

FREESTANDING RETAIL PROPERTY

1439 NE Jensen Beach Blvd. Jensen Beach FL 34957



FOR LEASE | \$25/sf NNN

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

www.commercialrealestatellc.com

Zack Leider

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PROPERTY OVERVIEW

- Freestanding retail building located in the heart of Jensen Beach.
- Property hosts 2,250 sf, 2 covered entries, billboard style windows and excellent frontage with a monument sign.
- The building is located 2.9 miles from area beaches and 2.4 miles from the high end residential neighborhood of Sewall's Point.



PRICE	\$25sf/ NNN
BUILDING SIZE	2,250 sf
BUILDING TYPE	General
ACREAGE	0.27
FRONTAGE	91'
TRAFFIC COUNT	20,500 ADT'
YEAR BUILT	1977
CONSTRUCTION TYPE	Block with Stucco
ZONING	B-1
LAND USE	Commercial General
PARCEL ID	22-37-41-000-000-00440-8

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DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	5,614	1 Mile	\$80,047	1 Mile	48.30
3 Mile	33,035	3 Mile	\$86,512	3 Mile	49.20
5 Mile	81,511	5 Mile	\$87,544	5 Mile	49.00

2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	2,668	1 Mile	\$56,961	1 Mile	52
3 Mile	16,758	3 Mile	\$64,087	3 Mile	55
5 Mile	41,211	5 Mile	\$67,522	5 Mile	54

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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	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	-	-

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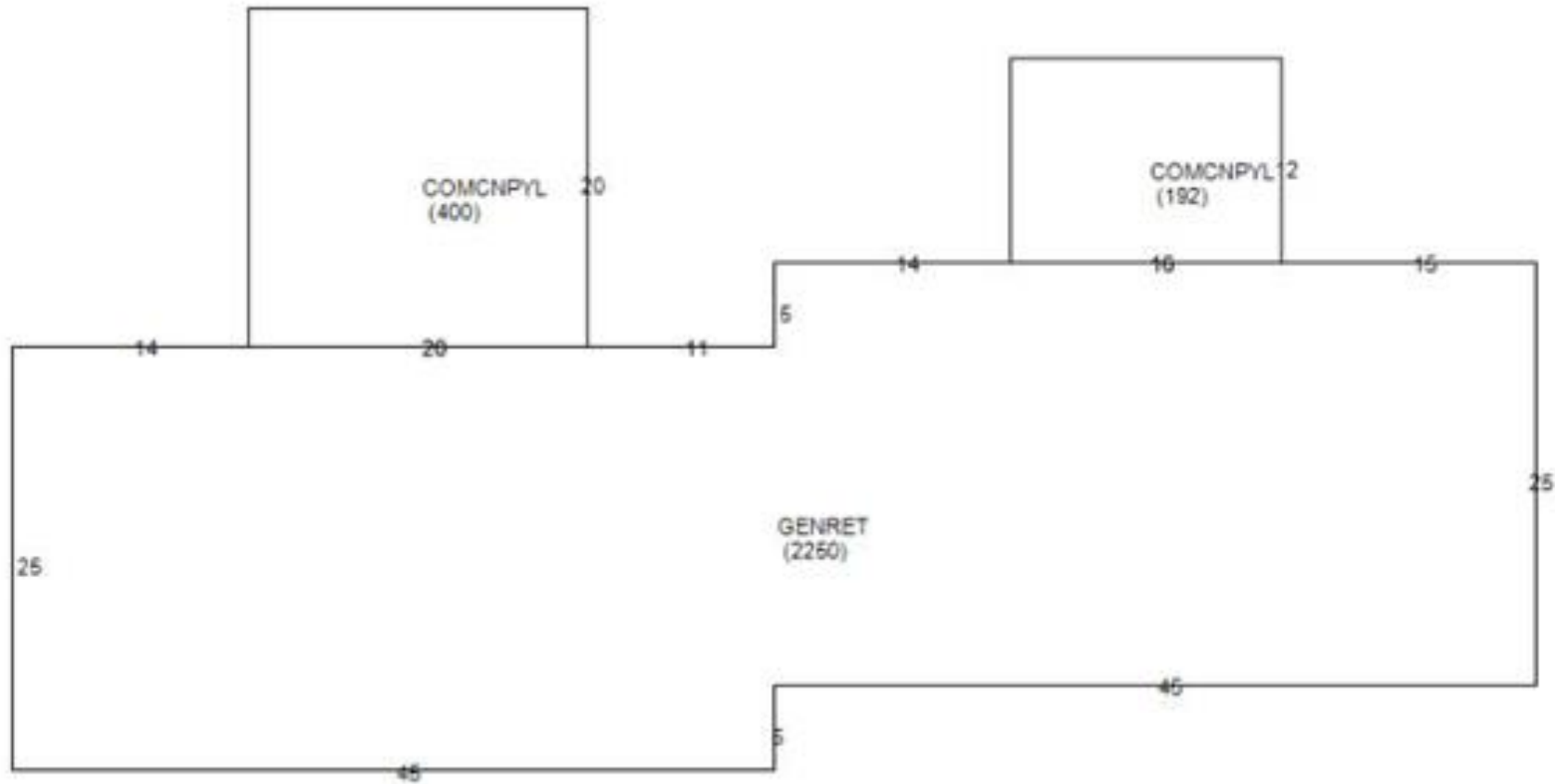
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PROPERTY SKETCH



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TRADE AREA MAP



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