

RETAIL / WAREHOUSE BUILDINGS

657 NE Dixie Highway, Jensen Beach FL 34957



Current Building



Conceptual Rendering (not final)

Price: \$7,146,096

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

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PROPERTY OVERVIEW

- Exceptional purchase opportunity consisting of 3 industrial structures located in the Baron Warehouse and Storage industrial park in Rio/Jensen Beach.
- The 34,144 sf building features central A/C and it is subdivided for retail and office use. Proposed improvements for the building will include a complete refacing.
- There's also two 5,400 sf storage buildings ideal for storage or assembly; one building is fully enclosed while the other is an open air steel building.
- Former lumber supply yard; ideal for comparable storage use or a variety of industrial uses involving sales, construction, and more.
- Site features multiple loading docks with accessibility to the FEC rail road spur.
- Property is situated in the growing industrial sector of Jensen Beach; 45 minutes away from the Palm Beach Airport, and only 90 minutes from Fort Lauderdale Airport.



PRICE	\$7,146,096
BUILDING SIZE(S)	
BUILDING 1	34,144 SF
BUILDING 2	5,400 SF
BUILDING 3	5,400 SF
BUILDING TYPE	Warehouse / Storage
ACREAGE	2.73 AC
FRONTAGE	312.81'
TRAFFIC COUNT	5,500 ADT
YEAR BUILT	1958
CONSTRUCTION TYPE	1 Story Masonry
PARKING SPACE	Ample
ZONING	Rio CRA
LAND USE	Industrial
PARCEL ID	28-37-41-000-000-00080-0

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AERIAL VIEW



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ADDITIONAL PHOTOS



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DEMOGRAPHICS

2020 Population Estimate		2020 Average Household Income		Average Age	
1 Mile	5,666	1 Mile	\$91,083	1 Mile	45.50
3 Mile	37,505	3 Mile	\$80,408	3 Mile	47.50
5 Mile	99,032	5 Mile	\$85,394	5 Mile	48.90
2025 Population Projection		2020 Median Household Income		Median Age	
1 Mile	5,970	1 Mile	\$62,914	1 Mile	49.70
3 Mile	39,194	3 Mile	\$53,147	3 Mile	51.80
5 Mile	105,325	5 Mile	\$59,304	5 Mile	53.70

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ZONING INFORMATION

Sec. 12.3.03. Permitted uses.

Table R-4 identifies permitted uses in the Rio (R) Redevelopment Zoning District.

1. The Use Groups listed in the first column of Table R-4 are described in Section 12.1.03.
2. The remaining columns identify the Subdistricts shown on the Regulating Plan.

a. "P" in a row below a column means that any use in that use group is permitted within that Subdistrict, provided the use can be developed in accordance with all applicable requirements of the LDR.

b. If "P" is not shown in a row, the use group is not permitted in that Subdistrict.

3. For uses that are functionally similar but not clearly permitted in a Subdistrict see Section 12.1.03.3.

	Core	General	Water-front	Corridor	Industrial
Commercial & Business Use Groups, see 12.1.03					
Business & professional offices	P	P	P ¹	P	P
Construction services, limited	P	P	P ¹	P	P
Construction services, extensive	-	-	-	-	P
Convenience store with fuel	-	-	-	-	-
Drive-through facility	-	-	-	-	-
Drive-through restaurant	-	-	-	-	-
Hotels, motels, resorts spas	P	P	P ¹	P	-
Marinas ¹	-	-	P ¹	-	-
Medical offices	P	P	-	P	P
Parking lots and garages	P	-	-	-	-
Restaurants	P	P	P ¹	P	P
Retail & services, limited impact	P	P	P ¹	P	P
Retail & services, general impact	-	-	-	P	P
Retail & services, extensive impact	-	-	-	-	P
Recreational vehicle parks	-	-	-	-	P
Vehicular service and maintenance	-	-	-	-	P
Wholesale trades and services	-	-	-	P	P
Working waterfront	-	-	P ¹	-	-
Industrial Use Groups, see 12.1.03					
Limited impact industries	-	-	P ¹	-	P
Extensive impact industrial industries	-	-	-	-	P

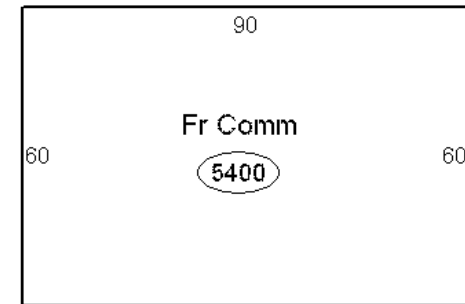
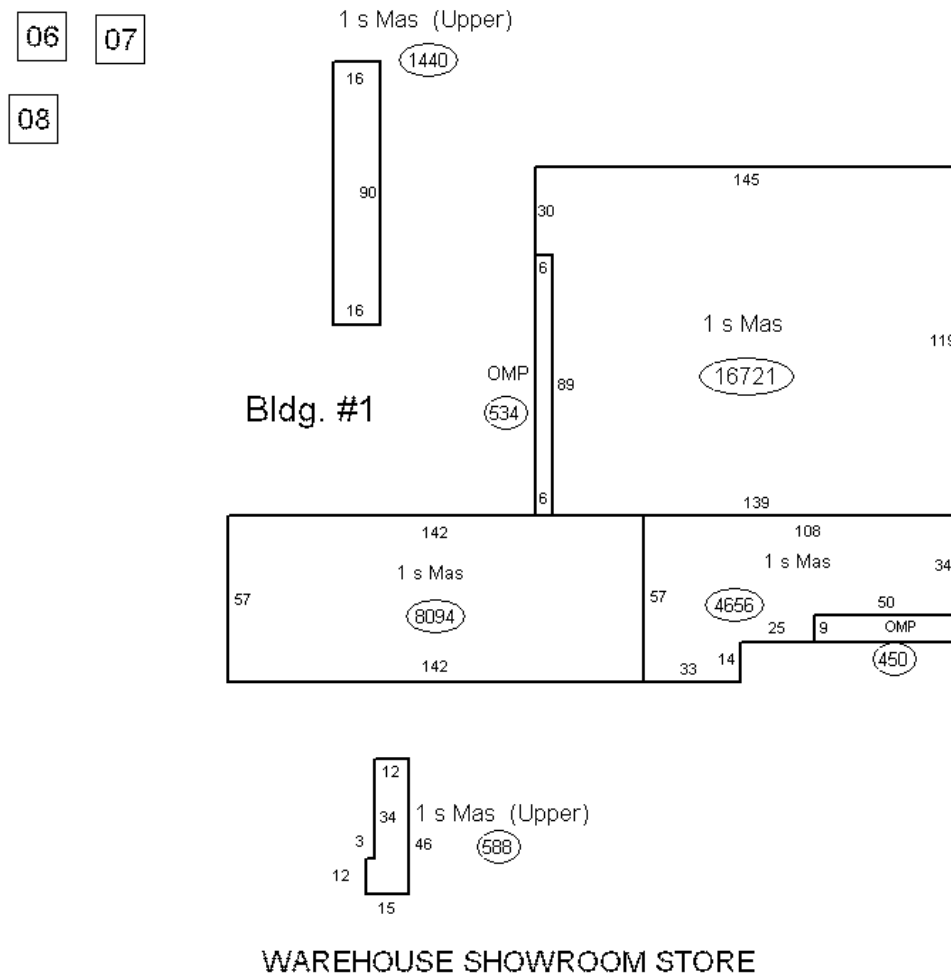
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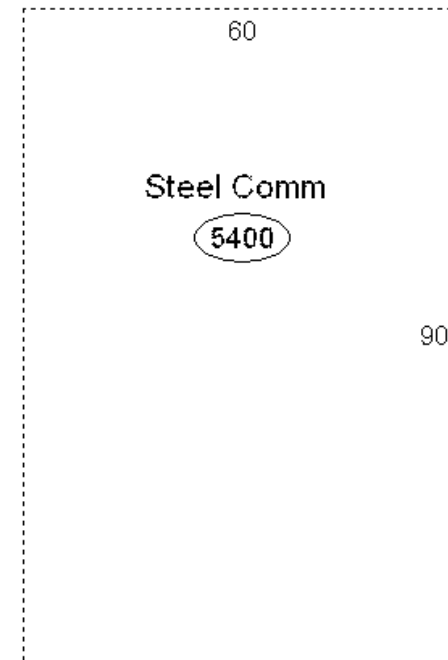
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FLOOR SKETCH



BLDG. # 2



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TRADE AREA MAP



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