

# FOR SALE

\$1,199,000

## True Triple Net Service Station

1600 NE Jensen Beach Blvd. Jensen Beach FL 34957



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

**Listing Contact:**

Chris Belland | 772-418-4506 | [Cbelland@commercialrealestatellc.com](mailto:Cbelland@commercialrealestatellc.com)

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

# Property Details

## True Triple Net Service Station

1600 NE Jensen Beach Blvd. Jensen Beach FL 34957

PRICE	\$1,199,000
CAP RATE	5.5
NOI	\$66,000
BUILDING SIZE	546 sf (retail)
BUILDING TYPE	Gas Station
ACREAGE	0.62 AC
FRONTAGE	170'
TRAFFIC COUNT	20,500 ADT
YEAR BUILT	1989 (Recently Renovated)
CONSTRUCTION TYPE	Steel
PARKING SPACE	5
ZONING	B-1
LAND USE	Commercial General
UTILITIES	Martin County Utilities
PARCEL ID	22-37-41-010-000-00470-9

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

- Rare opportunity!! Well-established turn-key gas station with convenience store located on NE Jensen Beach Blvd.
- True NNN lease nets \$66,000/yr. Currently on a 10 year lease with a 5 year option.
- Favorable location as it is the first gas station available en route to the beaches.
- Station features a total of 8 pumps and a 546 sf food mart.
- Site is adjacent to a car wash, and in close proximity to National brands such as Dunkin', Publix Super Market, Wendy's, Family Dollar, and many others.



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## Property Demographics

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2019 Population Estimate		2019 Average Household Income		Average Age	
1 Mile	6,365	1 Mile	\$61,080	1 Mile	49.10
3 Mile	27,617	3 Mile	\$80,781	3 Mile	49.20
5 Mile	79,383	5 Mile	\$73,648	5 Mile	49.20

2024 Population Projection		2019 Median Household Income		Median Age	
1 Mile	6,741	1 Mile	\$48,124	1 Mile	54.20
3 Mile	29,958	3 Mile	\$55,615	3 Mile	54.10
5 Mile	86,563	5 Mile	\$52,484	5 Mile	54.10

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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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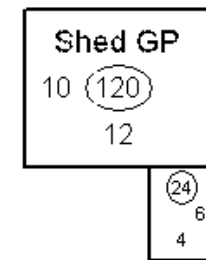
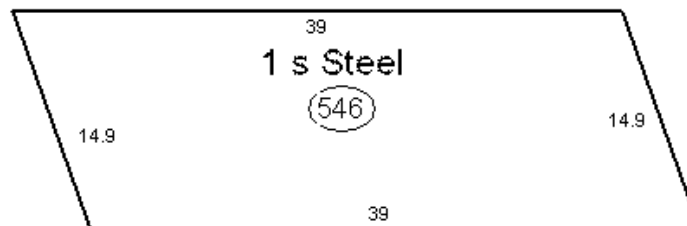
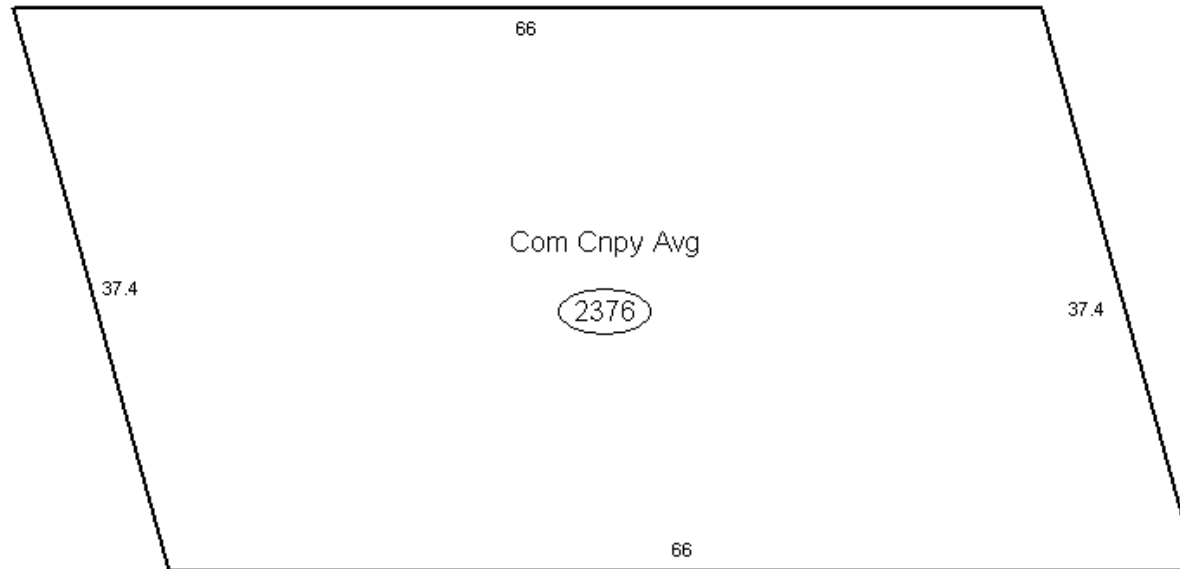
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# Floor Plan

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## Property Aerial

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