



**LEASE**

# 116 Intracoastal Pointe Drive, Suite 200

Jupiter, FL 33477



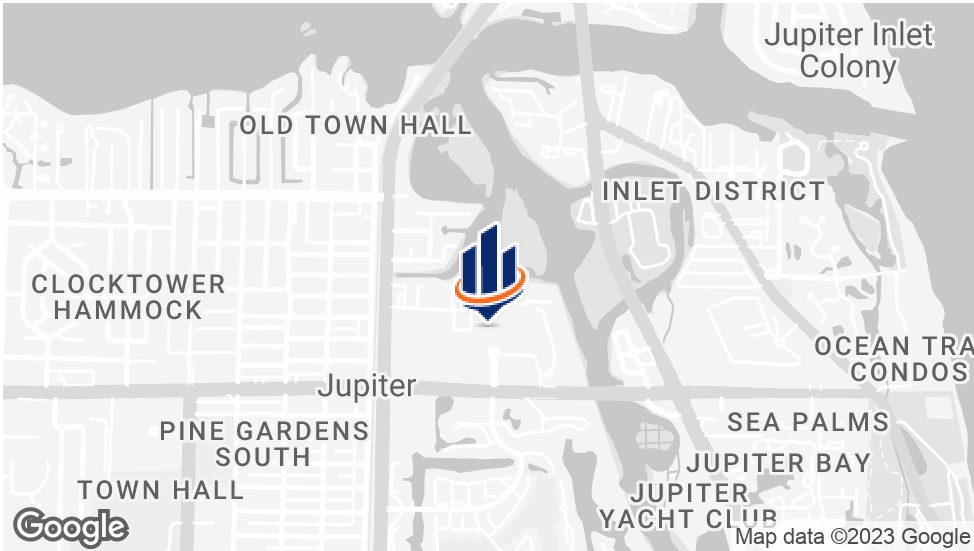
**PRESENTED BY:**

**ROBERT HAMMAN**

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EXECUTIVE SUMMARY



OFFERING SUMMARY

|                      |                |
|----------------------|----------------|
| SUITE 200 (108± SF): | \$550.00/month |
| SUITE 200 (135± SF): | \$750.00/month |
| LEASE TYPE:          | Gross          |

PROPERTY OVERVIEW

Two executive office suites available for lease, ranging from 108-135± SF. A beautiful vestibule area leads to Suite 200, which opens up to a fully furnished waiting room/reception area. The lease includes free parking, use of the kitchen and conference room, bathroom, weekly cleaning services, and wireless internet.

LOCATION OVERVIEW

This executive office space is located on the north side of Indiantown Road with quick access to U.S. 1 and Harbourside Place. Situated behind The Fresh Market Village, this space is centrally located with numerous restaurants and retail stores within walking distance.

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## SUITE 200

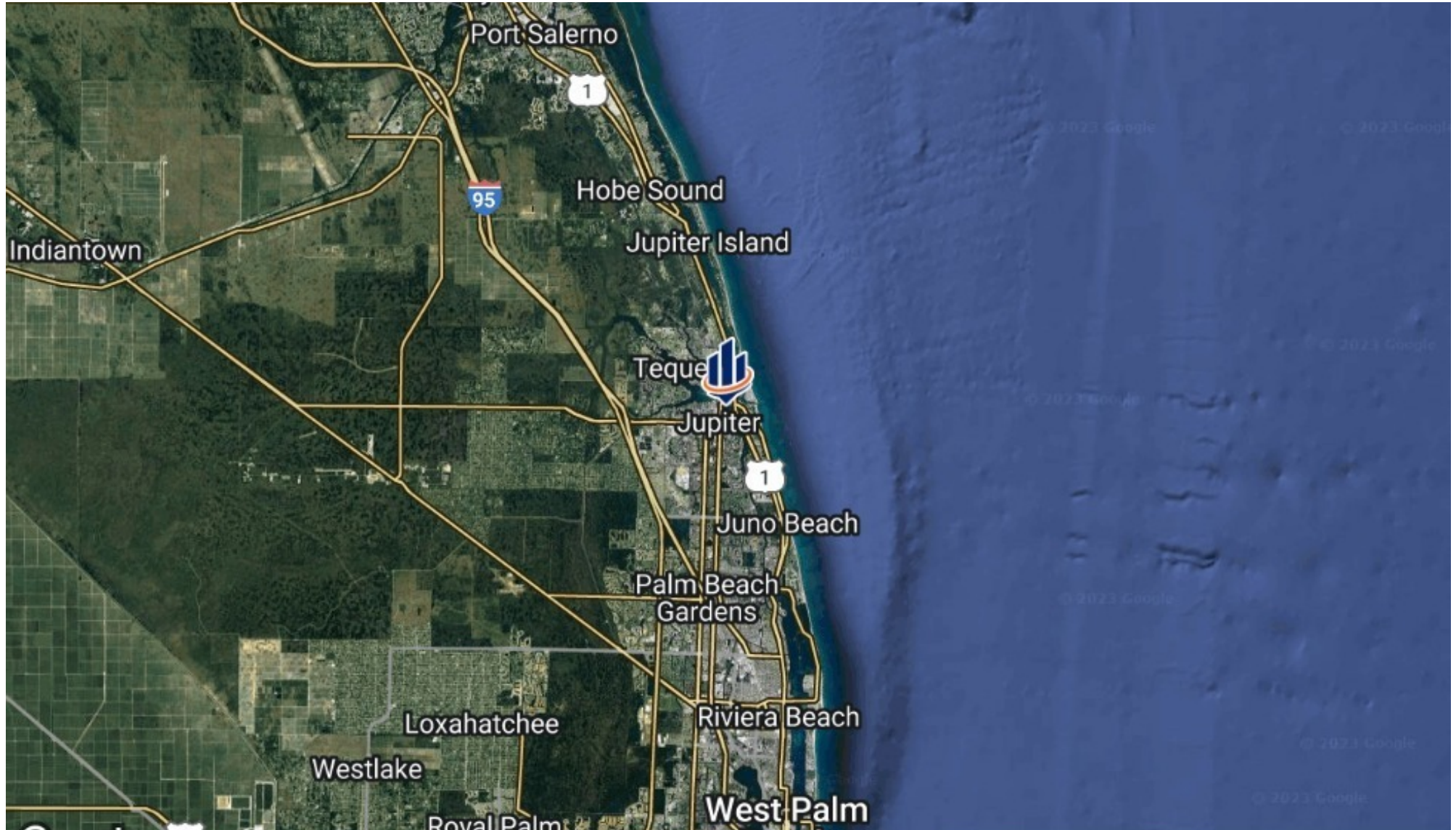


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## REGIONAL MAP

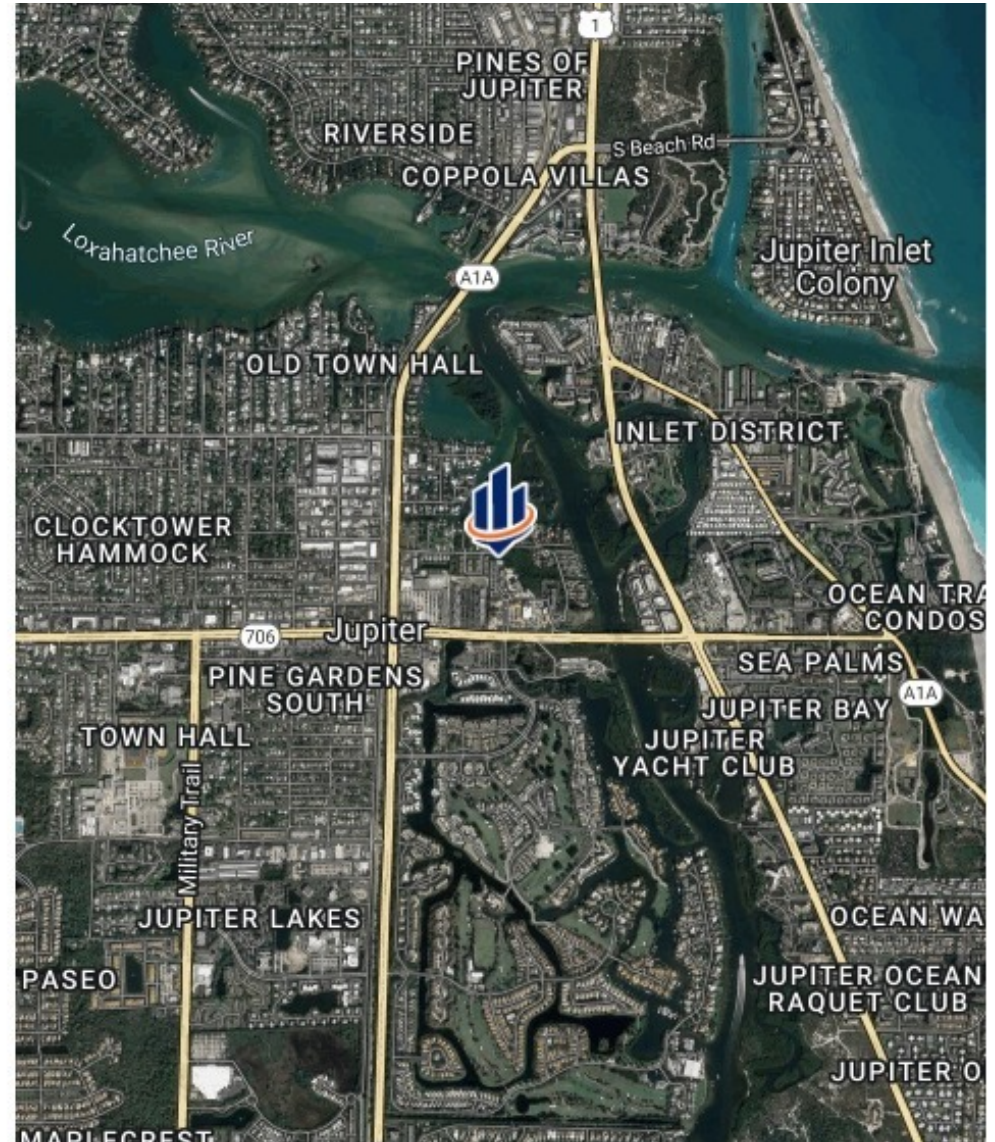
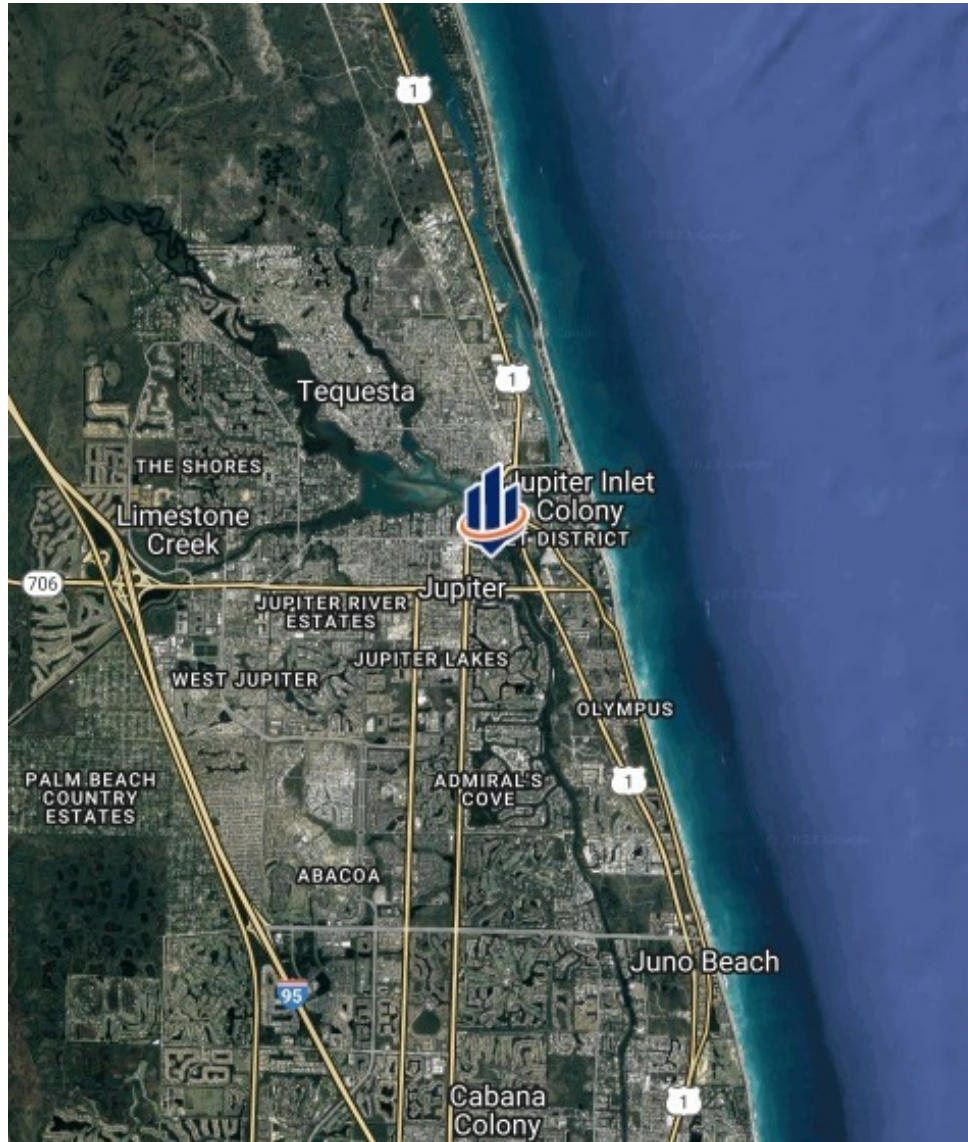


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## LOCATION MAPS



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## DEMOGRAPHICS MAP & REPORT

### POPULATION

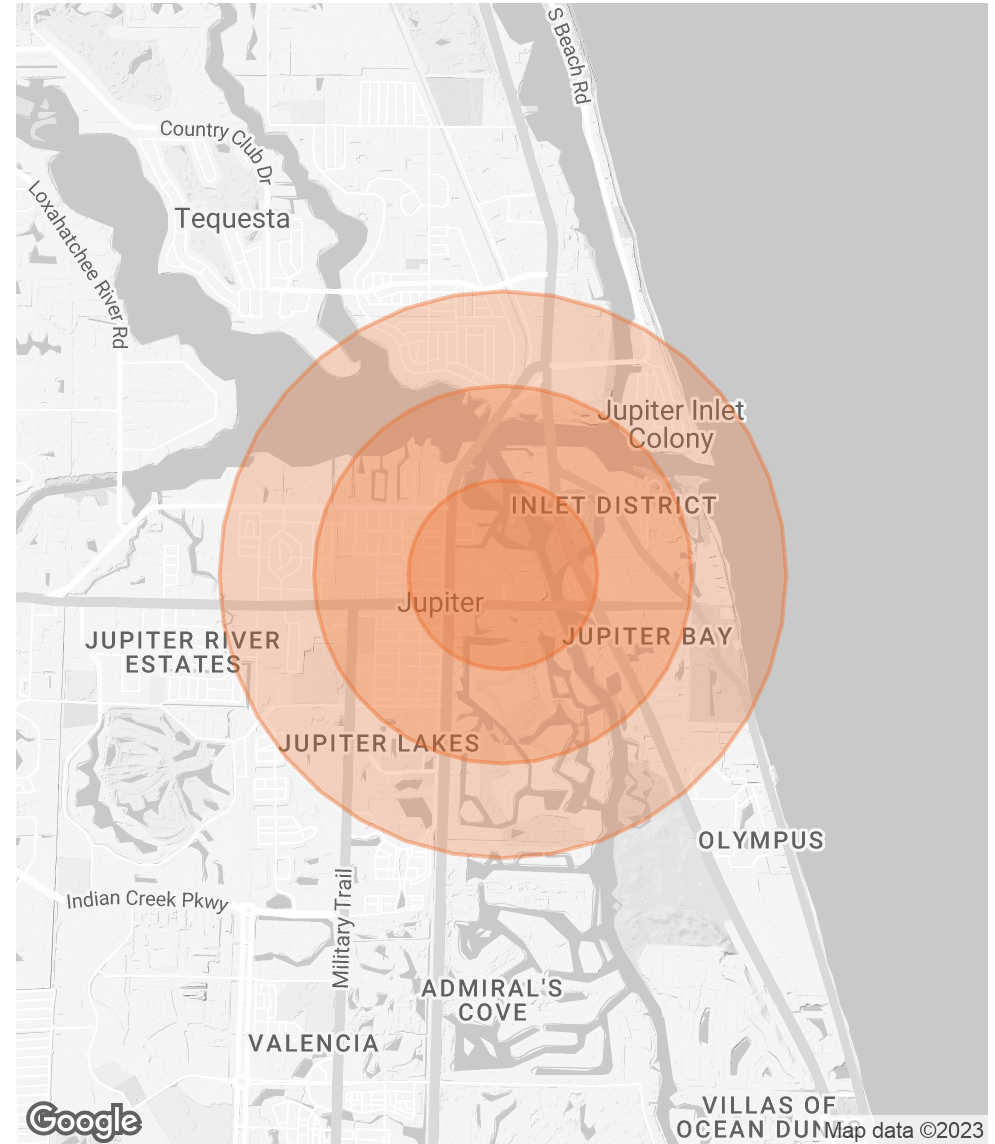
0.5 MILES 1 MILE 1.5 MILES

|                      | 0.5 MILES | 1 MILE | 1.5 MILES |
|----------------------|-----------|--------|-----------|
| TOTAL POPULATION     | 1,415     | 7,408  | 17,102    |
| AVERAGE AGE          | 54.1      | 50.8   | 51.2      |
| AVERAGE AGE (MALE)   | 51.8      | 48.5   | 49.5      |
| AVERAGE AGE (FEMALE) | 54.7      | 51.7   | 52.1      |

### HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

|                     | 0.5 MILES | 1 MILE    | 1.5 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 1,029     | 5,197     | 11,276    |
| # OF PERSONS PER HH | 1.4       | 1.4       | 1.5       |
| AVERAGE HH INCOME   | \$80,842  | \$72,277  | \$77,404  |
| AVERAGE HOUSE VALUE | \$514,758 | \$423,588 | \$471,234 |

\* Demographic data derived from 2020 ACS - US Census



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