

FREESTANDING RETAIL PROPERTY

1439 NE Jensen Beach Blvd. Jensen Beach FL 34957



FOR SALE | \$599,000

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 | \$599,000 |
| 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 | - | - |
| Schools—Private, parochial, or technical (< five acres) | CU | CU | CU | CU | P | P | - | - | P | - | - | - | A | A | A | A | - |



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|---|---|---|---|---|---|----|---|---|---|----|---|---|---|---|---|---|
| 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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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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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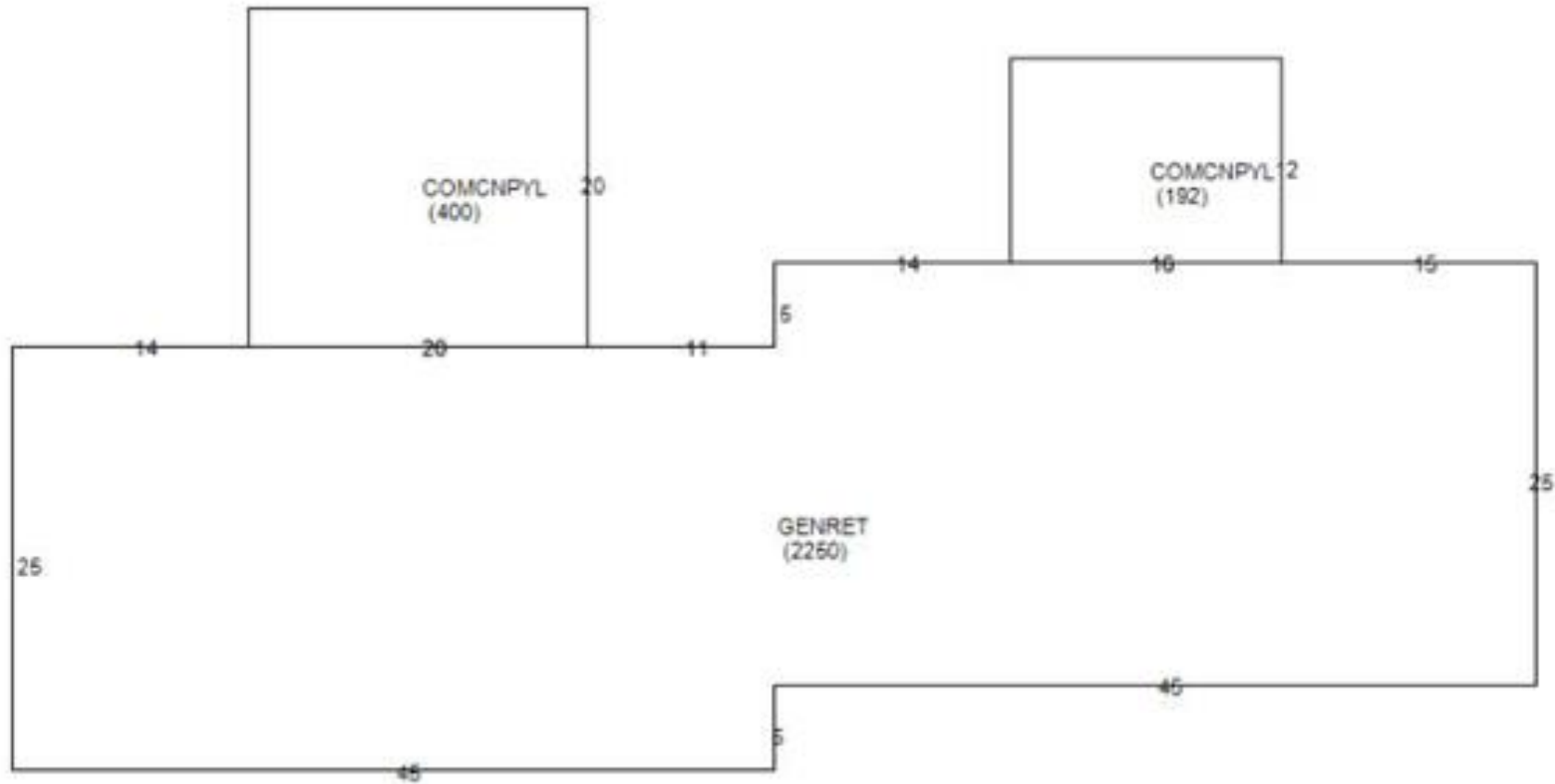
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PROPERTY SKETCH



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TRADE AREA MAP



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