

**FOR LEASE**

**\$16.00/SF + \$2.00 CAM**

**Lease Space at Sugarhill Building**

**3332 NE Sugarhill Ave Jensen Beach FL 34957**



**Jeremiah Baron**  
& CO.

**Commercial Real Estate, LLC**

**Listing Contact:**

**Matt Crady | 772-260-1655 | [Mcrady@commercialrealestatellc.com](mailto:Mcrady@commercialrealestatellc.com)**

**Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744**

# Property Details

## Lease Space at Sugarhill Building

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LEASE RATE	\$16.00/sf + \$2.00 CAM
LEASE SPACE	1,100 sf
BUILDING SIZE	15,340 SF
BUILDING TYPE	Office
ACREAGE	2.95 AC
FRONTAGE	200'
TRAFFIC COUNT	23,922 AADT
YEAR BUILT	1985
CONSTRUCTION TYPE	Wood Frame
PARKING SPACE	50
ZONING	R-3A
LAND USE	Commercial General
UTILITIES	Martin County

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Move-in ready office space in the Marques Key at Sugarhill Office Building in Jensen Beach. Site features beautiful Key West style exterior, excellent signage, and ample parking. The suite features 4 offices, a kitchenette, and restrooms. Ideal for a professional business such as a title company, insurance/travel agency, consulting, and others. Don't miss out on this rare find!



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## Property Demographics

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### 2017 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	5,105	1 Mile	\$63,544	1 Mile	47.90
3 Mile	32,673	3 Mile	\$66,349	3 Mile	48.60
5 Mile	79,612	5 Mile	\$69,051	5 Mile	49.20

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# Zoning Information

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### **Sec. 3.407. - R-3A Liberal Multiple-Family District.**

3.407.A. Uses permitted. In this district, a building or structure or land shall be used for only the following purposes subject to any additional limitations pursuant to section 3.402:

1. Any uses permitted in the R-3 Multiple-Family Residential District.
2. Restaurants and/or lunchrooms, not the drive-in type, with an enclosed seating capacity of ten persons or more.
3. Beauty parlors and barbershops.
4. Dry cleaning and laundry pickup stations.
5. Fire stations.
6. Boat docks and dry and wet storage facilities under cover, and facilities for maintenance and repairs of boats or yachts, upon submission of plans for review and approval of the planning and zoning board.
7. Mobile home and travel trailer sales.
8. Gasoline or other motor fuel stations, provided all structures and buildings, except principal use signs, and including storage tanks shall be placed not less than 25 feet from any side or rear property lines.
9. Professional and business offices.
10. Retail stores.

3.407.B. Required lot area and width. Lots or building sites shall have an area of not less than 7,500 square feet, with a minimum width of 60 feet measured at the building line:

1. Single-family structures: The minimum lot size shall be the same as above.

A minimum of 600 square feet of living area shall be required, exclusive of carports, breezeways or utility rooms.

2. Two-family structures: The minimum lot size shall be 7,500 square feet, with a minimum width of 75 feet a minimum of 800 square feet of living area per two-family structure shall be required, exclusive of carports, breezeways or utility rooms.

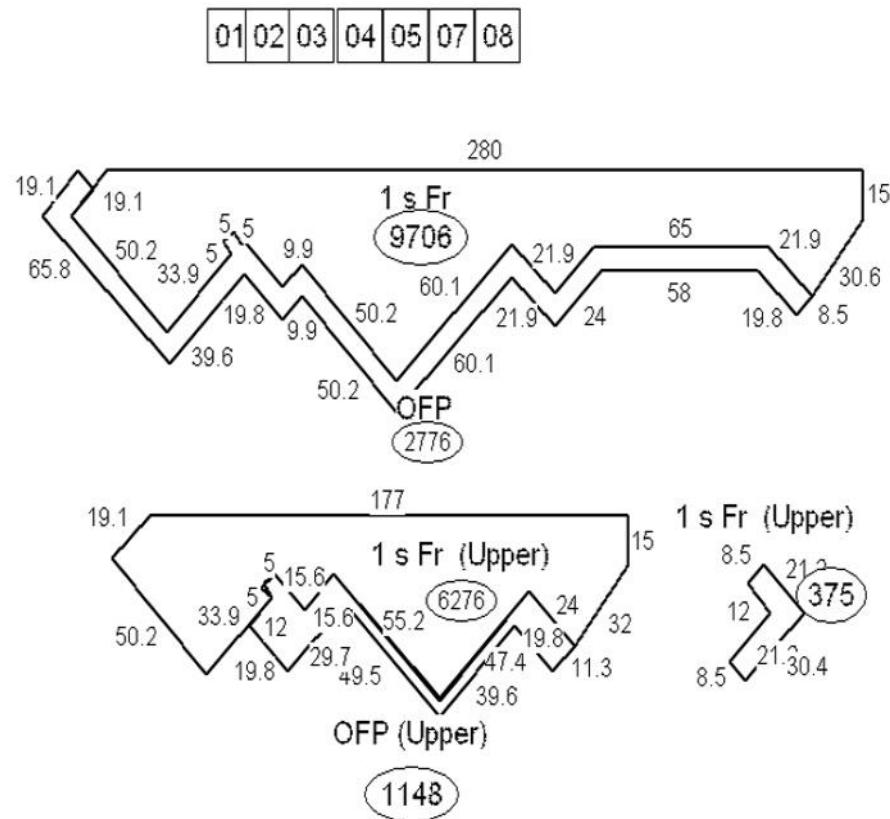
3. Apartment buildings: There shall be a minimum building site of 15,000 square feet with a minimum width of 100 feet measured at the building line for the first four apartment units. For each additional apartment unit, 2,600 square feet shall be added to the required minimum building site and an additional five feet shall be added to the required minimum width at the building line. A maximum density of 15 apartment units may be permitted per acre depending on available community services and capital improvements. There shall be a minimum of 325 square feet of living area in each apartment unit.

4. Triplex structures: The minimum lot size shall be 11,250 square feet, with a minimum width of 88 feet; a minimum of 1,200 square feet of living area per three-family structure shall be required, exclusive of carports, breezeways or utility rooms.

# Floor Plan

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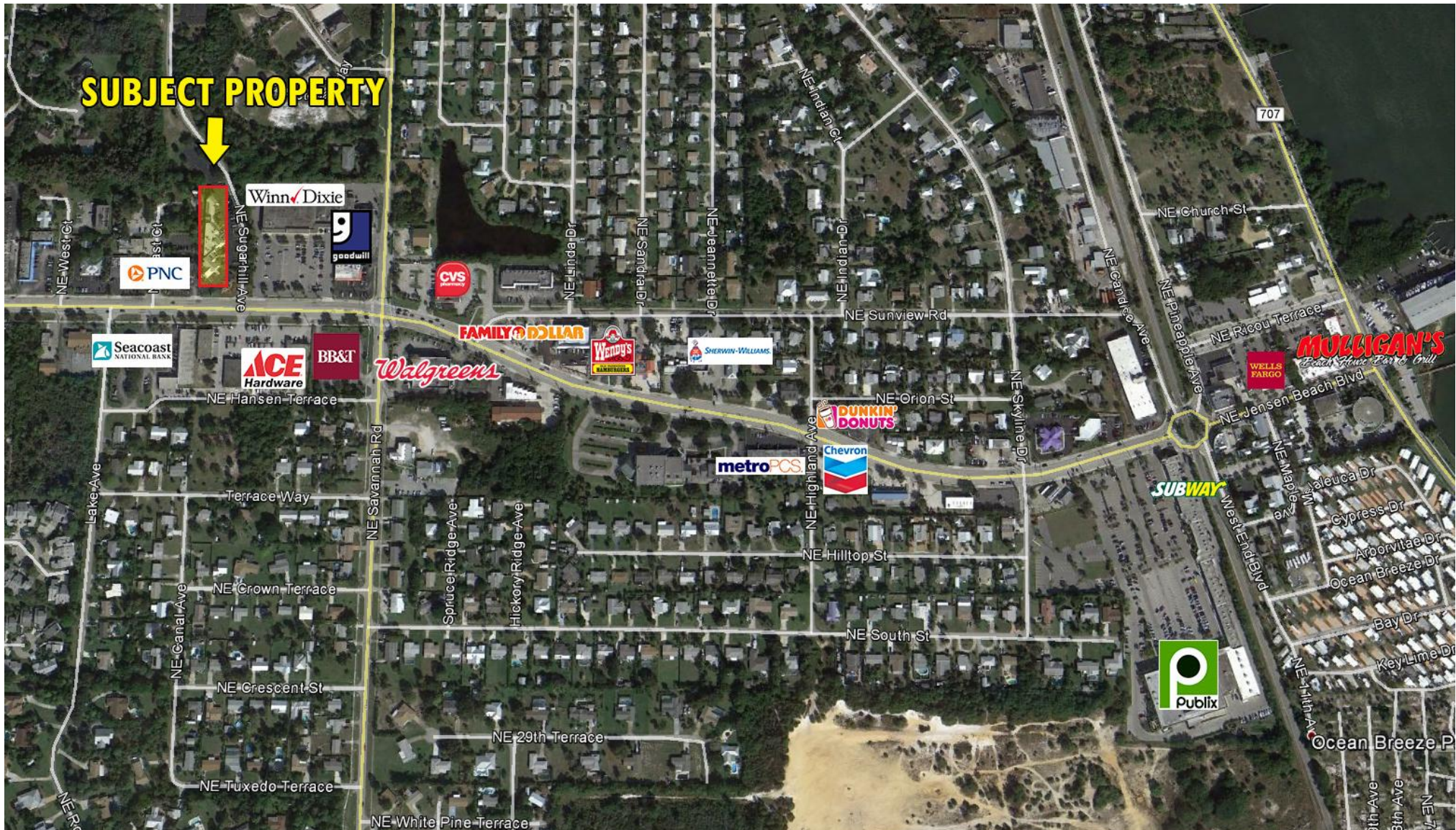
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# Property Aerial

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