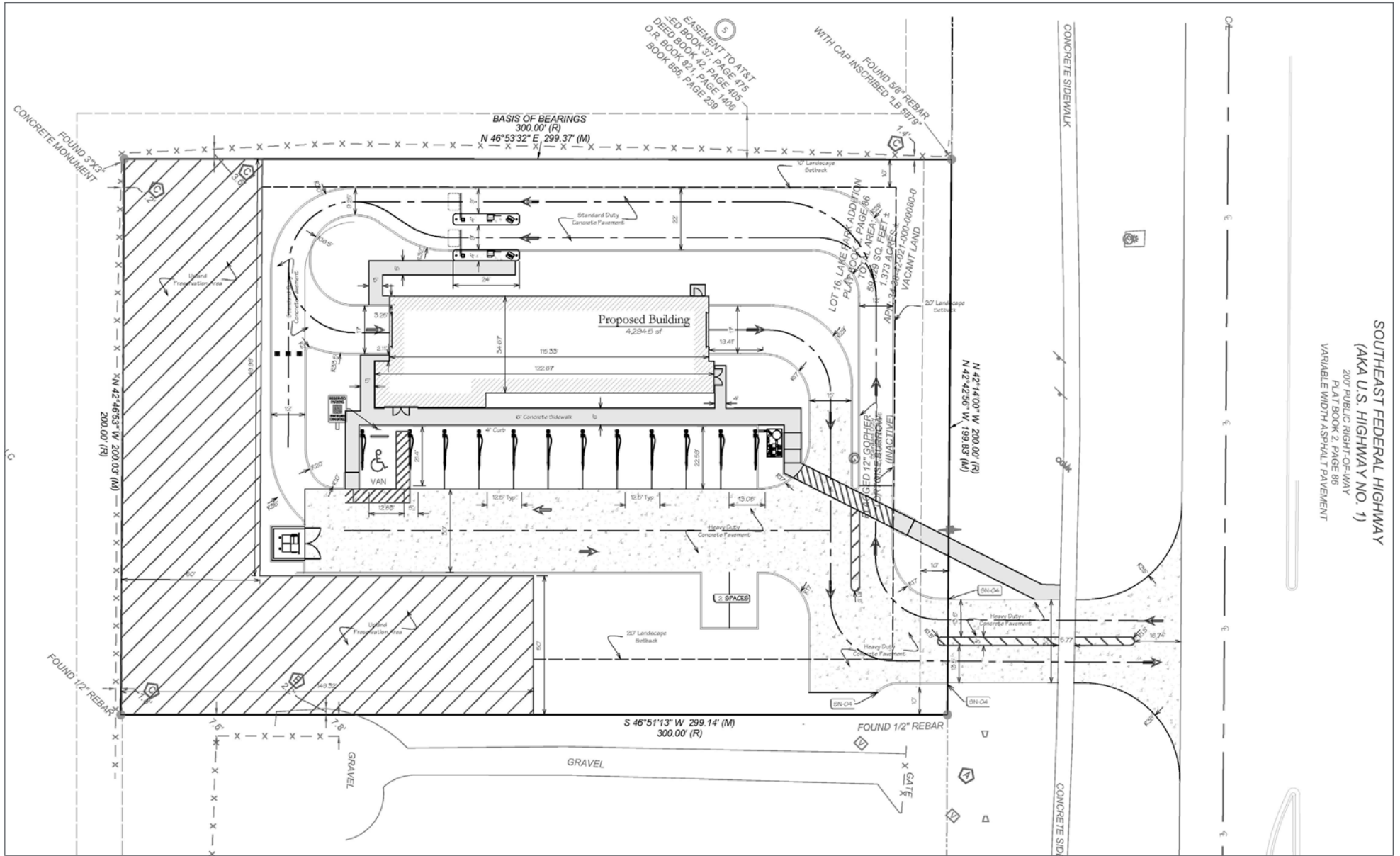
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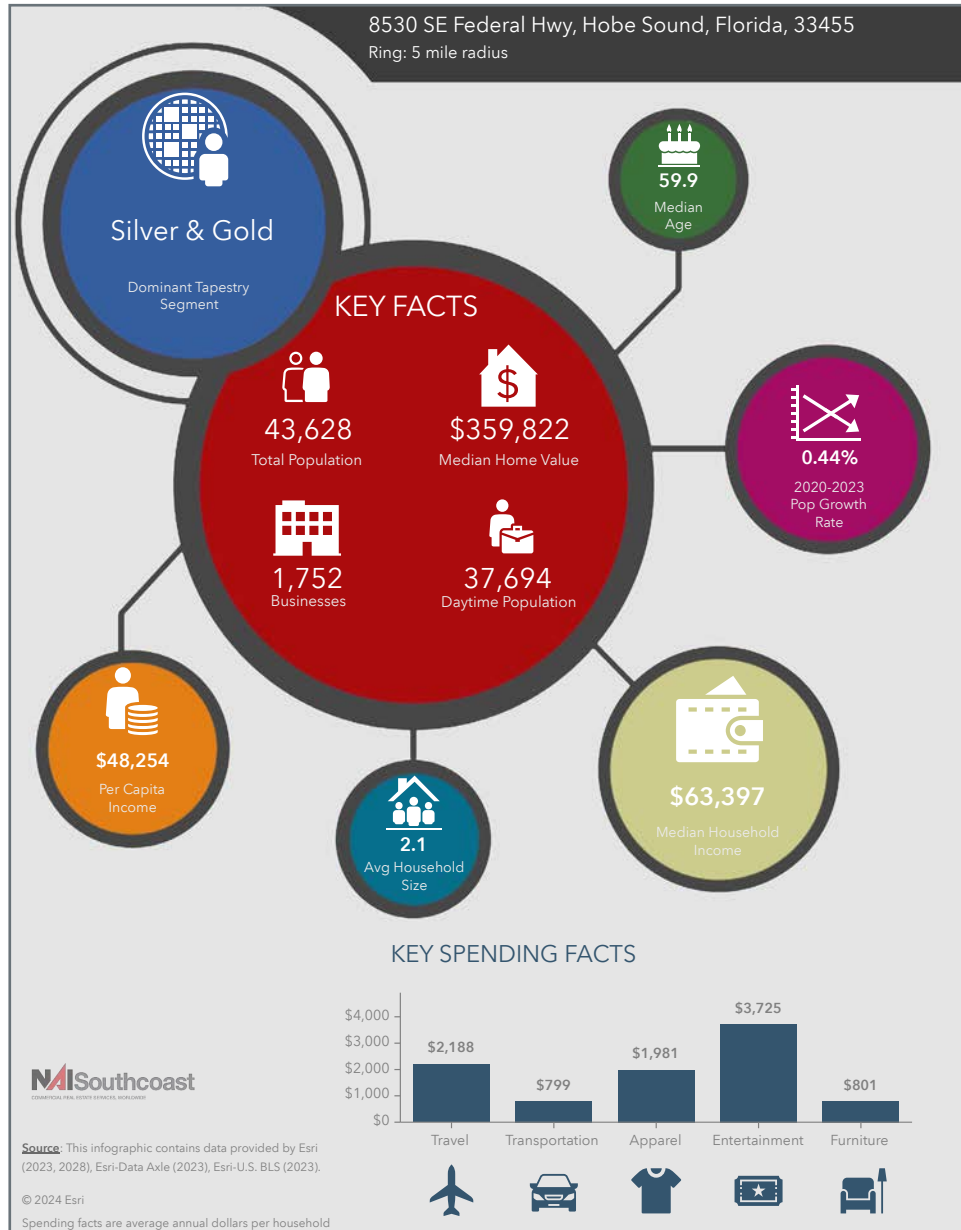
Fully Approved Site Plan



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2023 Demographics



Population

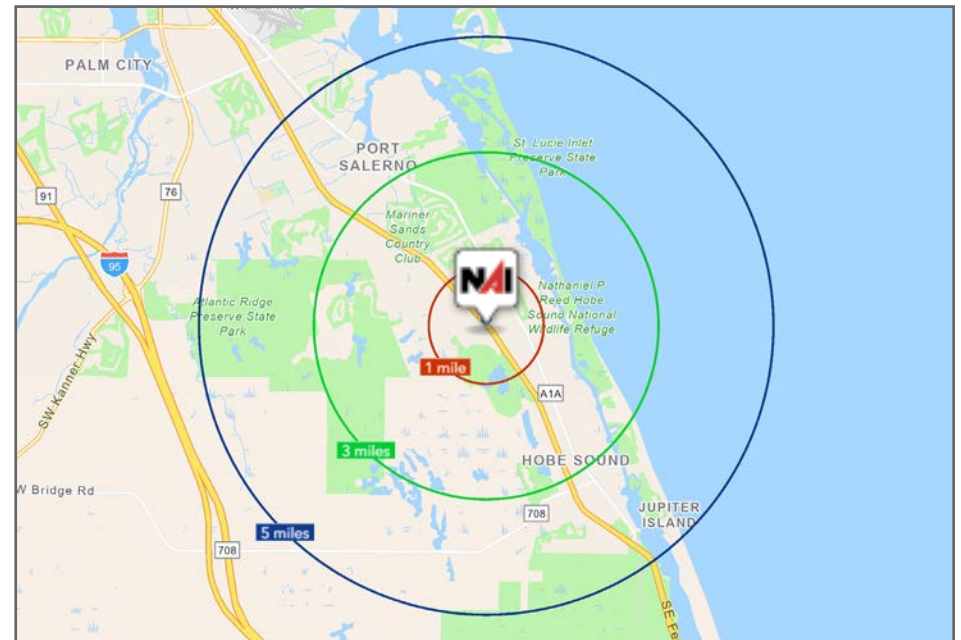
- 1 Mile: 5,490
- 3 Mile: 22,704
- 5 Mile: 43,628

Average Household Income

- 1 Mile: \$82,916
- 3 Mile: \$102,295
- 5 Mile: \$102,931

Median Age

- 1 Mile: 64.8
- 3 Mile: 62.2
- 5 Mile: 59.9



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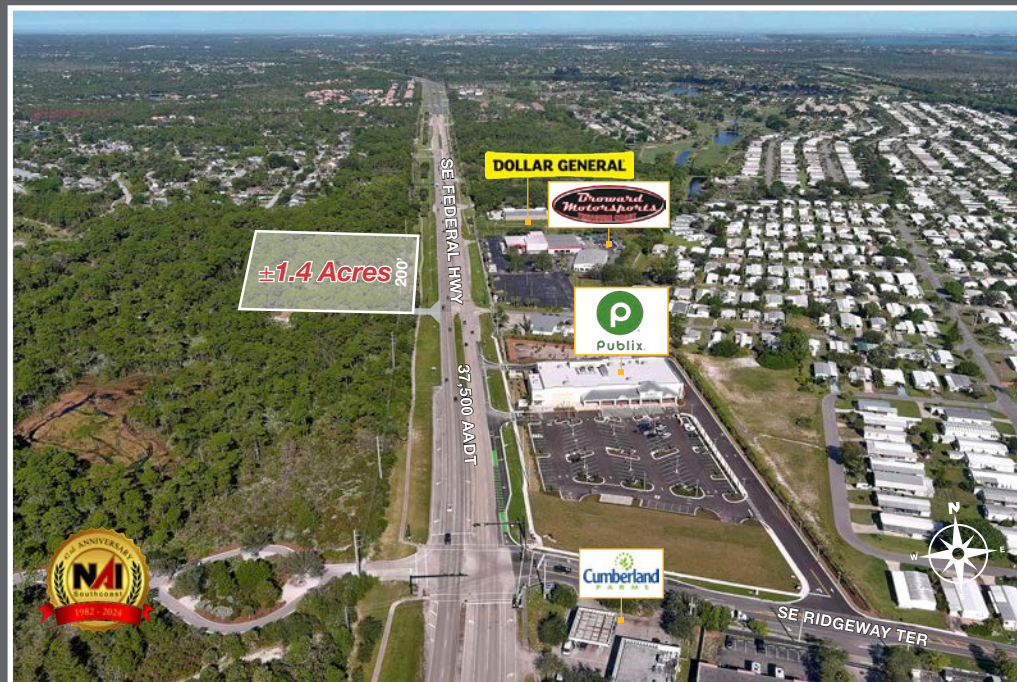


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- Strong demographics with growing population
- AADT: 37,500 per day