

**FOR LEASE**

\$17.75/sf Gross

**Retail Spaces at Palm Breeze Plaza**

1107 & 1113 NE Jensen Beach Blvd. Jensen Beach FL 34957



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

**Listing Contact:**

Jeremiah Baron | 772-528-0506 | [Jbaron@commercialrealestatellc.com](mailto:Jbaron@commercialrealestatellc.com)

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

# Property Details

# Retail Spaces at Palm Breeze Plaza

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|                           |  |
|---------------------------|--|
| <b>LEASE RATE</b>         | \$17.75/sf Gross                             |
| <b>SPACE(S) AVAILABLE</b> | Unit 1107 @ 7,020 SF<br>Unit 1113 @ 3,000 SF |
| <b>BUILDING TYPE</b>      | Shopping Center                              |
| <b>ACREAGE</b>            | 4.56 AC                                      |
| <b>FRONTAGE</b>           | 324'   |
| <b>TRAFFIC COUNT</b>      | 14,300 ADT                                   |
| <b>YEAR BUILT</b>         | 1972   |
| <b>CONSTRUCTION TYPE</b>  | Masonry                                      |
| <b>ZONING</b>             | R-3A   |
| <b>LAND USE</b>           | Commercial General                           |
| <b>UTILITIES</b>          | Undisclosed                                  |
| <b>PARCEL ID</b>          | 21-37-41-000-000-00021-7                     |

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- Prime leasing opportunity at the Winn-Dixie anchored shopping center.
- There are currently two spaces built out for retail use with the potential for other uses such as professional or business offices, restaurants, and more.
- Exterior features include upgraded LED lighting, complete roof maintenance, and a repaved parking lot.
- Located directly on the corner of Jensen Beach Blvd. and Savannah Rd., right in the heart of Jensen Beach.



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## Demographics

| 2019 Population Estimate |        | 2019 Average Household Income |          | Average Age |       |
|--------------------------|--------|-------------------------------|----------|-------------|-------|
| 1 Mile                   | 4,224  | 1 Mile                        | \$67,720 | 1 Mile      | 49.50 |
| 3 Mile                   | 33,559 | 3 Mile                        | \$75,437 | 3 Mile      | 47.90 |
| 5 Mile                   | 84,861 | 5 Mile                        | \$73,546 | 5 Mile      | 49.10 |

| 2024 Population Projection |        | 2019 Median Household Income |          | Median Age |       |
|----------------------------|--------|------------------------------|----------|------------|-------|
| 1 Mile                     | 4,481  | 1 Mile                       | \$49,206 | 1 Mile     | 55.00 |
| 3 Mile                     | 36,451 | 3 Mile                       | \$53,020 | 3 Mile     | 52.30 |
| 5 Mile                     | 92,625 | 5 Mile                       | \$52,326 | 5 Mile     | 54.00 |

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# Zoning Information

## Retail Spaces at Palm Breeze Plaza 1107 & 1113 NE Jensen Beach Blvd. Jensen Beach FL 34957

### 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.

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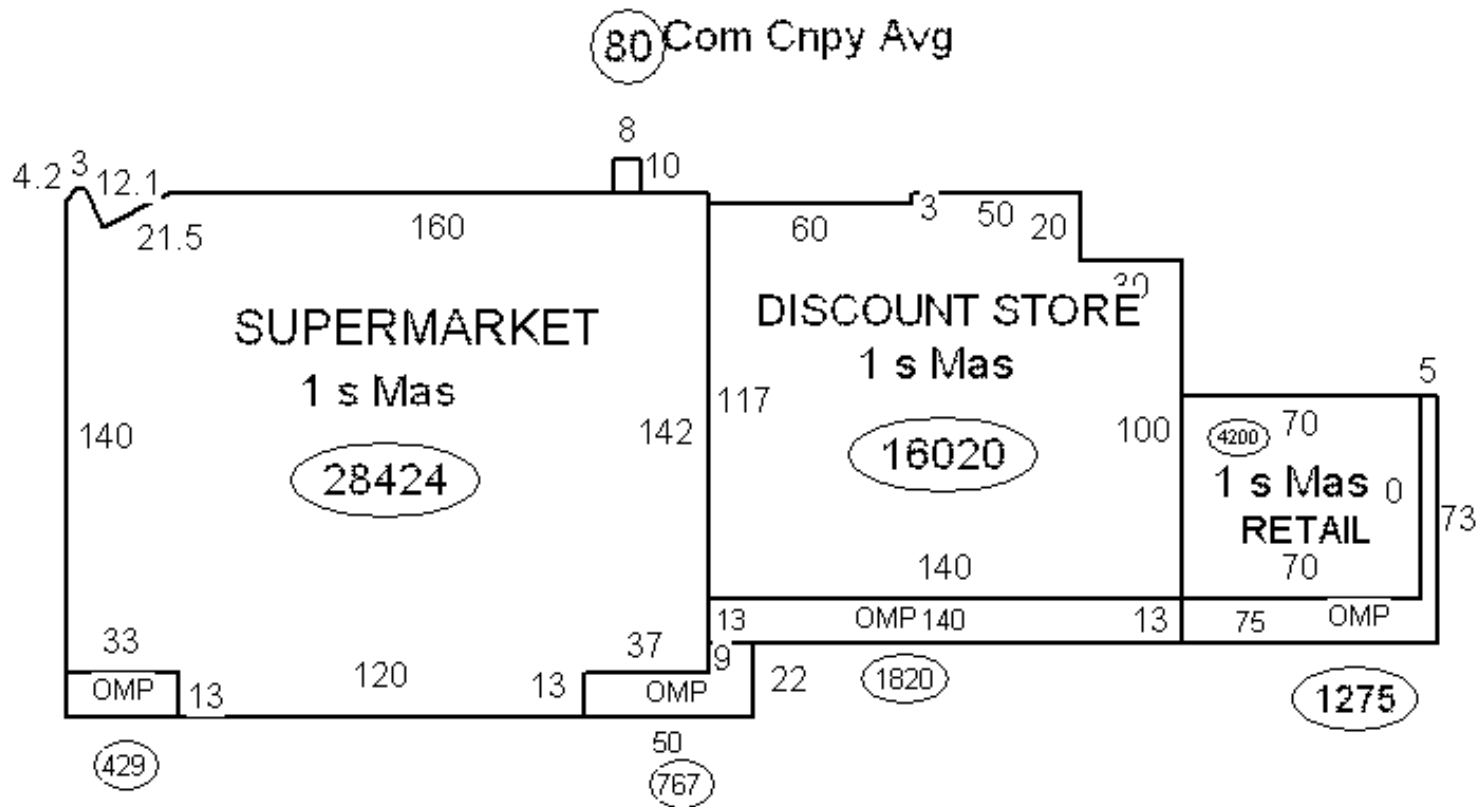
# Floor Plan

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- |    |    |    |    |
|----|----|----|----|
| 01 | 02 | 03 | 04 |
| 05 | 06 | 08 |    |

## PALM BREEZE PLAZA



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# Property Aerial

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