

AUTO SALES LOT

1700 NE Jensen Beach Blvd. Jensen Beach FL, 34957



FOR LEASE | \$4,000/mo. NNN

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

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PROPERTY OVERVIEW

- Excellent corner lot located on the signalized intersection of NE Jensen Beach Blvd. and NE Skyline Road.
- Site features a freestanding 280 sf air conditioned office building along with ample parking spaces, and a pylon sign.
- Formerly utilized as car dealer; ideal for comparable use or other sales and auto related uses.
- Situated between a gas station and a tire shop, and in close proximity to shopping centers and residential communities.



LEASE RATE	\$4,000/mo. NNN
BUILDING SIZE	280 SF
BUILDING TYPE	General Retail
ACREAGE	0.35 AC
FRONTAGE	+/- 152'
TRAFFIC COUNT	20,300 ADT
YEAR BUILT	1982
PARKING SPACE	15+
ZONING	B-1 (Martin)
LAND USE	Commercial General
PARCEL ID	22-37-41-010-000-00540-5

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SITE PHOTO



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DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	5,946	1 Mile	\$74,952	1 Mile	49.1
3 Mile	79,346	3 Mile	\$87,780	3 Mile	51.1
5 Mile	311,324	5 Mile	\$84,332	5 Mile	46.5

2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	6,117	1 Mile	\$51,054	1 Mile	54.2
3 Mile	86,171	3 Mile	\$67,657	3 Mile	56.9
5 Mile	311,324	5 Mile	\$66,485	5 Mile	49.7

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ZONING INFORMATION

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.
- Refuse and storage areas, which shall be screened from view.

Sec. 3.416. HB-1 Limited Business District.

3.416.A. Uses permitted. In this district, buildings, structures, land or water shall be used only for the following purposes, subject to any additional limitations pursuant to section 3.402:

1. Appliance stores including radio and television service.
2. Art and antique shops.
3. Banks or drive-in banks.
4. Bakeries.
5. Barber and beauty shops.
6. Book, stationery, camera or photographic supplies.
7. Cafes or restaurants, but excluding drive-in restaurants.
8. Clothing, shoes, millineries, dry goods and notions.
9. Furniture and home furnishings, including office furniture and equipment.
10. Florists, nurseries or gift shops.
11. Gasoline stations, subject to the approval of the planning and zoning board and the County commission after public hearing, as not creating traffic or safety hazards and as being in accordance with the spirit and purpose of this chapter.

12. Groceries, fruit, vegetables, meat markets, delicatessens, catering and supermarkets.
13. Hardware and paints.
14. Jewelry stores.
15. Laundry and dry cleaning pickup stations and self-service laundries.
16. Professional Offices; medical, dental; real estate; lawyer; engineer, architect; tax consultant; veterinary clinics, provided no animals are boarded or kept overnight. No animals shall be permitted outside of the walls of the main structure.
17. Shoe repair shops.
18. Storage garages or private automobile parking.
19. Theatres, but excluding drive-in theatres.
20. Pharmacies and medical marijuana dispensing facilities, provided any medical marijuana dispensing facility shall be located no closer than 500 feet from any public or private school. The distance between school property and licensed premises shall be measured on a straight line connecting the nearest point of the school property to the nearest point of the building of the licensed premises, as documented by a survey prepared by a licensed surveyor.

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FLOOR SKETCH



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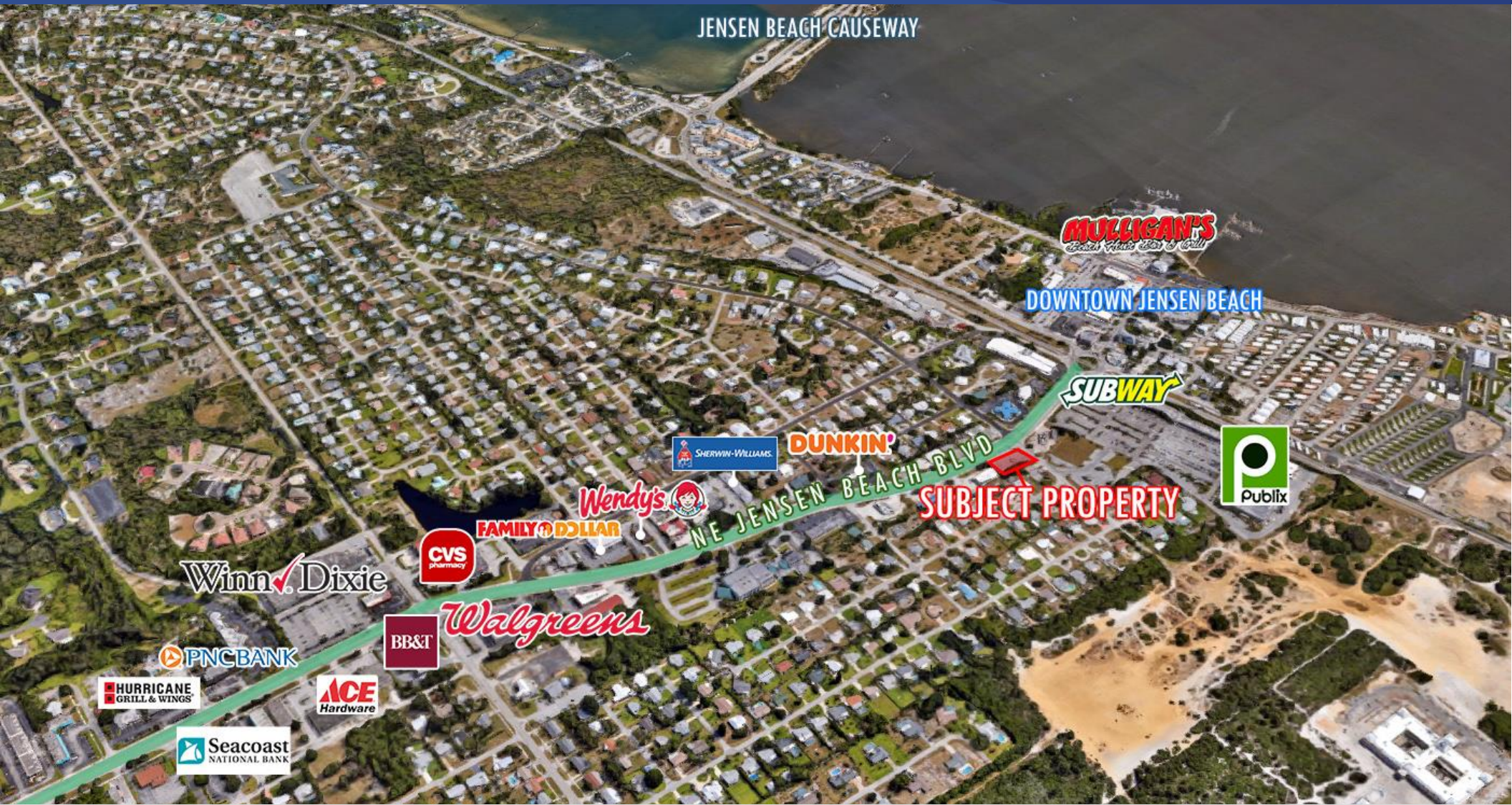
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TRADE AREA MAP



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