

**FOR SALE**

\$250,000

**0.80 AC Residential/Commercial Land**

0 NE Sugarhill Ave. Jensen Beach FL 34957



**0.80 AC  
RESIDENTIAL/COMMERCIAL LAND**

NE SUGARHILL AVE

**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

**Listing Contact:**

Matt Crady | 772-260-1655 | [Mcrady@commercialrealestatellc.com](mailto:Mcrady@commercialrealestatellc.com)

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

# Property Details

# 0.80 AC Residential/Commercial Land

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<b>PRICE</b>	\$250,000
<b>LAND SIZE</b>	34,739 sf
<b>ACREAGE</b>	0.80 AC
<b>FRONTAGE</b>	+/- 320'
<b>TRAFFIC COUNT</b>	13,200 ADT
<b>ZONING</b>	COR-1
<b>LAND USE</b>	Commercial/Office/Residential
<b>UTILITIES</b>	Martin County Water
<b>PARCEL ID</b>	21-37-41-000-00042-2

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- Exceptional versatile commercial land located on NE Sugarhill Ave. in Jensen Beach, FL.
- Prime location for single-family homes, as well as multi-family dwellings, townhomes, duplexes, business and professional offices, and much more.
- Property is easily accessible from NE Jensen Beach Blvd. and it's in close proximity to residential communities, shopping centers, and the Downtown Jensen Beach area.



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# Property Demographics

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2019 Population Estimate		2019 Average Household Income		Average Age	
1 Mile	4,158	1 Mile	\$69,181	1 Mile	48.90
3 Mile	34,171	3 Mile	\$74,057	3 Mile	47.90
5 Mile	88,051	5 Mile	\$72,724	5 Mile	48.90

2024 Population Projection		2019 Median Household Income		Median Age	
1 Mile	4,427	1 Mile	\$50,601	1 Mile	54.20
3 Mile	37,130	3 Mile	\$52,870	3 Mile	52.30
5 Mile	96,272	5 Mile	\$51,550	5 Mile	53.80

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# Zoning Information

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USE CATEGORY	COR-1
Residential Uses	
Accessory dwelling units	P
Modular homes	P
Multifamily dwellings	P
Single-family detached dwellings	P
Townhouse dwellings	P
Duplex dwellings	P
Zero lot line single-family dwellings	P
Commercial and Business Uses	
Ancillary retail use	P
Bed and breakfast inns	P
Business and professional offices	P
Family day care	P
Financial institutions	P
Medical services	P
Recreational vehicle parks, limited to the number and configuration of units lawfully established prior to the effective date of this ordinance	P
Residential storage facilities	P

Public and Institutional Uses	
Administrative services, not-for-profit	P
Community centers	P
Cultural or civic uses	P
Educational institutions	P
Neighborhood assisted residences with six (6) or fewer residents	P
Places of worship	P
Post offices	P
Protective and emergency services	P
Public libraries	P
Public parks and recreation areas, active	P
Public parks and recreation areas, passive	P
Recycling drop-off centers	P
Residential care facilities	P
Utilities	P

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# Trade Area Map

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