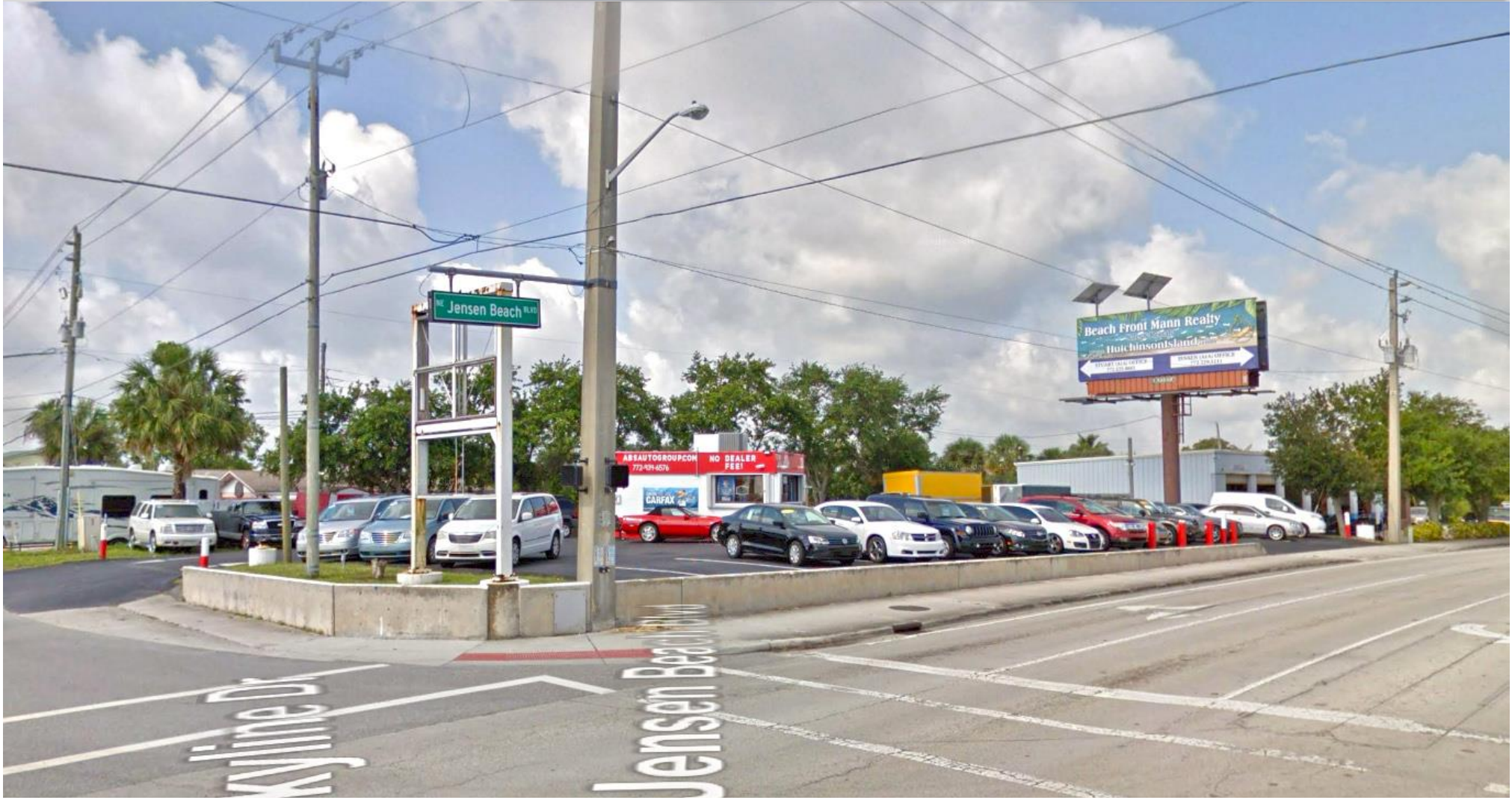


FOR LEASE

\$3,500/mo. NNN

Auto / Oil Change Site

1700 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

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

Property Details

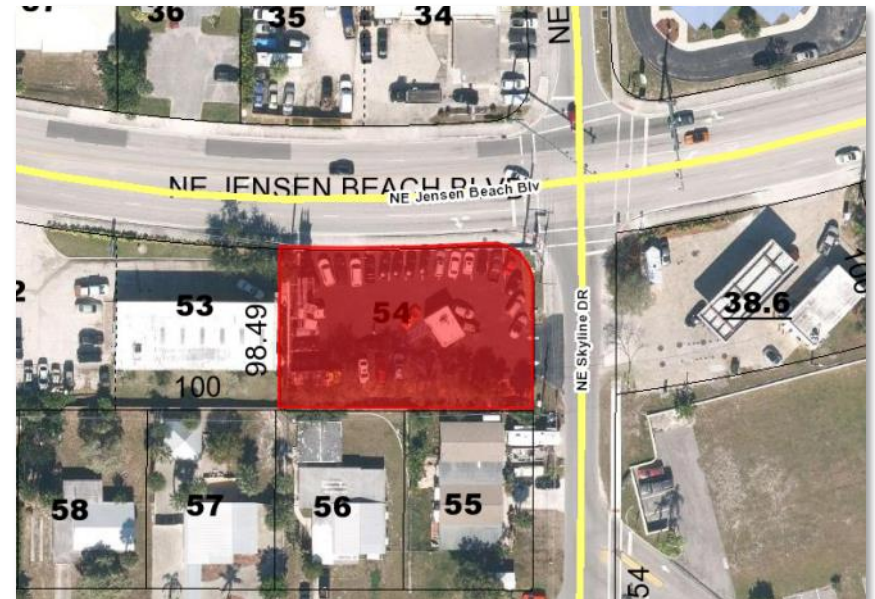
Auto / Oil Change Site

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LEASE RATE	\$3,500/mo. NNN
BUILDING SIZE	+/- 280 sf
BUILDING TYPE	Auto
ACREAGE	0.35 AC
FRONTAGE	154.21'
TRAFFIC COUNT	20,500 ADT
YEAR BUILT	1994
CONSTRUCTION TYPE	Unknown
PARKING SPACE	12+
ZONING	B-1
LAND USE	Commercial General
UTILITIES	Martin County Water/Sewer
PARCEL ID	22-37-41-010-000-00540-5

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.

- Excellent corner lot located on the signalized intersection of NE Jensen Beach Blvd. and NE Skyline Road.
- Site has ample room to build out a freestanding auto service facility.
- Ideal location for an oil change service facility or other auto related services.
- In close proximity to gas stations, a car wash, and many major retailers.



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Property Demographics

Auto / Oil Change Site

1700 NE Jensen Beach Blvd. Jensen Beach FL 34957

2019 Population Estimate		2019 Average Household Income		Average Age	
1 Mile	6,270	1 Mile	\$59,138	1 Mile	49.10
3 Mile	27,389	3 Mile	\$81,821	3 Mile	49.60
5 Mile	77,666	5 Mile	\$73,463	5 Mile	49.20

2024 Population Projection		2019 Median Household Income		Median Age	
1 Mile	6,651	1 Mile	\$47,167	1 Mile	54.00
3 Mile	29,735	3 Mile	\$56,147	3 Mile	54.70
5 Mile	84,644	5 Mile	\$52,374	5 Mile	54.10

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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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Property Aerial

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