

FOR SALE

\$625,000

Retail / Office Building

1313 NE Jensen Beach Blvd. Jensen Beach FL 34957



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Matt Crady | 772-260-1655 | Mcrady@commercialrealestatellc.com

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

Property Details

Retail / Office Building

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PRICE	\$625,000
BUILDING SIZE	3,067 SF
BUILDING TYPE	Retail / Office
ACREAGE	0.25 AC
FRONTAGE	134.08'
TRAFFIC COUNT	11,400 ADT
YEAR BUILT	1954 / 1979
CONSTRUCTION TYPE	Masonry
PARKING SPACE	10
ZONING	B-1
LAND USE	Commercial General
UTILITIES	Martin County

- Great owner/user opportunity of a unique retail / office property with living space located in the seaside town of Jensen Beach.
- Site features two offices, a built out kitchen, and a retail section occupied by a smoke shop on a month-to-month basis.
- Building has prime frontage, two-way accessibility, a monument sign, and a small shed for extra storage.
- Surrounded by National tenants which include: Family Dollar, Wendy's, Walgreens, CVS, and many others.



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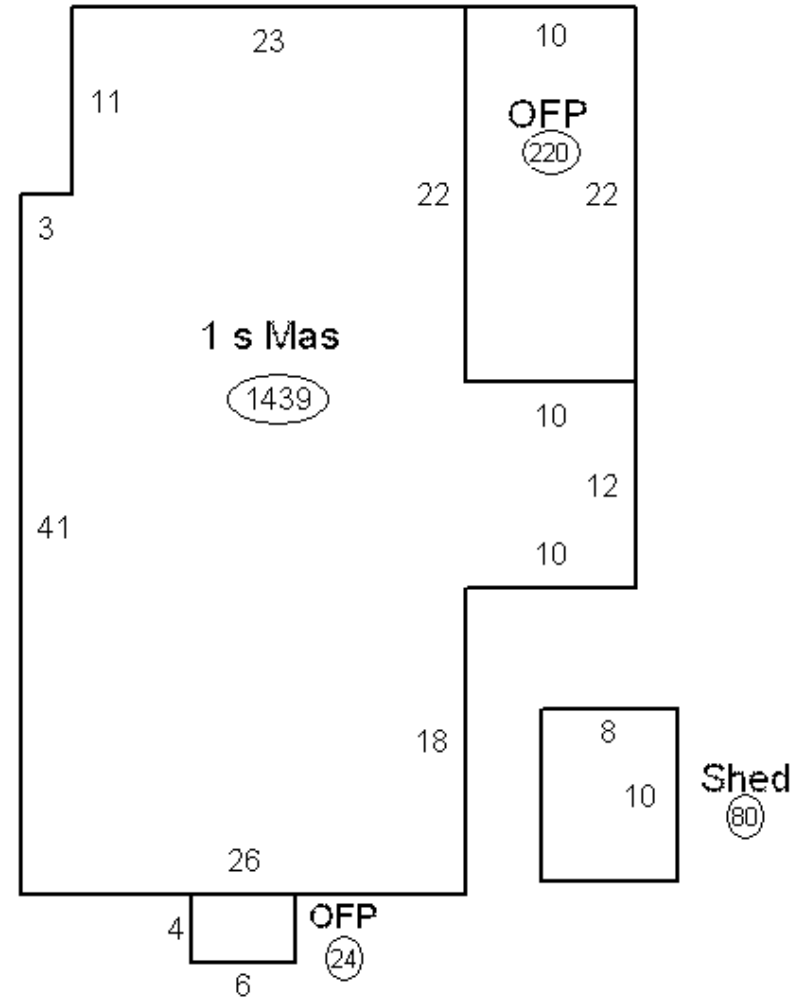
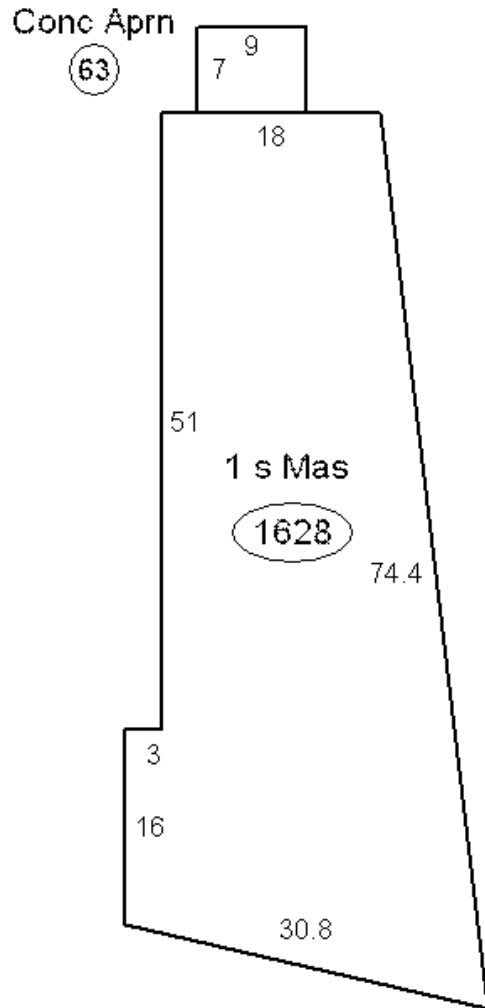
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Floor Plan

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Demographics

2018 Population Estimate		2018 Average Household Income		Average Age	
1 Mile	5,738	1 Mile	\$62,538	1 Mile	48.20
3 Mile	32,509	3 Mile	\$70,406	3 Mile	49.70
5 Mile	78,733	5 Mile	\$71,476	5 Mile	49.50

2023 Population Projection		2018 Median Household Income		Median Age	
1 Mile	6,194	1 Mile	\$49,558	1 Mile	53.00
3 Mile	35,432	3 Mile	\$51,381	3 Mile	54.60
5 Mile	85,721	5 Mile	\$50,441	5 Mile	54.40

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Zoning Information

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Sec. 3.417. - B-1 Business District.

3.417.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 use permitted in a HB-1 Limited Business District.
2. Churches or schools may be constructed on property presently owned and held for such purposes, if such construction is commenced within five years from the date of September 14, 1965.
3. Offices, banks, theatres (not drive-ins), beauty parlors, bars and nightclubs, photograph studios, dry cleaning and laundry pickup stations, barbershops, florists, automobile salesrooms, used car lots, parking lots and storage garages, telephone exchanges, restaurants and lunchrooms, police and fire stations, motels and hotels, golf driving ranges and putt-putt golf.
4. Mechanical garages and gasoline and other motor fuel stations, so long as such work is confined within a building, and vehicles awaiting repair shall be screened from view on the street and abutting property.
5. Signs appertaining to the above uses.
6. Refuse and storage areas, which shall be screened from view.

3.417.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 along the front property line. Structures in this district shall be limited to 35 feet. Motels and hotels shall comply with the minimum requirements of the HR-2 Multiple-Family Residential District.

3.417.C. Minimum yards required.

1. Front: 20 feet.
2. Rear: 20 feet.
3. Side: None, except where a B-1 District lies adjacent to a residential district or is separated only by a road, no building shall be built within 20 feet of a common property line, and a landscaped buffer strip shall be provided between the two uses with an evergreen hedge, uniformly colored masonry wall or board fence six feet high. Such screen shall be located on the sides and rear of the property:
 - a. No structure shall be built within 50 feet of the center line of any public platted right-of-way not a designated through-traffic highway.
 - b. No structure shall be built with 65 feet of the center line of a designated through-traffic highway.

(Ord. No. 608, pt. 1, 3-19-2002)

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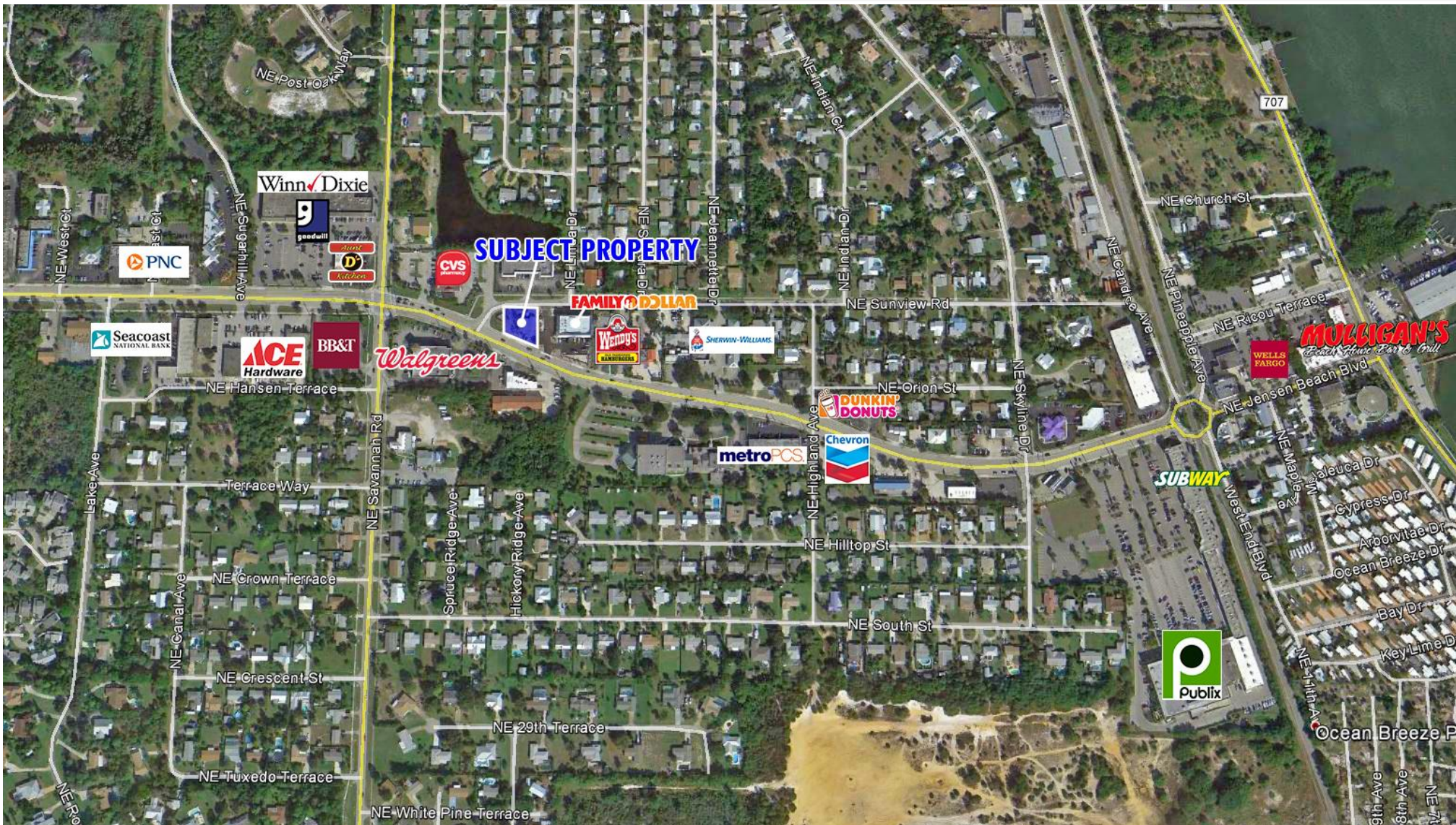
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Property Aerial

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