

RETAIL SPACE

779 NE Dixie Hwy Jensen Beach, FL 34957



LEASE PRICE | \$22.00/sf NNN

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

www.commercialrealestatellc.com

Conor Mackin

772.286.5744 Office

973.303.1160 Mobile

cmackin@commercialrealestatellc.com

PROPERTY OVERVIEW

- Excellent opportunity to lease a newly renovated retail space in Jensen Beach.
- Property features include excellent frontage, plaza monument sign and a manicured courtyard.
- The property is positioned 3.8 miles from the Jensen Beach Causeway and 3.9 miles from the Stuart Causeway and is less than a 5 minute drive from US1.
- Neighboring real estate includes national and local businesses in addition to future Luxury Marine Village that will host 51 wet & 90 dry docks.



LEASE PRICE	\$22.00/sf NNN
BUILDING SIZE	1,000 sf - 2,500 sf
BUILDING TYPE	Industrial Flex Mall Bldg
ACREAGE	3.6
FRONTAGE	255.13
TRAFFIC COUNT	6,000 ADT
YEAR BUILT	1985
CONSTRUCTION TYPE	Block with Stucco
PARKING SPACE	Ample
ZONING	Rio Redevelopment Zoning Distric
LAND USE	Industrial
PARCEL ID	28-37-41-000-000-00160-3

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

Conor Mackin

772.286.5744 Office

973.303.1160 Mobile

cmackin@commercialrealestatellc.com

SITE PHOTOS



**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

www.commercialrealestatellc.com

Conor Mackin

772.286.5744 Office

973.303.1160 Mobile

cmackin@commercialrealestatellc.com

DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	5,327	1 Mile	\$60,654	1 Mile	44.30
3 Mile	37,906	3 Mile	\$90,720	3 Mile	46.30
5 Mile	99,627	5 Mile	\$92,469	5 Mile	46.30

2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	5,552	1 Mile	\$42,613	1 Mile	48
3 Mile	39,132	3 Mile	\$71,104	3 Mile	51
5 Mile	106,126	5 Mile	\$72,721	5 Mile	49

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Conor Mackin
772.286.5744 Office
973.303.1160 Mobile
cmackin@commercialrealestatellc.com

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.

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

www.commercialrealestatellc.com

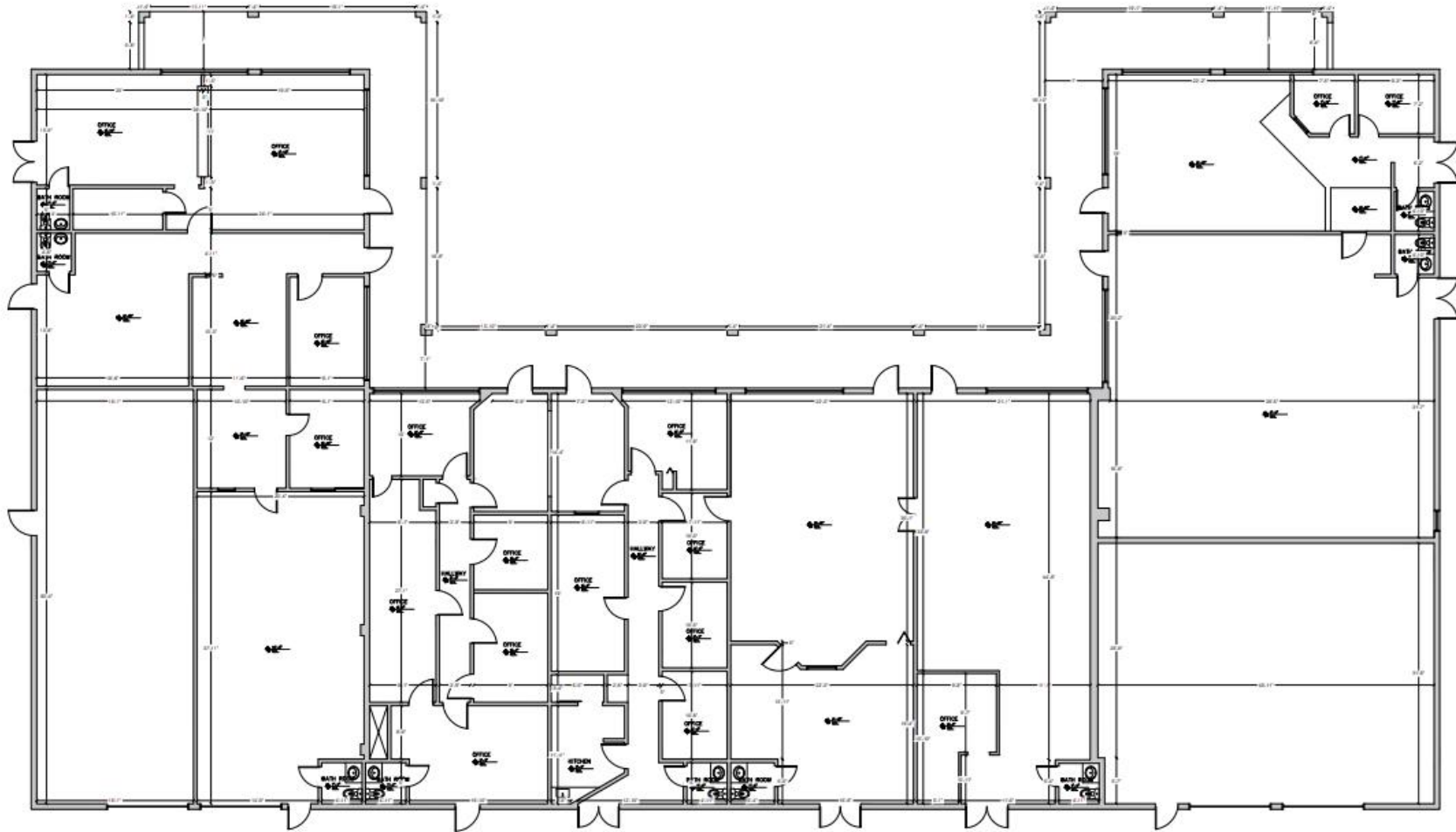
Conor Mackin

772.286.5744 Office

973.303.1160 Mobile

cmackin@commercialrealestatellc.com

FLOOR PLAN



1
A100
EXISTING FLOOR PLAN
SCALE = 1/8" = 1'

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Conor Mackin
772.286.5744 Office
973.303.1160 Mobile
cmackin@commercialrealestatellc.com

TRADE AREA MAP



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Conor Mackin
772.286.5744 Office
973.303.1160 Mobile
cmackin@commercialrealestatellc.com