



1. Field verify all existing dimensions and utilities prior to construction. Notify Architect of any discrepancies.
2. Dimensions are to framing.
3. Provide blocking throughout as required.

AREA TABULATION:

TENANT #1:	1,978	GSF	634	GSF (MEZZ.)
TENANT #2:	1,904	GSF	634	GSF (MEZZ.)
TENANT #3:	1,894	GSF	634	GSF (MEZZ.)
TENANT #4:	1,894	GSF	634	GSF (MEZZ.)
TENANT #5:	1,978	GSF	634	GSF (MEZZ.)
TOTAL:	9,648	GSF	3,170	GSF (MEZZ.)

FBC 505.2 | MEZZANINES

A MEZZANINE...SHALL BE CONSIDERED A PORTION OF THE STORY BELOW. SUCH MEZZANINES SHALL NOT CONTRIBUTE TO EITHER THE BUILDING AREA OR NUMBER OF STORIES.

FBC 505.2.1 | AREA LIMITATION

THE AGGREGATE AREA OF A MEZZANINE...WITHIN A ROOM SHALL NOT BE GREATER THAN ONE-THIRD OF THE FLOOR AREA OF THAT ROOM OR SPACE IN WHICH THEY ARE LOCATED.

TABLE 1006.2.1
SPACES WITH ONE EXIT OR UNIT ACCESS DOORWAY

OCCUPANCY	MAXIMUM OCCUPANT LOAD OF SPACE	MAXIMUM CORRIDOR PATH OF EGRESS TRAVEL DISTANCE (feet)		
		Without Sprinkler System (feet)	With Sprinkler System (feet)	With Sprinkler System (feet)
A1, E, M	48	75	75	75*
B	48	100	75	100*
F	48	75	75	100*
H-1, H-2, H-3	3	NP	NP	20*
H-4, H-5	12	NP	NP	75*
I-1, I-2, I-3	12	NP	NP	75*
I-4	12	NP	NP	100*
I-5	12	NP	NP	75*
R-1	60	10*	NP*	100*
R-2*	48	NP	NP	120*
S-1*	20	75	75	120*
S*	20	100	75	100*
U	48	100	75	75*

\$1,450,000

- Active

8825 FEDERAL HIGHWAY, HOBE SOUND, FL, 33455

<https://comwire.com>

Unlock one of the most coveted opportunities in Martin County — a shovel-ready, fully permitted commercial development site located on the high-visibility US-1 corridor in Hobe Sound, Florida. This 0.92-acre parcel is offered with fully engineered and county-approved plans for a 9,650 square foot retail/flex building plus 3,122 square feet of mezzanine space, allowing for

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Basics



Commercial & Residential
 0770 133447
 0770 133447
 www.comwire.com
 architecture + design
 Hobe Sound Tenant Building
 S.E. Federal Highway
 Hobe Sound, FL 33455
 Leo Giangrande, Giangrande Engineering and Planning
 (703) 999-8972

Comwire last checked: 12:22 pm on April 03, 2026

Listing updated: February 05, 2026 at 5:22 am

Days on Comwire: 192

Status: Active

Listing Office Id: 276719540

Date added: November 05, 2025 at 12:55 pm

Lot size: 0.92 sq ft

Est. Taxes: \$8,034.41

Price/Acre: \$1,576,086.96

For Sale: No

For Lease: No

Listing Office Name: Compass Florida LLC

Site Details

Acres: 0.92

Lot SqFt: 40109.00

Improvements: Cleared

Utilities On Site: None

Front Exp: West

Lot Description: 1/2 to < 1 Acre

Roads: Highway

Ground Cover: Brush

Building Details

Type: Commercial Land

Docs Available: Aerial, Building Permit, Building Plan, Enviro. Aud- PH1, Plans, Soil Boring Test, Survey, Title Insurance, Topographical Map

Additional Info

Listing Agent Phone: (561) 232-7899

Listing Office: Compass Florida LLC

MLS Source: Realtor Association of the Palm Beaches (RAPB)

