

# AUTO VAULT UNIT 35

861 NE Industrial Ave., Jensen Beach, FL 34957



**FOR SALE | \$419,000**

**Jeremiah Baron  
& CO.**

**Commercial Real Estate, LLC**

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matt Crady**

772.286.5744 Office

772.260.1655 Mobile

[mcrady@commercialrealestatellc.com](mailto:mcrady@commercialrealestatellc.com)

# PROPERTY OVERVIEW

Your Jensen Beach Auto Vault luxury garage space is quality constructed, fully A/C'ed , pre-wired for Internet and TV, 50 AMP RV receptacles + 120V and a 14x12 electric garage door.

Unit features, concrete construction, insulated walls and ceilings, 7x7 bathroom, security lights and windows for natural light.

PRICE	\$419,000
UNIT SIZE	+/- 1,260 sf
BUILDING TYPE	Concrete
ACREAGE	3.7ac
TRAFFIC COUNT	8,300 ADT
YEAR BUILT	2019
PARKING SPACE	Open
ZONING	LI
LAND USE	Industrial
PARCEL ID	28-37-41-020-000-00020-9

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.



**Jeremiah Baron  
& CO.**

**Commercial Real Estate, LLC**

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

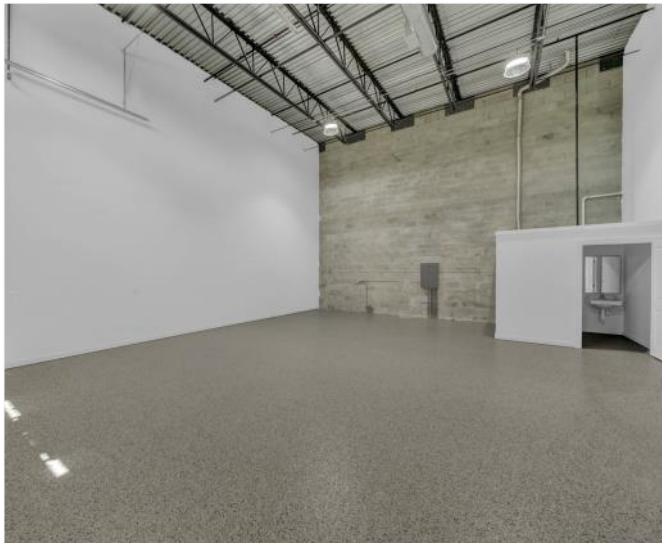
**Matt Crady**

772.286.5744 Office

772.260.1655 Mobile

[mcrady@commercialrealestatellc.com](mailto:mcrady@commercialrealestatellc.com)

# SITE PHOTOS



**Jeremiah Baron  
& CO.**

**Commercial Real Estate, LLC**

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matt Crady**

772.286.5744 Office

772.260.1655 Mobile

[mcrady@commercialrealestatellc.com](mailto:mcrady@commercialrealestatellc.com)

# DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	5,984	1 Mile	\$93,333	1 Mile	41
3 Mile	36,085	3 Mile	\$88,522	3 Mile	40
5 Mile	99,181	5 Mile	\$90,577	5 Mile	41

2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	6,232	1 Mile	\$72,149	1 Mile	42
3 Mile	37,340	3 Mile	\$66,289	3 Mile	42
5 Mile	106,152	5 Mile	\$69,897	5 Mile	42

**Jeremiah Baron**  
& CO.

**Commercial Real Estate, LLC**

49 SW Flagler Ave. Suite 301  
Stuart FL, 34994  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matt Crady**  
772.286.5744 Office  
772.260.1655 Mobile  
[mcrady@commercialrealestatellc.com](mailto:mcrady@commercialrealestatellc.com)

# ZONING INFORMATION

USE CATEGORY	C O	C O R 1	C O R 2	L C	C C	G C	W R C	W G C	L I
<i>Residential Uses</i>									
Accessory dwelling units		P	P				P	P	P
Agricultural veterinary medical services									P
Aquaculture								P	P
Plant nurseries and landscape services				P	P	P			P
Administrative services, not-for-profit	P	P	P	P	P	P	P	P	P
Cemeteries, crematory operations and columbaria									P
Educational institutions	P	P	P	P	P	P	P	P	P
Places of worship	P	P	P	P	P	P			P
Post offices	P	P	P	P	P	P			P
Protective and emergency services	P	P	P	P	P	P	P	P	P
Public libraries	P	P	P	P	P	P			P
Public parks and recreation areas, active	P	P	P	P	P	P	P	P	P
Public parks and recreation areas, passive	P	P	P	P	P	P	P	P	P
Recycling drop-off centers	P	P	P	P	P	P	P	P	P
Utilities	P	P	P	P	P	P	P	P	P
Adult business									P
Business and professional offices	P	P	P	P	P	P	P	P	P
Commercial amusements, indoor				P	P	P	P	P	P
Commercial amusements, outdoor						P	P	P	P
Commercial day care				P	P	P	P	P	P
Construction industry trades				P	P	P			P
Construction sales and services				P	P	P			P
Financial institutions	P	P	P	P	P	P			P
Flea markets						P			P
General retail sales and services					P	P			P
Golf driving ranges						P			P
Hotels, motels, resorts and spas				P	P	P	P	P	P
Kennels, commercial						P			P

**Jeremiah Baron  
& CO.**

**Commercial Real Estate, LLC**

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

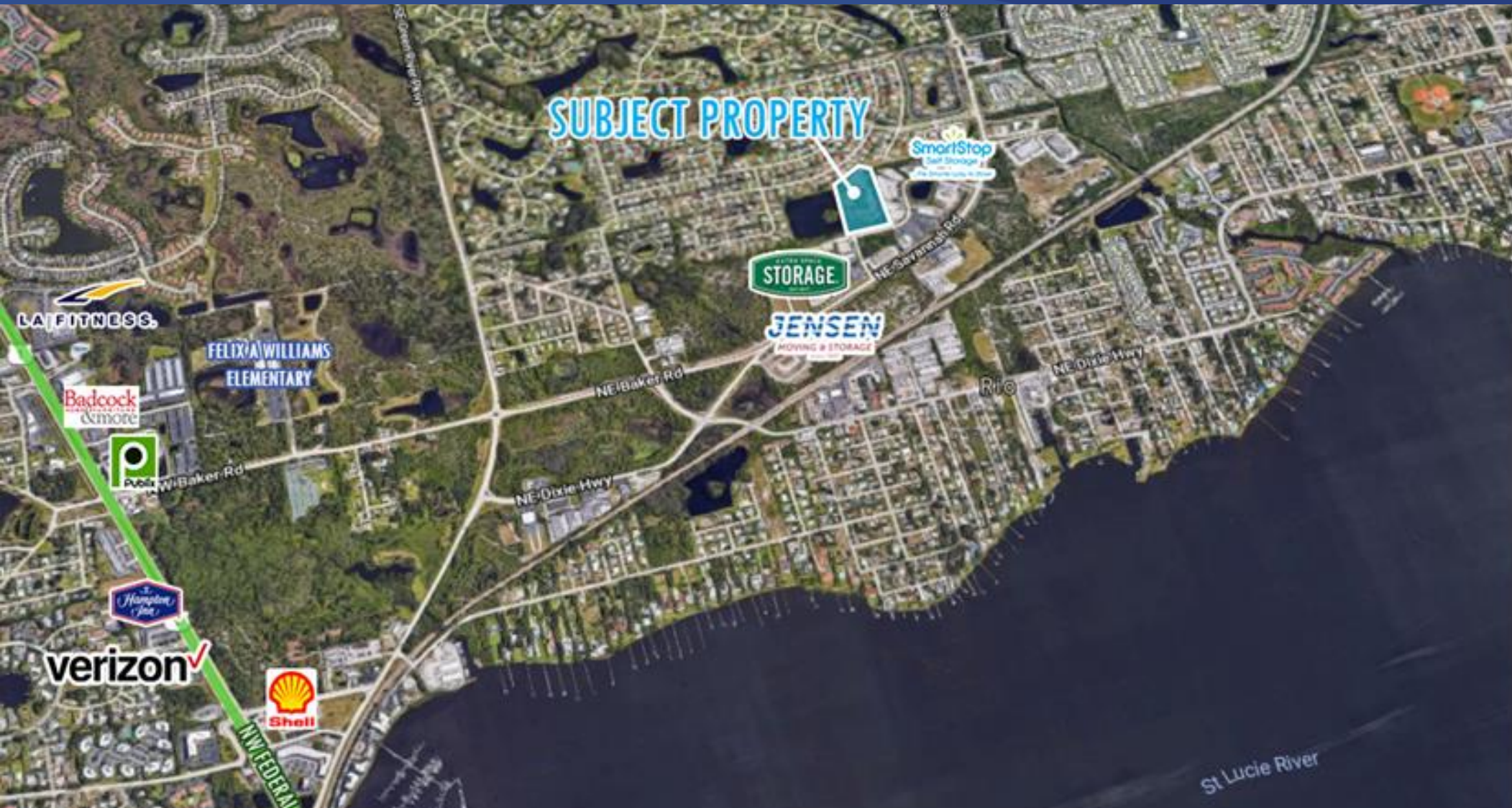
**Matt Crady**

772.286.5744 Office

772.260.1655 Mobile

[mcrady@commercialrealestatellc.com](mailto:mcrady@commercialrealestatellc.com)

# TRADE AREA MAP



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301  
Stuart FL, 34994  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matt Crady**  
772.286.5744 Office  
772.260.1655 Mobile  
[mcrady@commercialrealestatellc.com](mailto:mcrady@commercialrealestatellc.com)