

**FOR LEASE**

\$4,000/mo.

**Service Garage**

1140 NE Dixie Highway, Jensen Beach FL 34957



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

**Listing Contact:**

Chris Belland | 772-418-4506 | [Cbelland@commercialrealestatellc.com](mailto:Cbelland@commercialrealestatellc.com)

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

# Property Details

# Service Garage

1140 NE Dixie Highway, Jensen Beach FL 34957

<b>LEASE RATE</b>	\$4,000/mo
<b>BUILDING SIZE</b>	2,340 sf
<b>BUILDING TYPE</b>	Commercial Limited
<b>ACREAGE</b>	.21 AC
<b>FRONTAGE</b>	75'
<b>TRAFFIC COUNT</b>	9,200 AADT
<b>YEAR BUILT</b>	1972 (2009 renovations)
<b>CONSTRUCTION TYPE</b>	Unknown
<b>PARKING SPACE</b>	5+
<b>ZONING</b>	B-1
<b>LAND USE</b>	Commercial Limited
<b>UTILITIES</b>	Martin County Utilities

- Excellent well-maintained 2,340 sf garage features four (4) bay doors, its own monument sign, a vehicle lift, reception area, and has been completely renovated with a new roof, plus electric.
- Property has many uses such as police and fire station, automobile salesroom, and storage garage.
- Located on NE Dixie Highway, in the industrial area of Rio.



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# Property Demographics

## Service Garage

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2019 Population Estimate		2019 Average Household Income		Average Age	
1 Mile	3,817	1 Mile	\$63,368	1 Mile	48.50
3 Mile	40,968	3 Mile	\$75,604	3 Mile	47.20
5 Mile	94,234	5 Mile	\$77,594	5 Mile	47.40

2024 Population Projection		2019 Median Household Income		Median Age	
1 Mile	4,035	1 Mile	\$52,871	1 Mile	53.00
3 Mile	44,177	3 Mile	\$52,308	3 Mile	51.40
5 Mile	101,607	5 Mile	\$56,037	5 Mile	51.60

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# Zoning Information

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### 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.



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# Interior Photos

# Service Garage

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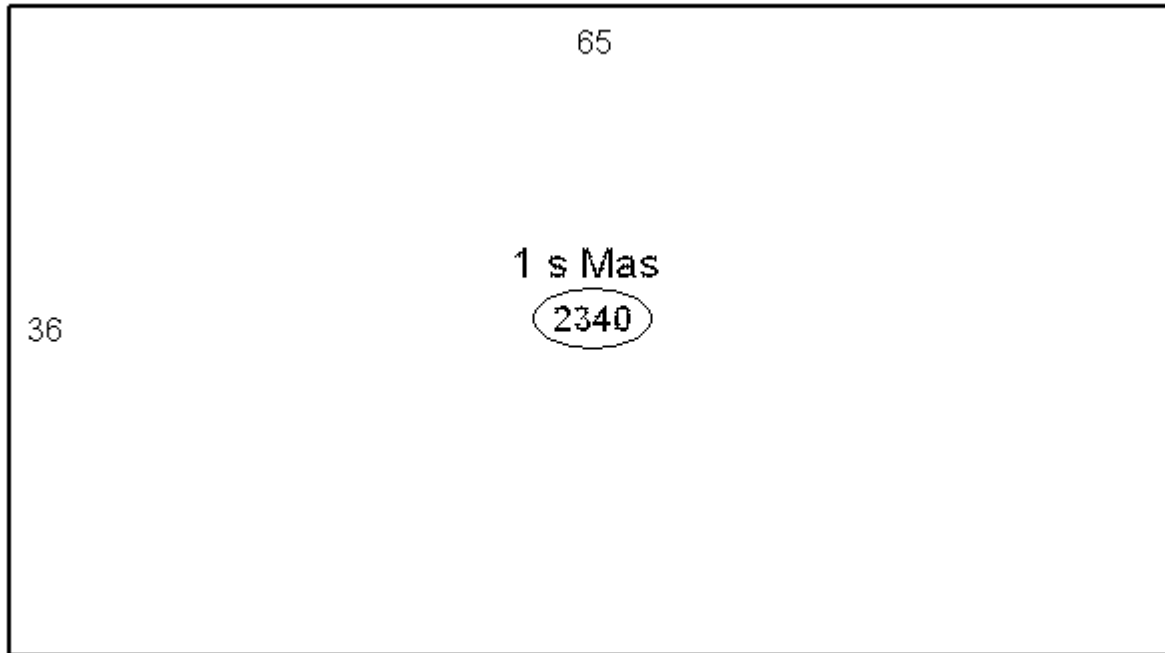
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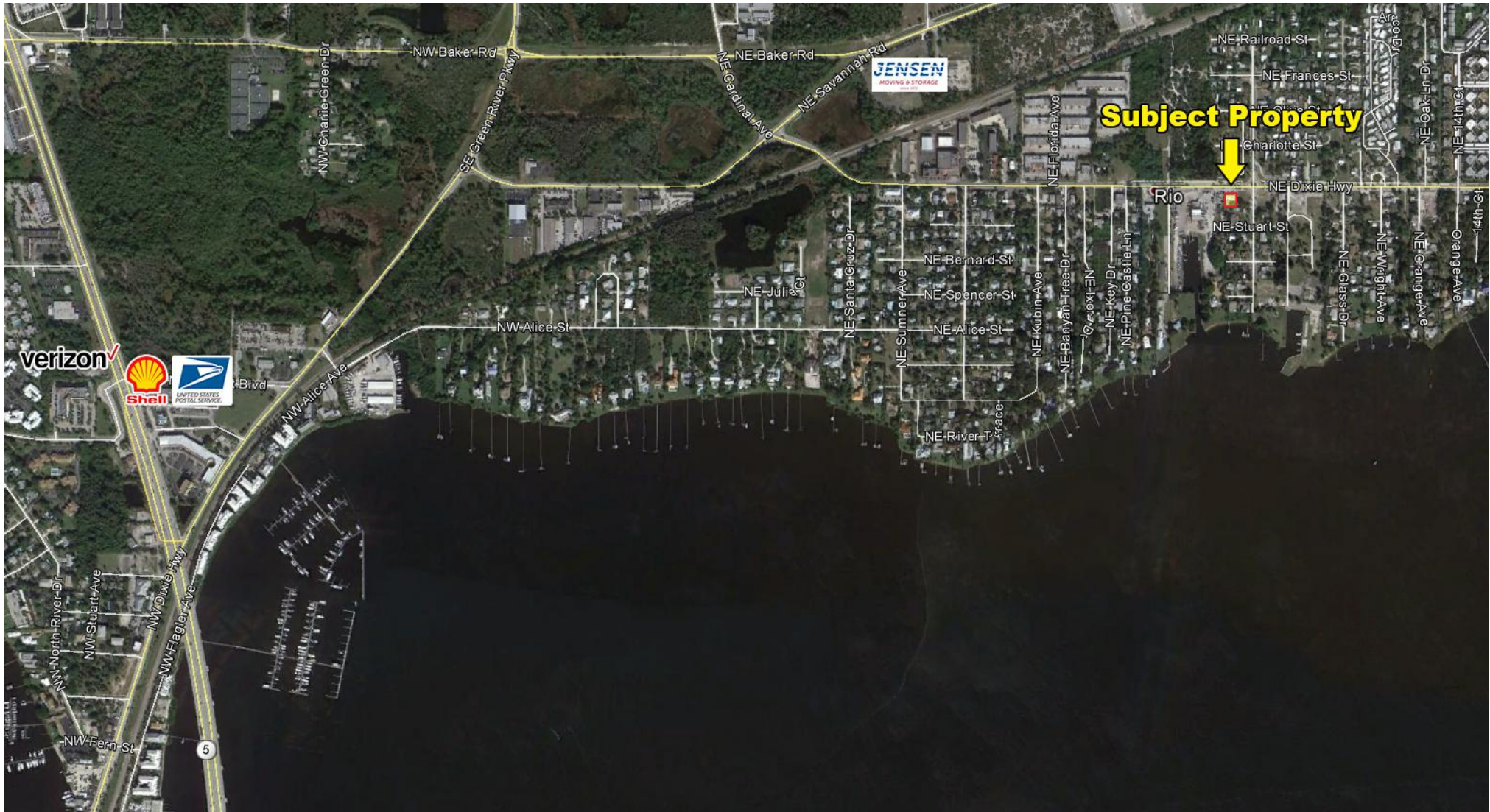
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# Property Aerial

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