

# STORAGE SPACE

803 NE Dixie Hwy, Jensen Beach FL 34957



Lease Price | \$19.25

**Jeremiah Baron**  
& CO.

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# PROPERTY OVERVIEW

- Excellent opportunity to lease a storage space in Jensen Beach.
- The property is under new ownership and is undergoing renovations including new paint and landscaping.
- Storage units feature large roll-up doors, 15 ft ceilings and ample parking.
- The property is located close to US-1 and is neighboring national and local retailers.



UNIT PRICE	\$19.25/sf Modified Gross
BUILDING TYPE	Storage Warehouse
UNIT SIZE	500 sf
ACREAGE	3.6
FRONTAGE	274'
TRAFFIC COUNT	6,000 ADT
YEAR BUILT	1981
CONSTRUCTION TYPE	Block with Stucco
PARKING SPACE	Ample
ZONING	Rio Redevelopment Zoning District
LAND USE	Industrial
PARCEL ID	28-37-41-000-000-00160-3

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# DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	21,691	2 Mile	\$87,757	1 Mile	42
3 Mile	99,649	5 Mile	\$91,401	3 Mile	42
5 Mile	296,482	10 Mile	\$85,062	5 Mile	42

2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	22,410	1 Mile	\$64,321	1 Mile	41
3 Mile	106,262	3 Mile	\$70,354	3 Mile	40
5 Mile	327,624	5 Mile	\$66,852	5 Mile	41

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# ZONING INFORMATION

	Industrial
<b>Commercial &amp; Business Use Groups, see 12.1.03</b>	
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 <sup>1</sup>	-
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	-
<b>Industrial Use Groups, see 12.1.03</b>	
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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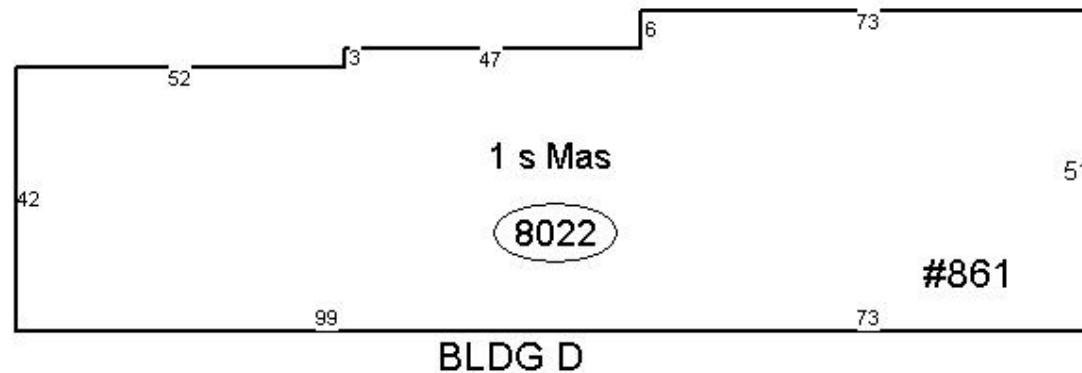
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# SITE PLAN

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# TRADE AREA MAP



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