

Winn[®]  Dixie

 Domino's[®]

 HEART &
FAMILY HEALTH
INSTITUTE



EXCLUSIVELY MARKETING BY

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

PALM BREEZE PLAZA
1105-1119 NE JENSEN BEACH BLVD. JENSEN BEACH FL 34957
ONLY \$97.00 SF | HUGE UPSIDE POTENTIAL

55,959 SF | \$381,746 NOI



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PALM BREEZE PLAZA

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PROPERTY SUMMARY

Jeremiah Baron & Co. is pleased to present the Palm Breeze Plaza in Jensen Beach, Florida. An outstanding value retail lease of a neighborhood center anchored by Winn Dixie Supermarket. Additional tenants include HCA Medical, a Nail Salon, Hot Wok restaurant, Domino's Pizza, and a consignment. Seller Financing is available for this property.

Property features: new upgraded LED parking lot lighting, a complete roof maintenance with a 5 year warranty, and a repaved parking lot.

The Palm Breeze Plaza has strong established tenants with Winn Dixie holding its location for 45 years and they've extended their lease for another 5 years. Winn Dixie Sale \$8.8 Million in 2019. \$400,000 increase from 2018. Currently 6 cap cash potential of 8+ cap with new 7,000 square foot tenant.

Located directly on the corner of Jensen Beach Blvd. and Savannah Rd.; right in the heart of Jensen Beach.

Situated in Martin County's most sought after coastal towns is the city of Jensen Beach; a quaint town with many big community plans in the works. Minutes away from the beaches, 45 minutes away from the Palm Beach Airport, 90 minutes from Fort



PROPERTY DETAILS

HUGE UPSIDE POTENTIAL!

OFFERING

PRICE	\$4,699,000. (Only \$97.00 SF)
POTENTIAL NOI	\$381,000

PROPERTY SPECIFICATIONS

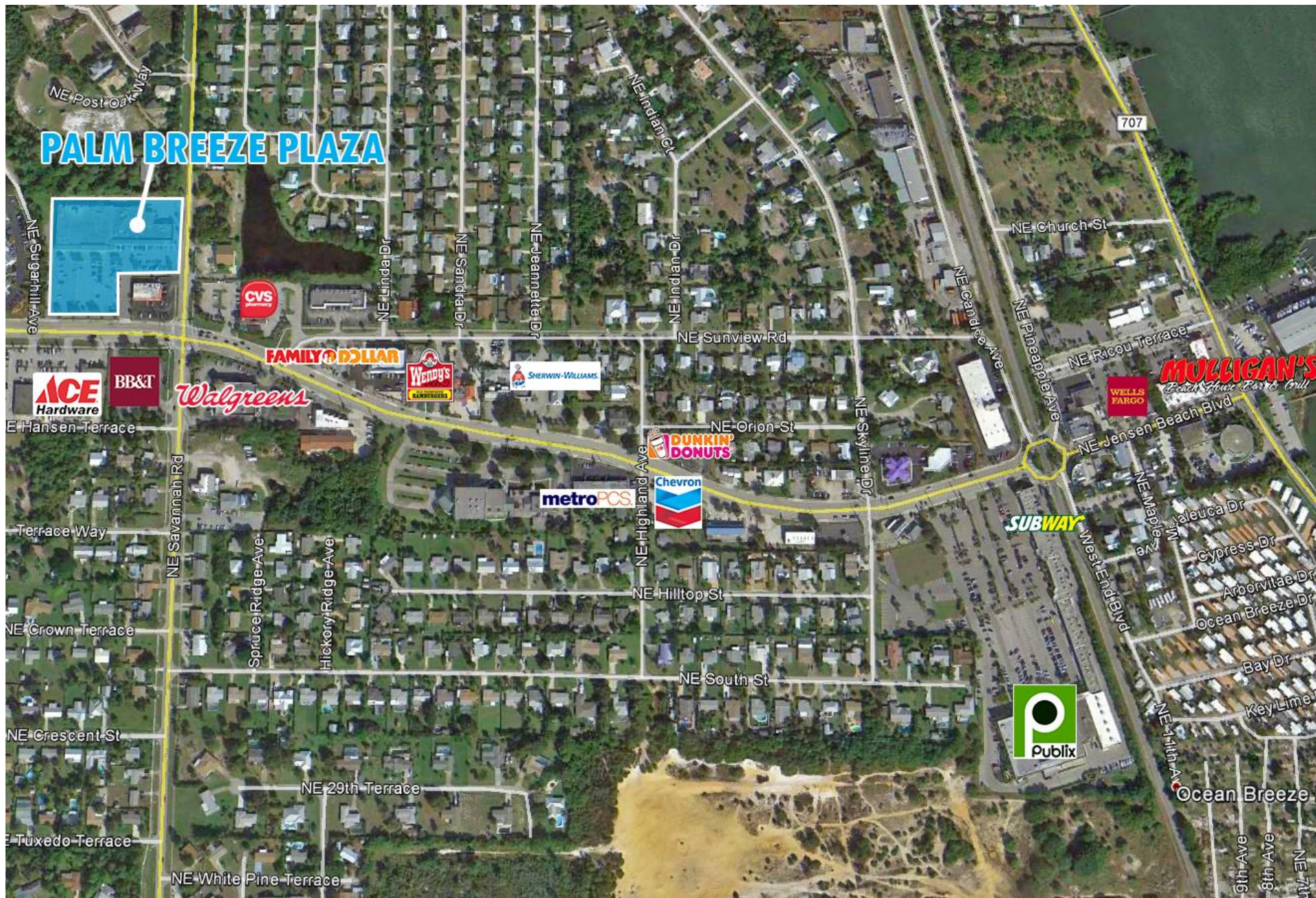
GROSS LEASABLE AREA	48,110 SF
BUILDING CLASS	B
ACREAGE	4.56 AC
FRONTAGE	324' on Jensen Beach Blvd.
TRAFFIC COUNT	14,300 ADT
YEAR BUILT	1972
CONSTRUCTION TYPE	Masonry
ZONING	R-3A - Liberal Multifamily
LAND USE	Commercial General
PARCEL ID	21-37-41-000-000-00021-7
ADDITIONAL INFO	Roof Warranty



PROPERTY OVERVIEW



 ACCESS	NE Jensen Beach Blvd. NE Savannah Rd.
 TRAFFIC COUNTS	14,300 ADT
 IMPROVEMENTS	48,644 sf
 PARKING RATIO	2.43/1,000 SF (120 spaces)
 YEAR BUILT	1972
 PARCEL	21-37-41-000-000-00021-7
 ZONING	R-3A



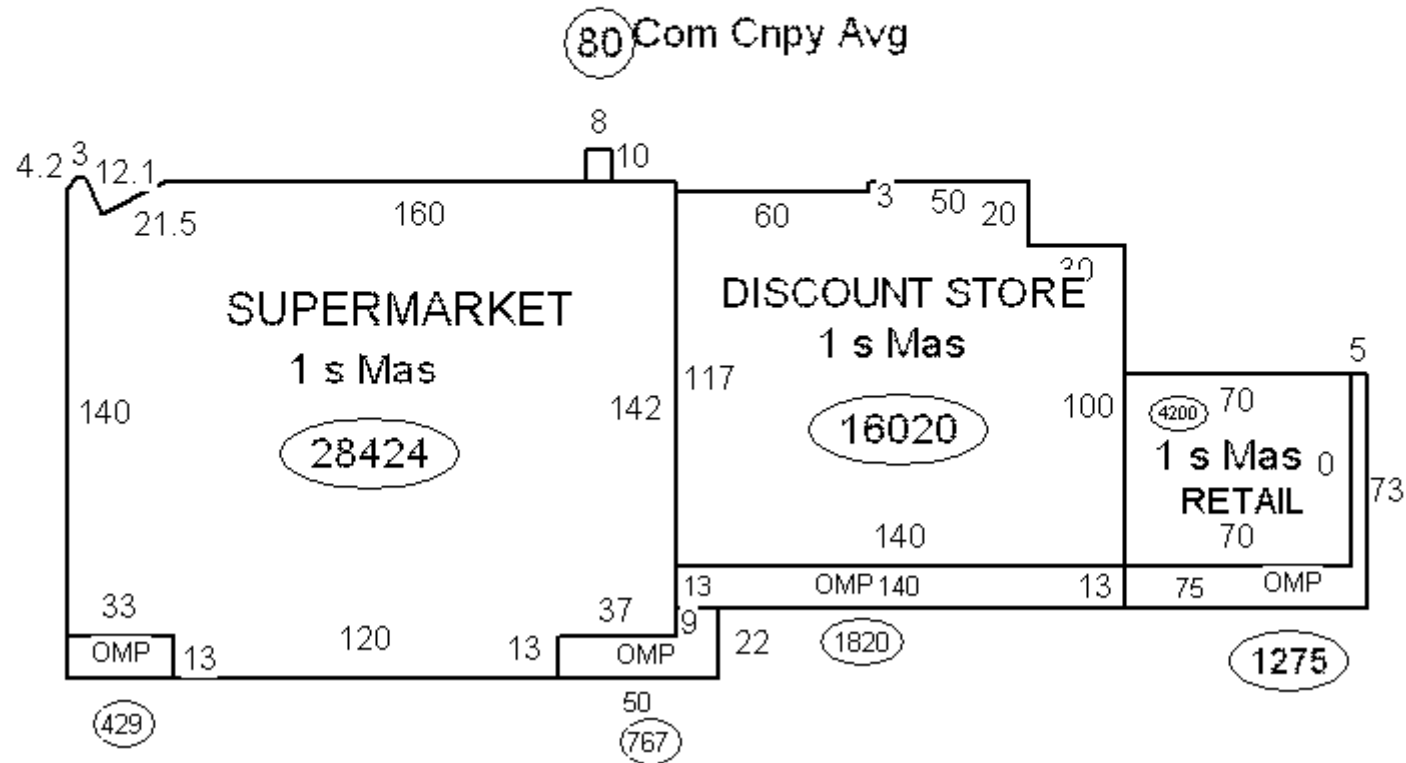
SITE AERIAL



SITE AERIAL

01	02	03	04
05	06	08	

PALM BREEZE PLAZA



FLOOR PLAN

ZONING INFORMATION

Sec. 3.407. - R-3A Liberal Multiple-Family District.

3.407.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 uses permitted in the R-3 Multiple-Family Residential District.
2. Restaurants and/or lunchrooms, not the drive-in type, with an enclosed seating capacity of ten persons or more.
3. Beauty parlors and barbershops.
4. Dry cleaning and laundry pickup stations.
5. Fire stations.
6. Boat docks and dry and wet storage facilities under cover, and facilities for maintenance and repairs of boats or yachts, upon submission of plans for review and approval of the planning and zoning board.
7. Mobile home and travel trailer sales.
8. Gasoline or other motor fuel stations, provided all structures and buildings, except principal use signs, and including storage tanks shall be placed not less than 25 feet from any side or rear property lines.
9. Professional and business offices.
10. Retail stores.

3.407.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 at the

building line:

1. Single-family structures: The minimum lot size shall be the same as above. A minimum of 600 square feet of living area shall be required, exclusive of carports, breezeways or utility rooms.
2. Two-family structures: The minimum lot size shall be 7,500 square feet, with a minimum width of 75 feet a minimum of 800 square feet of living area per two-family structure shall be required, exclusive of carports, breezeways or utility rooms.
3. Apartment buildings: There shall be a minimum building site of 15,000 square feet with a minimum width of 100 feet measured at the building line for the first four apartment units. For each additional apartment unit, 2,600 square feet shall be added to the required minimum building site and an additional five feet shall be added to the required minimum width at the building line. A maximum density of 15 apartment units may be permitted per acre depending on available community services and capital improvements. There shall be a minimum of 325 square feet of living area in each apartment unit.
4. Triplex structures: The minimum lot size shall be 11,250 square feet, with a minimum width of 88 feet; a minimum of 1,200 square feet of living area per three-family structure shall be required, exclusive of carports, breezeways or utility rooms.

AREA DEMOGRAPHICS

RADIUS		1 MILE	3 MILE	5 MILE
2018 Estimated Population		5,214	33,758	81,340
2023 Projected Population		5,647	36,786	88,645
2010 Census Population		4,407	28,761	70,921
2018 Estimated Households		2,375	15,869	37,885
2023 Projected Households		2,566	17,264	41,241
2010 Census Households		2,039	13,619	33,032
2018 Estimated White		4,976	30,938	72,318
2018 Estimated Black or African American		131	1,721	6,125
2018 Estimated Asian or Pacific Islander		43	428	1,235
2018 Estimated American Indian or Native Alaskan		15	127	274
2018 Estimated Other Races		44	511	1,313
2018 Estimated Average Household Income		\$64,627	\$69,708	\$70,867
2018 Estimated Median Household Income		\$51,981	\$51,054	\$49,995
Median Age		52.70	54.00	54.20
Average Age		47.80	49.30	49.40

TENANT PROFILES

Domino's is the second largest pizza restaurant chain in the world, with more than 15,900 locations in over 85 markets. Founded in 1960, our roots are in convenient pizza delivery, while a significant amount of our sales also come from carryout customers. Although we are a highly-recognized global brand, we focus on serving the local neighborhoods in which we live and do business through our large network of franchise owners and Company-owned stores. On average, we sell more than 1.5 million pizzas each day throughout our global system.



TENANT PROFILES

Winn-Dixie Stores, Inc. operates as a food retailing company primarily under the Winn-Dixie banner. The company's stores offer grocery, dairy, frozen food, meat, seafood, produce, deli, bakery, floral, health and beauty, and other general merchandise items. Its stores also provide pharmacies, distilled spirits, and fuel products. The company offers national brands, as well as its own private-label products in its stores. As of February 15, 2012, it operated approximately 480 retail grocery locations and 380 in-store pharmacies in Florida, Alabama, Louisiana, Georgia, and Mississippi. Winn-Dixie Stores, Inc. was founded in 1925 and is headquartered in Jacksonville, Florida. As of March 9, 2012, Winn-Dixie Stores Inc. operates as a subsidiary of BI-LO, LLC.



The Heart and Family Health Institute is the only multi-specialty practice of its kind on the Treasure Coast. Our board-certified physicians have your healthcare needs covered for Family Medicine, Cardiology, Interventional Cardiology, Podiatry, Pulmonology, Endocrinology and an onsite, advanced diagnostic department.

The Heart Family Health Institute has offices in Port St. Lucie, St. Lucie West and Jensen Beach.

We also offer primary care services through our Family Medicine residency program. In this program, resident physicians work with attending physicians to provide a team approach to care.

