



BANYAN GROVES

at Hobe Sound

HEALTHY KITCHEN
EAT CLEAN • LIVE WELL

BELLE ÂME
DRESS BOUTIQUE

THE WISHING WELL
GIFT SHOP

BG PILATES
MOVE. STRENGTHEN. THRIVE

TOWN CENTER • BRIDGE ROAD, HOBE SOUND, FLORIDA



DINING · RETAIL · LEASED RESIDENCES

Banyan Groves Town Center

One restaurant space, three boutique retail storefronts, and three leased residences above — anchoring a historic corner of walkable downtown Hobe Sound.

AT A GLANCE

A Complete Bridge Road Program

1,783 SF

RESTAURANT SPACE

3

RETAIL STOREFRONTS

3

LEASED RESIDENCES

Built for a walkable village — Martin County's completed \$3M Bridge Road streetscape project brought new sidewalks, street trees, and angled parking to calm traffic and draw foot traffic between shops.

69

WALK SCORE

13,163

HOBE SOUND POPULATION

\$3M

STREETSCAPE INVESTMENT



SAVOR THE OPPORTUNITY

Restaurant Space

A 1,783 SF restaurant space anchors the ground floor of Banyan Groves Town Center, right-sized for a counter-service concept — think Fresh Kitchen or Just Salads — rather than a full white-tablecloth build-out. The shell can flex toward a more traditional full-service concept if that's the right operator.

- 1,783 SF — sized for a counter-service concept, not a full-service build-out
- Prepped for utility connections; shell can flex to full-service if needed
- Indoor seating with potential for covered outdoor patio dining
- High street visibility and signage on SE Bridge Road
- Steps from leased residences and boutique retail for built-in foot traffic



THE CONCEPT, BROUGHT TO LIFE

Indoor dining, a covered patio, and a grab-and-go case — three ways a counter-service operator could bring this corner to life.



WHERE LOCAL MEETS LIFESTYLE

Retail Space

Three flexible storefronts — 727 SF, 825 SF, and 872 SF — line the ground floor with direct frontage and signage on SE Bridge Road. The mix is built for walk-in traffic: boutique retail and gift shops in the smaller bays, and a larger end unit sized for a studio concept that benefits from extra corner exposure.

- Three flexible storefronts — 727 SF, 825 SF, and 872 SF
- Larger end unit suited to a boutique studio concept (pilates, fitness, wellness)
- Smaller bays ideal for boutique retail, gift shops, or walk-in service businesses
- Prime street frontage and signage along SE Bridge Road
- Built-in customer base from residents, diners, and daily foot traffic



WALK-IN SERVICE



STUDIO CONCEPT — END UNIT



STREET-LEVEL STOREFRONTS

THE CONCEPT, BROUGHT TO LIFE

A walk-in service business, a boutique studio in the end unit, and a street-level view of the row
— three ways this corner could come to life.

HOW THE GROUND FLOOR FITS TOGETHER

Ground Floor — Commercial

The restaurant sits at one end of the Town Center's ground floor, alongside three retail storefronts, with three leased residences directly above — every neighboring space already accounted for in the plan.



Restaurant (1,783 SF) and three retail storefronts along Bridge Road



A concept for the shell — dining zone, service counter, bar, and terrace





WHERE YOU'LL ACTUALLY LIVE

Life Above Bridge Road

Three residences occupy the second floor, each with its own private balcony over Bridge Road. Every residence is finished to the same standard: light, bleached-wood cabinetry, wide-plank waterproof flooring with a quiet underlayment, and a full stainless appliance suite.

- Light, bleached-wood cabinetry with a clean, flat-front profile — kitchen and bath
- Wide-plank waterproof flooring with a cushioned, sound-dampening underlayment
- Full stainless appliance suite, including a hood vent and island-mounted microwave
- Private balcony off the living area through full sliding glass doors
- Concrete stair and floor construction, plus isolated rooftop mechanicals, for quiet between levels



THREE FLOOR PLANS, ONE ADDRESS

Three second-floor residences share the same top-floor privacy — each a two-bedroom home with its own primary suite and private balcony, reached through the shared circulation balcony and elevator.

Residence 2-A

1,442 SF · Two bedrooms

Residence 2-B

1,474 SF · Two bedrooms + den

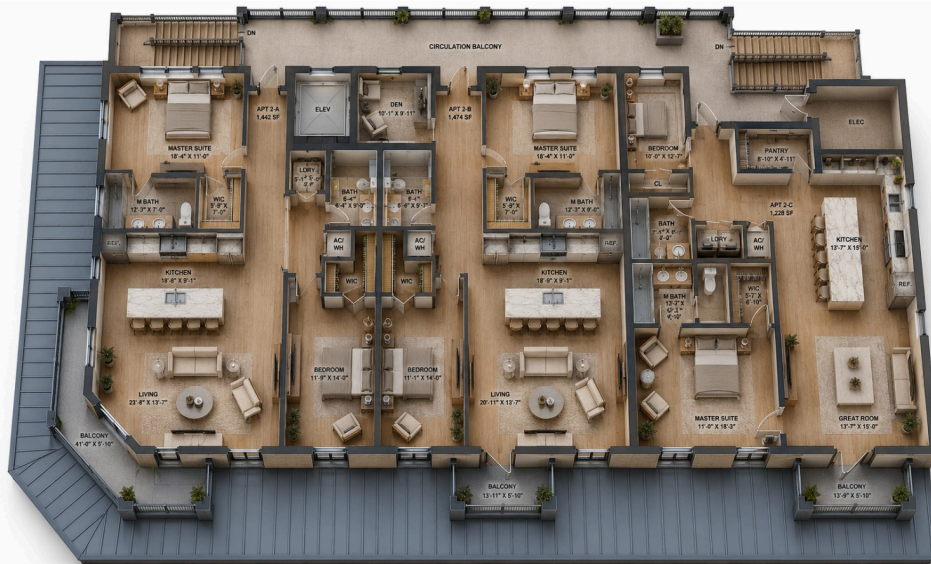
Residence 2-C

1,228 SF · Open-concept great room

Second Floor — Leased Residences

Residences 2-A, 2-B, and 2-C, each with a private balcony and access to the shared elevator and circulation balcony — steps from Bridge Road's restaurant and retail, without living behind or above them.

- Shared elevator and circulation balcony connecting all three residences
- Private balcony off the living area in every residence
- Residence 2-B adds a bonus den
- Residence 2-C's kitchen opens straight into one great room





LOCATION IS EVERYTHING

Just minutes from Jupiter, the beaches of Jupiter Island, and Jonathan Dickinson State Park. Quick access to I-95 puts tenants and residents close to Palm Beach's luxury lifestyle while embracing Hobe Sound's quiet, small-town charm.



A WALKABLE MAIN STREET

A completed \$3M streetscape project brought new sidewalks, street trees, and angled parking to Bridge Road — part of Martin County's formal vision for a pedestrian-friendly downtown corridor.





LET'S TALK

Connect With Our Team

Courtland Weisleder

Managing Partner, CLCW Ventures

561-203-5495 · court@clcwventures.com

banyangroves.com