

FOR LEASE

\$1,600/mo.*

Storefront Flex Space

2659 NE Dixie Highway, 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

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LEASE RATE	\$1,600/mo. gross
SPACE AVAILABLE	1,750 sf
BUILDING TYPE	Strip Center
ACREAGE	0.39 AC
FRONTAGE	117.4'
TRAFFIC COUNT	8,600 AADT
YEAR BUILT	1960
CONSTRUCTION TYPE	CBS Concrete
PARKING SPACE	8
ZONING	R-3A -Liberal, Multi-Family
LAND USE	Commercial Limited
UTILITIES	Martin County Utilities

- Great opportunity to lease this high exposure end unit near the seaside area of Jensen Beach.
- Ideal for a variety of uses such retail, professional and business offices, and more.
- Building has been built out with 3 offices, a conference room, kitchenette, 2 ADA compliant restrooms, and two large storage rooms. There is A/C throughout, and features a garage and backyard space.



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2019 Population Estimate		2019 Average Household Income		Average Age	
1 Mile	6,698	1 Mile	\$62,705	1 Mile	49.20
3 Mile	29,711	3 Mile	\$82,575	3 Mile	50.40
5 Mile	74,744	5 Mile	\$74,125	5 Mile	49.30

2024 Population Projection		2019 Median Household Income		Median Age	
1 Mile	7,101	1 Mile	\$46,788	1 Mile	54.00
3 Mile	32,035	3 Mile	\$55,941	3 Mile	55.70
5 Mile	80,996	5 Mile	\$52,320	5 Mile	54.10

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Zoning Information

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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.

3.407.C.

Minimum yards required.

1. *Front:*

- 1 story: 20 feet.
- 2 stories: 25 feet.

2. *Sides and rear:*

- 1 story: 6 feet.
- 2 stories: 10 feet.

3. For structures in excess of two stories, five feet shall be added to the required yards per story.

4. 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.

5. No structure shall be built within 65 feet of the center line of a designated through-traffic highway.

6. No setback or yard shall be required adjacent to water frontage.

3.407.D.

Building height regulations.

1. The maximum building height in this district shall be four stories or 40 feet.

3.407.E.

Percentage of land coverage.

1. One- to four-story dwelling structures and accessory structures shall not occupy more than 30 percent of the building site required.

(Ord. No. 608, pt. 1, 3-19-2002; Ord. No. 623, pt. 1, 11-5-02)

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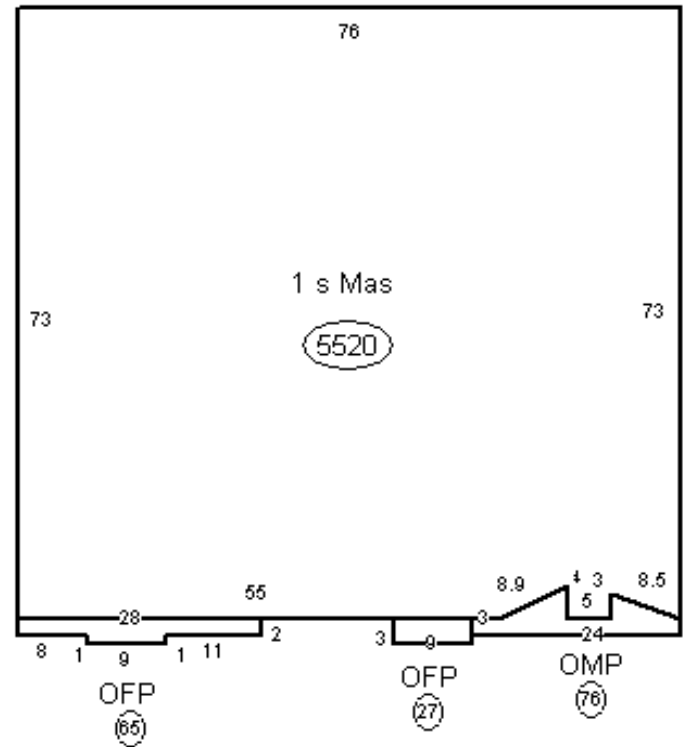
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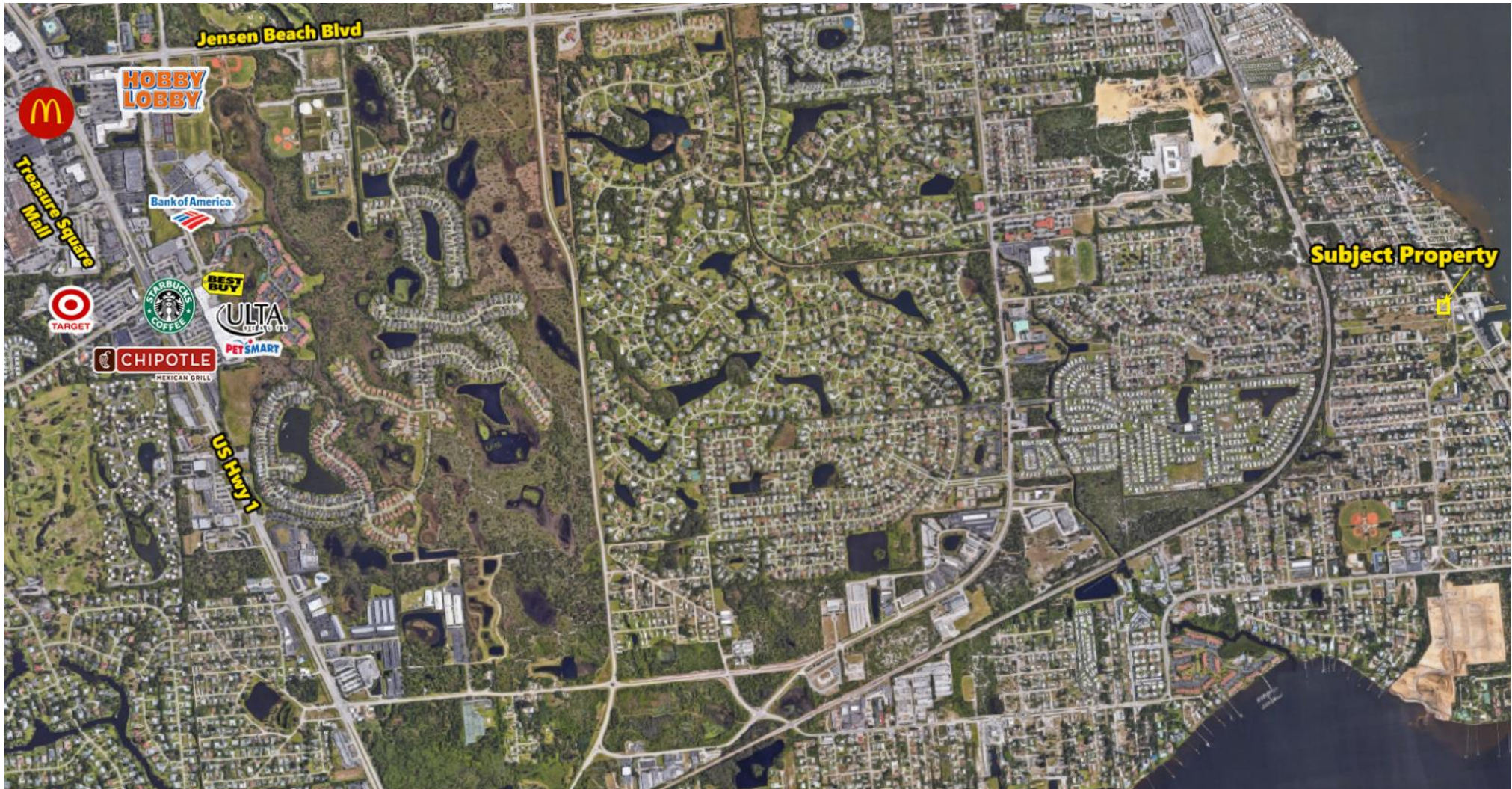
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Property Aerial

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