

FREESTANDING OFFICE WITH PARKING LOT

1700 NE Jensen Beach Blvd. Jensen Beach, FL 34957



SALE INCLUDES BILLBOARD

FOR SALE | \$699,000

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

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PROPERTY OVERVIEW

- Quarter acre of commercial property located on Jensen Beach Blvd, featuring a 280 sf commercial office building with ample parking.
- Additional property perks include excellent frontage and a large monument sign.
- Located at the signalized corner of Jensen Beach Blvd and Skyline Dr the property offers two points of entry and is surrounded by national and local retailers.
- Sale includes billboard and billboard advertising income.



PRICE	\$699,000
BUILDING SIZE	280 sf
BUILDING TYPE	General Retail
ACREAGE	0.28
FRONTAGE	365'
TRAFFIC COUNT	20,300 ADT
YEAR BUILT	1982
ZONING	B-1
LAND USE	Commercial General
PARCEL ID	22-37-41-010-000-00540-5

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SITE PHOTOS



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DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	5,946	1 Mile	\$74,952	1 Mile	48.40
3 Mile	31,194	3 Mile	\$87,166	3 Mile	49.10
5 Mile	79,346	5 Mile	\$87,760	5 Mile	48.80

2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	6,117	1 Mile	\$51,054	1 Mile	52
3 Mile	33,445	3 Mile	\$64,243	3 Mile	54
5 Mile	86,171	5 Mile	\$67.657	5 Mile	53



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ZONING INFORMATION

Land Use	Zoning Districts																
	Residential				Nonresidential							PUD					
	R-1A	R-1	R-2	R-3	B-1	B-2	B-3	B-4	P	I	H	RPUD	CPUD	MXPUD	PSPUD	IPUD	
<i>Residential Land Uses</i>																	
<i>Transient Residential Land Uses and Overnight Accommodations</i>																	
Hotels/motels	-	-	-	-	P	P	-	-	-	-	-	-	A	A	-	-	2/20/2023
<i>Institutional Uses</i>																	
Adult day care centers (< five acres)	-	-	-	CU	P	P	P	CU	-	-	-	-	A	A	A	-	-
Adult day care centers (> five acres)	-	-	-	-	P	P	P	CU	-	-	-	-	A	A	-	-	-
Cemeteries	-	-	-	-	-	P	-	-	-	-	-	-	A	-	-	-	-
Child care center (< five acres)	-	-	-	CU	P	P	P	CU	-	-	-	-	A	A	A	-	-
Child care center (> five acres) (refer to supplemental standards in section 2.06.04)	-	-	-	-	P	P	P	CU	-	-	-	-	A	A	-	-	-
Crematoriums	-	-	-	-	-	CU	-	-	-	-	-	-	A	A	-	-	-
Funeral homes	-	-	-	-	-	P	-	-	-	-	-	-	A	A	-	-	-
Funeral homes with crematoriums	-	-	-	-	-	CU	-	-	-	-	-	-	A	A	-	-	-
Museums	-	-	-	-	P	P	-	-	P	-	-	-	A	A	A	-	-
Religious institutions (< five acres)	-	-	CU	P	-	P	-	-	P	-	-	-	A	A	A	A	-
Religious institutions (> five acres)	-	-	-	CU	-	P	-	-	-	-	-	-	A	A	A	-	-
Schools—Private, parochial, or technical (< five acres)	CU	CU	CU	CU	P	P	-	-	P	-	-	-	A	A	A	A	-



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ZONING INFORMATION

Office, low intensity medical	-	-	-	P	P	P	P	P	-	-	-	A	A	A	-	-
Office, medical	-	-	-	P	P	P	P	P	-	-	-	A	A	A	-	-
<i>Commercial Uses</i>																
Adult business (refer to supplemental standards in section 2.06.10)	-	-	-	-	-	CU	-	-	-	CU	-	-	-	-	-	A
Automatic amusement center and game room	-	-	-	-	-	P	-	-	-	-	-	-	A	A	-	-
Automobile rental/leasing	-	-	-	-	-	P	-	-	-	-	-	-	A	A	-	-
Automobile repair services, major and minor (refer to supplemental standards in section 2.06.05)	-	-	-	-	-	P	-	-	-	P	-	-	A	-	-	A
Automobile sales provided all repair and service shall be done within an enclosed building (refer to supplemental standards in section 2.06.05)	-	-	-	-	-	P	-	-	-	-	-	-	A	A	-	-
Bakeries, retail and/or wholesale warehouses	-	-	-	-	-	P	-	P	-	-	-	-	A	A	-	-
Banks/financial institutions	-	-	-	-	P	P	-	P	-	-	-	-	A	A	-	-
Barbershop, beauty salons, specialty salons	-	-	-	-	P	P	-	-	-	-	-	-	A	A	-	-
Bars	-	-	-	-	P	P	-	-	-	-	-	-	A	A	-	-
Boat sales and service (refer to supplemental standards in Section 2.06.05)	-	-	-	-	-	P	-	-	-	-	-	-	A	A	-	-
Boat storage, dry	-	-	-	-	-	P	-	P	-	P	-	-	A	A	-	A
Bowling alleys	-	-	-	-	-	P	-	-	-	-	-	-	A	A	-	-
Car washes	-	-	-	-	-	P	-	-	-	-	-	-	A	A	-	-
Catering shops	-	-	-	-	P	P	-	-	-	-	-	-	A	A	-	-

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ZONING INFORMATION

Clubs, lodges, fraternal organizations	-	-	-	-	-	P	-	-	-	-	-	-	-	A	A	-	-
Craft distillery	-	-	-	-	P	P	-	P	-	-	-	-	-	A	A	-	-
Dry cleaning establishment	-	-	-	-	-	P	-	P	-	-	-	-	-	A	A	-	-
Gasoline or other motor fuel stations (refer to supplemental standards in sections 2.06.05 and 2.06.20)	-	-	-	-	-	P	-	-	-	-	-	-	-	A	A	-	-
Health clubs	-	-	-	-	-	P	-	-	-	-	-	-	-	A	A	-	-
Health spas	-	-	-	-	-	P	-	-	-	-	-	-	-	A	A	-	-
Kennels	-	-	-	-	-	P	-	-	-	-	-	-	-	A	A	-	-
Laundry establishments (self-service)	-	-	-	-	-	P	-	P	-	-	-	-	-	A	A	-	-
Marinas including the sale, display, and storage of new and used boats for sale, and the repair and maintenance of boats.	-	-	-	-	P	P	-	-	-	-	-	-	-	A	A	-	-
Microbrewery	-	-	-	-	P	P	-	P	-	P	-	-	-	A	A	-	-
Office, business or professional	-	-	-	P	P	P	P	P	-	-	-	-	A	A	A	-	-
Office, low intensity medical	-	-	-	P	P	P	P	P	-	-	-	-	A	A	A	-	-
Office, veterinary	-	-	-	-	P	P	P	P	-	-	-	-	-	A	A	-	-
Outdoor storage (refer to standards in section 6.10.00)	-	-	-	-	P	P	-	P	-	-	-	-	-	A	A	-	-
Place of public assembly	-	-	-	-	-	P	-	-	P	-	-	-	-	A	A	A	-
Pool hall/billiard parlor	-	-	-	-	-	P	-	-	-	-	-	-	-	A	A	-	-
Repair services	-	-	-	-	-	P	-	P	-	P	-	-	-	A	A	-	A
Restaurants, convenience and general	-	-	-	-	P	P	-	-	-	-	-	-	-	A	A	-	-
Retail, bulk merchandise	-	-	-	-	-	P	-	P	-	-	-	-	-	A	A	-	-
Retail, department store	-	-	-	-	-	P	-	-	-	-	-	-	-	A	A	-	-
Retail, furniture store	-	-	-	-	-	P	-	-	-	-	-	-	-	A	A	-	-

*For additional permitted usage visit: https://library.municode.com/fl/stuart/codes/land_development_code *

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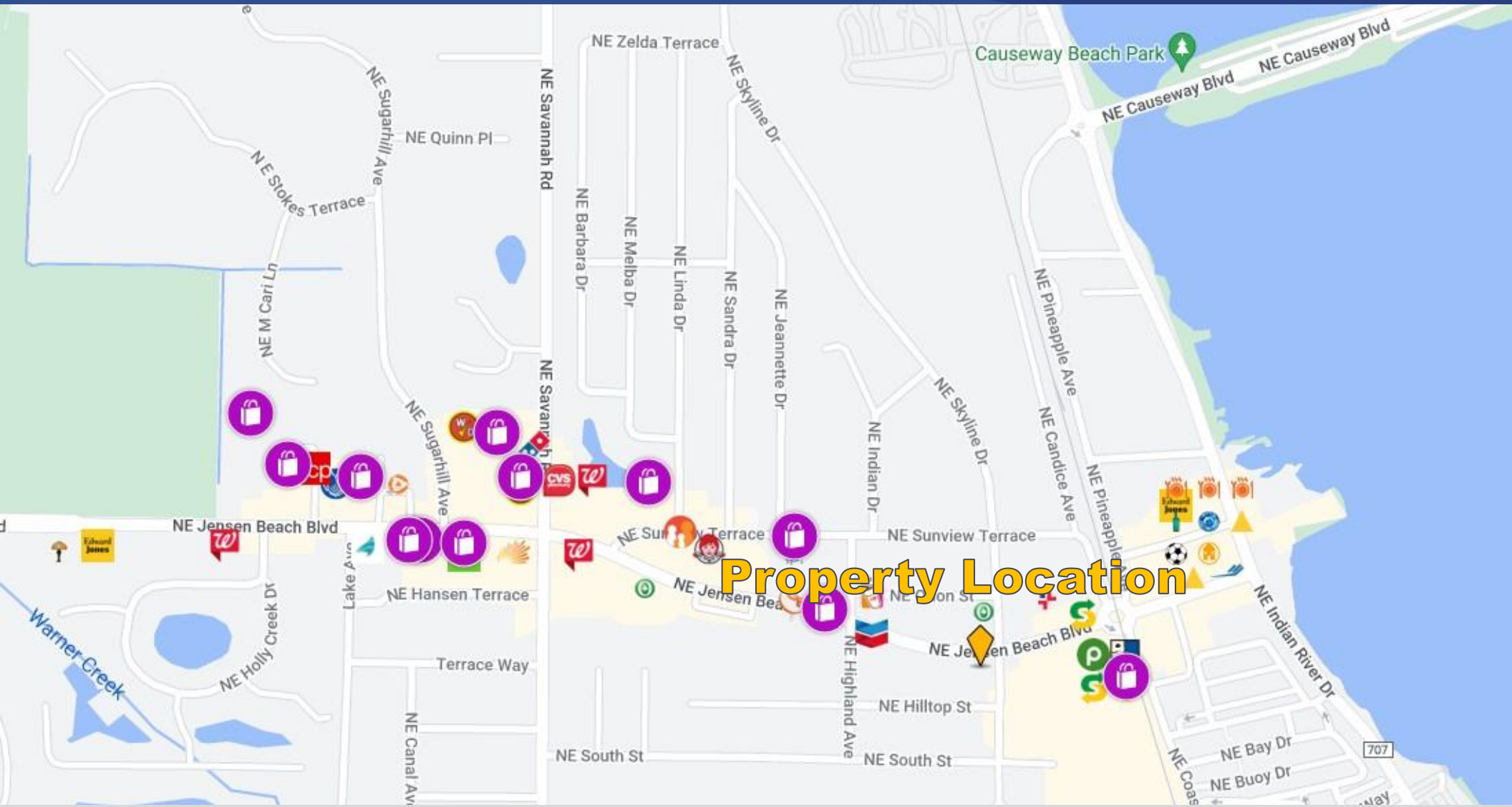
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TRADE AREA MAP



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