



Green Turtle Plaza

2532 West Indian Town Road, Jupiter, FL 33458



THE FITZGERALD GROUP
COMMERCIAL REAL ESTATE



Adam Von Romer, CCIM

The Fitzgerald Group
1800 Eller Drive, Fort Lauderdale, FL 33316
avonromer@ccim.net
(954) 760-9300 Ext: 22

Green Turtle Plaza

\$7,300,000

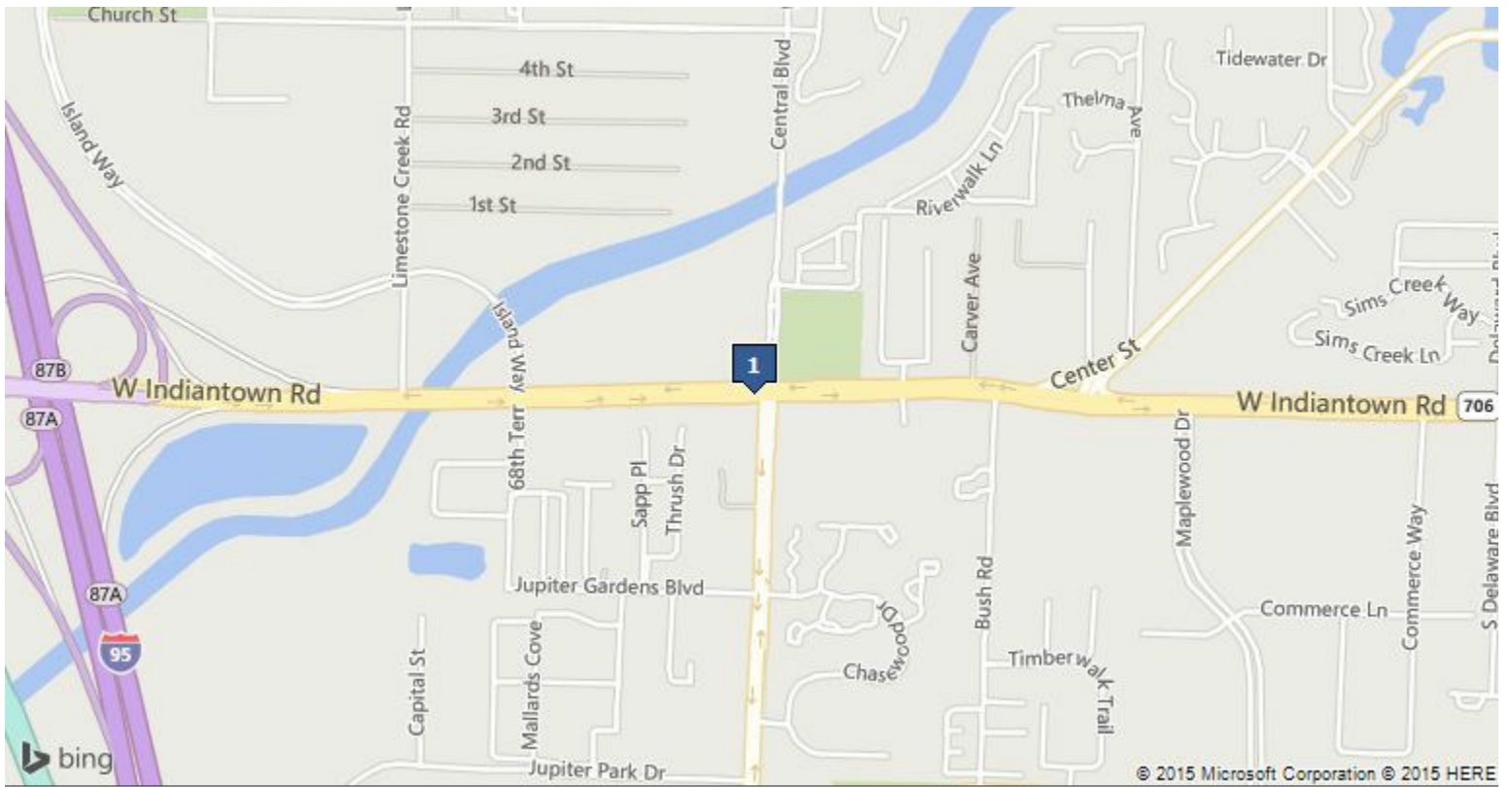
Green Turtle Plaza is located on busy Indian Town Road in Jupiter. The average daily traffic count on this road is 39,000 cars per day. The main building is constructed of concrete block and stucco; in the traditional "L" shape configuration. The property contains two anchor tenants, and is fully occupied. It resides on a 2.7 acre lot with front ,side and rear parking.



Front Sign

Price:	\$7,300,000
Gross Leasable Area:	26,413 SF
Building Size:	26,413 SF
Price/SF:	\$276.38
Property Type:	Retail
Property Sub-type:	Neighborhood Center
Property Use Type:	Investment
Commission Split:	1%
Cap Rate:	6.70%
Occupancy:	100%





2532 West Indian Town Road, Jupiter, FL 33458

Located in Jupiter, Florida; with a population of 55,156 and there were 23,920 occupied households as of 2010 census. It has been expanding with the tourism boom and a new wave of retirees.

Property Photos



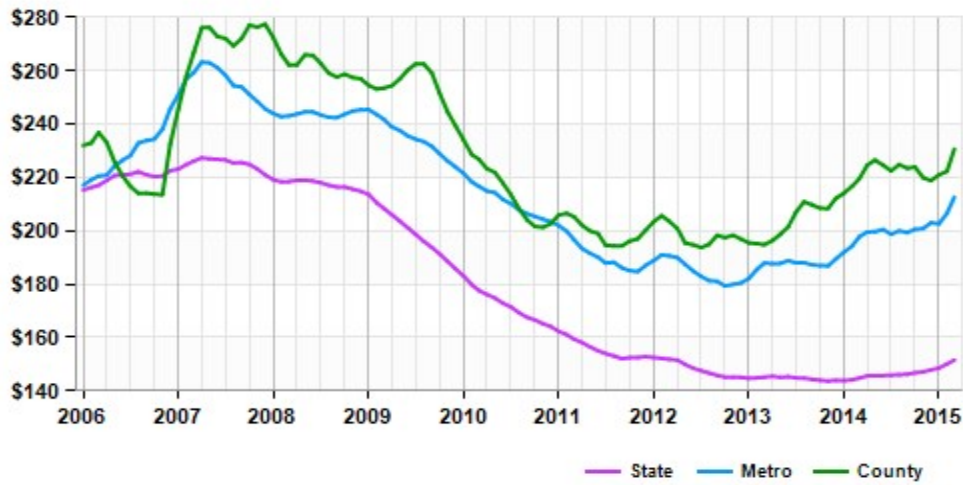
View of Five Guys Restaurant



View of Mattress Firm

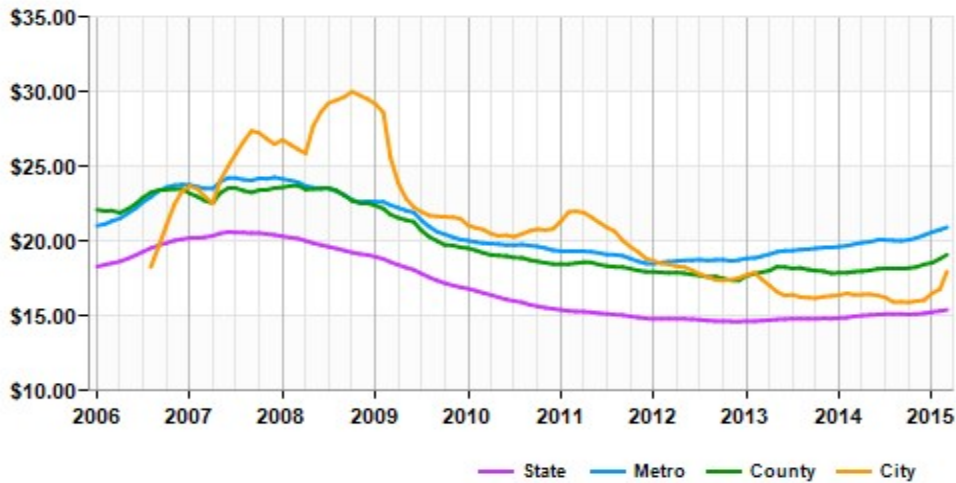
Market Trends

Asking Prices Retail for Sale Jupiter, FL (\$/SF)



	Mar 15	vs. 3 mo. prior	Y-O-Y
State	\$152	+2.5%	+4.7%
Metro	\$213	+4.7%	+7.5%
County	\$231	+5.4%	+5.1%

Asking Rent Retail for Lease Jupiter, FL (\$/SF/Year)



	Mar 15	vs. 3 mo. prior	Y-O-Y
State	\$15.44	+1.6%	+2.9%
Metro	\$20.96	+2.6%	+5.7%
County	\$19.12	+3.5%	+6.3%
City	\$18.00	+11.9%	+9.5%