

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

1.25 AC on Indian River Drive

2640 NE Indian River Drive, Jensen Beach FL, 34957



For Sale
\$699,000

Listing Contact:

KC Daniel

772-263-1565

Kcdaniel@commercialrealestatellc.com

Office:

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

772-286-5744

Disclaimer Statement

This information has been prepared only for information purposes to assist a potential buyer in determining whether it wishes to proceed with an in-depth investigation of the property and/or business. Seller and any of its officers, employees or KC Daniels specifically disclaims any representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or KC Daniels shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating the property/business and the purchase. The property/business is being sold on as "AS IS, WHERE IS" and "WITH ALL FAULTS" basis. Your complete inspection of the property/business is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its KC Daniels or contractors. The purchase of this property will be based solely on a Buyer's own independent investigation and findings and not in reliance on any information provided by Seller, its KC Daniel or contractors. Seller, its KC Daniels or contractors shall have no liability for any incorrect information.

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Property Details

Location: 2640 NE Indian River Drive, Jensen Beach FL, 34957

Price: ~~\$799,000~~ **\$699,000** Price reduced!!

Acreage: 1.25 AC

Land Size: 54,541 SF

Frontage: 180'

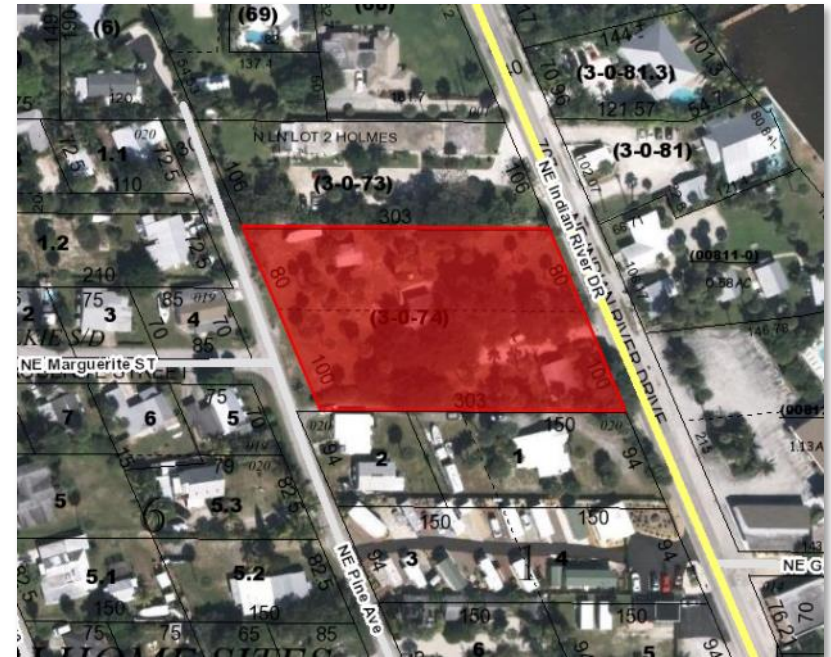
Traffic Count: 14,966 average daily traffic

Zoning: LC - Limited Commercial

Land Use: Commercial Limited

Utilities: Undisclosed

Desirable 1.25 AC lot has great potential to develop residential dwellings (20 units per acre) or mix of retail stores and professional offices. Located just minutes away from Downtown Jensen Beach, marinas, restaurants, and the NE Causeway bridge.



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Property Demographics

2016 Demographics

Total Population

1 mile	5,692
3 mile	26,639
5 mile	70,110

Average Household Income

1 mile	\$49,669
3 mile	\$68,447
5 mile	\$70,701

Average Age

1 mile	48.90
3 mile	51.60
5 mile	49.00

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Zoning Information & Map

LC - Limited Commercial Permitted Uses

Residential Uses

- 1) Apartment hotels

Agricultural Uses:

- 1) Plant nurseries and landscape services

Additional Uses:

- 1) Administrative services; not-for-profit
- 2) Community Centers
- 3) Cultural or Civic Centers
- 4) Educational Institutions
- 5) Places of Worship
- 6) Post Offices
- 7) Protective and Emergency Services
- 8) Public Libraries
- 9) Public parks and recreation areas (active/passive)
- 10) Recycling drop-off centers
- 11) Residential care facilities
- 12) Bed and Breakfast Inns
- 13) Business and professional offices
- 14) Commercial amusement, indoors

- 15) Commercial day care
- 16) Construction industry trades
- 17) Construction sales and services
- 18) Financial institutions
- 19) Funeral homes
- 20) Hotels, motels, resorts, spas
- 21) Limited retail sales and services
- 22) Medical services
- 23) Pain management clinics
- 24) Parking lots and garages
- 25) Recreational vehicle parks
- 26) Residential storage facilities
- 27) Restaurants, convenience, with drive-thru facilities
- 28) Restaurants, convenience, without drive-thru facilities
- 29) Restaurants, general
- 30) Shooting ranges, indoor
- 31) Veterinary medical services

More uses available online.



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Property Aerial



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