

WAREHOUSE / STORAGE SPACE

713 NE Dixie Highway, Jensen Beach FL 34957

8,500 SF SPACE

4,100 SF SPACE

FOR LEASE | \$15.00/SF Gross

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

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Matt Crady

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PROPERTY OVERVIEW

- Exceptional lease opportunity consisting of warehouse spaces located at the Driftwood Industrial Park just off NE Dixie Highway in the Rio/Jensen Beach area.
- The 8,500 sf space features three roll-up doors, a 4-hour fire rated wall, and accessibility to a loading/unloading ramp, and restrooms.
- There is also a 4,100 sf space features a roll-up door, pedestrian doors, and restrooms.
- 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.



LEASE RATE	\$15.00/SF Gross
UNIT(S) AVAILABLE	8,500 SF 4,100 SF
BUILDING TYPE	Warehouse / Storage
ACREAGE	2.51 AC
TRAFFIC COUNT	5,500 ADT
YEAR BUILT	1989
CONSTRUCTION TYPE	CBS
PARKING SPACE	Ample
ZONING	Rio Redevelopment
LAND USE	Industrial
PARCEL ID	28-37-41-000-012-00110-9

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ADDITIONAL PHOTO



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DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	5,480	1 Mile	\$92,053	1 Mile	46.40
3 Mile	37,776	3 Mile	\$88,376	3 Mile	48.40
5 Mile	99,997	5 Mile	\$91,487	5 Mile	49.60

2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	5,712	1 Mile	\$72,244	1 Mile	50.70
3 Mile	39,011	3 Mile	\$66,632	3 Mile	53.00
5 Mile	106,587	5 Mile	\$70,426	5 Mile	54.70

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ZONING INFORMATION

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

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.

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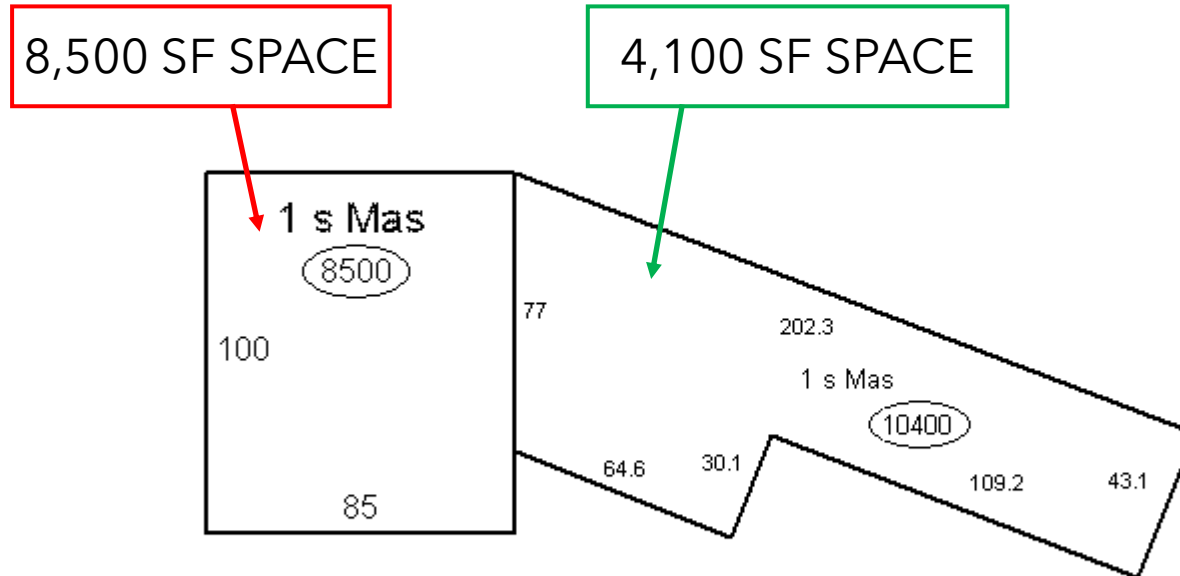
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FLOOR SKETCH

01 02 03 04 05 06



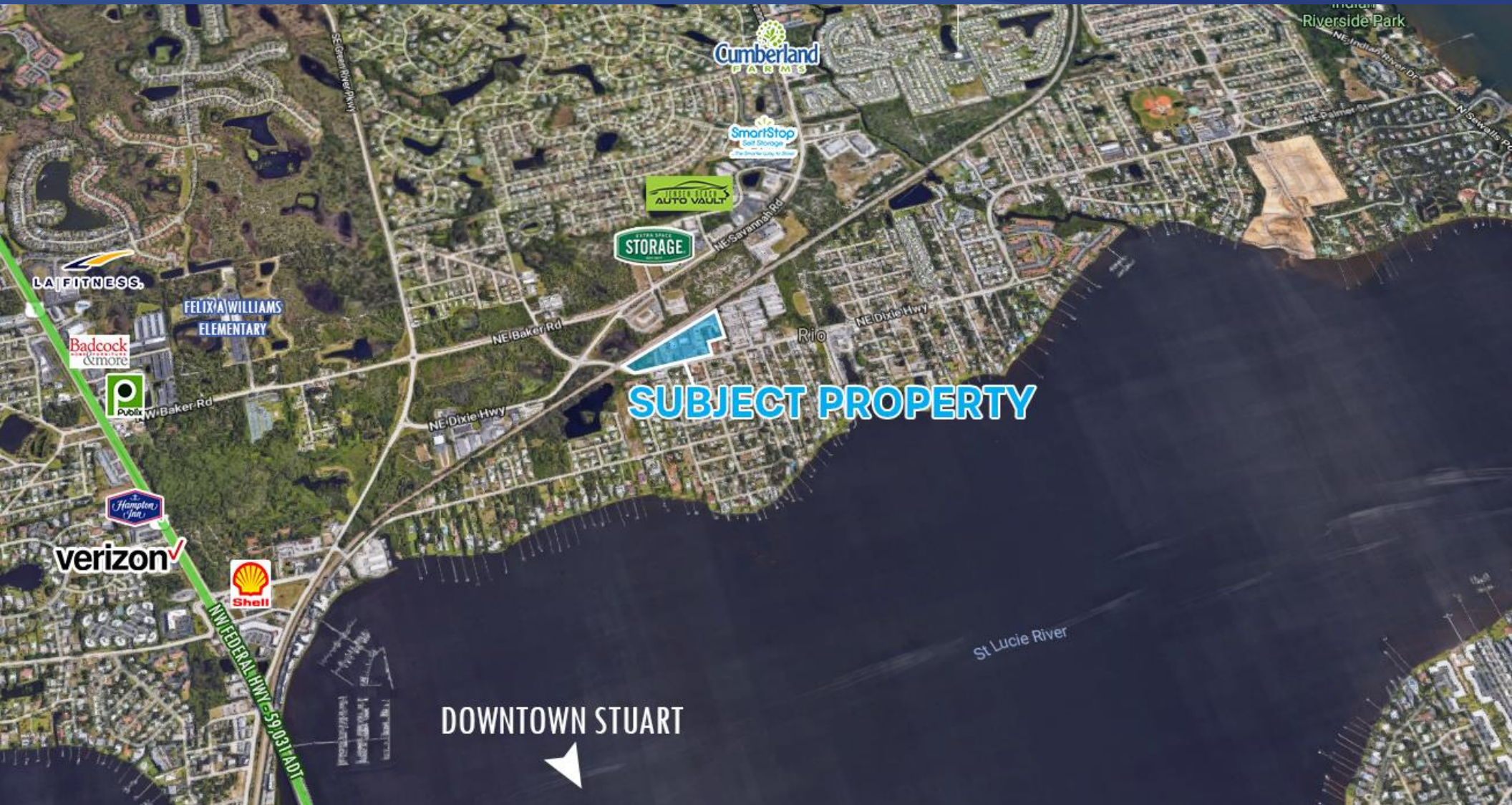
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TRADE AREA MAP



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