

FOR SALE

\$699,000

2.18 AC Industrial Land

1501 & 1550 NE Braille Place, 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

2.18 AC Industrial Land 1501 & 1550 NE Braille Place, Jensen Beach FL 34957

PRICE	\$699,000
LAND SIZE	(1501) 43,699 sf (1550) 51,322 sf
ACREAGE	(1501) 1.00 AC (1550) 1.18 AC
FRONTAGE	274'
TRAFFIC COUNT	12,115 ADT
ZONING	LI
LAND USE	Industrial
UTILITIES	Martin County Water/Sewer
PARCEL ID	28-37-41-011-000-00010-0 28-37-41-011-000-00040-0

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.

- Industrial vacant land consisting of two parallel parcels located on NE Braille Place and NE Savannah Road.
- Site has an established paved entrance and site is practically cleared.
- Ideal for a variety of industrial uses including but not limited to: business/professional offices, construction industry trades, residential storage facilities, wholesale trades and services, and other under LI Zoning.
- Easy accessibility from US-1; located in a growing industrial area of Jensen Beach.



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Property Demographics

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2019 Population Estimate

		2019 Average Household Income		Average Age
1 Mile	4,101	1 Mile	\$68,889	1 Mile 48.70
3 Mile	41,667	3 Mile	\$75,208	3 Mile 47.10
5 Mile	97,892	5 Mile	\$76,765	5 Mile 47.30

2024 Population Projection

		2019 Median Household Income		Median Age
1 Mile	4,312	1 Mile	\$56,033	1 Mile 53.70
3 Mile	44,982	3 Mile	\$51,968	3 Mile 51.20
5 Mile	105,813	5 Mile	\$55,589	5 Mile 51.40

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Zoning Information

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<i>Commercial and Business Uses</i>	LI
Adult business	P
Business and professional offices	P
Commercial amusements, indoor	P
Commercial amusements, outdoor	P
Commercial day care	P
Construction industry trades	P
Construction sales and services	P
Financial institutions	P
Flea markets	P
General retail sales and services	P
Golf driving ranges	P
Hotels, motels, resorts and spas	P
Kennels, commercial	P
Limited retail sales and services	P
Medical services	P
Pain management clinics	P
Residential storage facilities	P
Restaurants, convenience, with drive-through facilities	P
Restaurants, general	P
Shooting ranges, indoor	P

Trades and skilled services	P
Vehicular sales and service	P
Vehicular service and maintenance	P
Veterinary medical services	P
Wholesale trades and services	P

<i>Industrial Uses</i>	LI
Limited impact industries	P
Yard trash processing on lots where such use was lawfully established prior to March 29, 2002	P
Biomedical research	P
Bioscience research	P
Computer and electronic components research and assembly	P
Computer and electronic products research and assembly	P
Computer programming/software research	P
Computer system design	P
Electromedical apparatus research and assembly	P
Electronic equipment research and assembly	P
Laser research and assembly	P
Lens research	P
Management, scientific and technical services	P
Marine Research	P
Medical and dental labs	P
Medical equipment assembly	P
Optical equipment assembly	P
Optical instruments assembly	P
Optoelectronics assembly	P

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Trade Area Map

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