

# OFFICE SPACE

779 NE Dixie Hwy Unit 781 Jensen Beach, FL 34957



LEASE PRICE | \$20.00/sf Modified Gross

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

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# PROPERTY OVERVIEW

- Excellent opportunity to lease office space in Jensen Beach with supporting warehouses in the rear of the property.
- Plaza 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.



<b>LEASE PRICE</b>	\$20.00/sf Modified Gross
<b>UNIT SIZE</b>	1,600 sf
<b>ACREAGE</b>	3.6
<b>FRONTAGE</b>	255.13
<b>TRAFFIC COUNT</b>	6,000 ADT
<b>YEAR BUILT</b>	1985
<b>CONSTRUCTION TYPE</b>	Block with Stucco
<b>PARKING SPACE</b>	Ample
<b>ZONING</b>	Rio Redevelopment Zoning District
<b>LAND USE</b>	Industrial
<b>PARCEL ID</b>	28-37-41-000-000-00160-3

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# SITE PHOTOS



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# DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	5,276	1 Mile	\$91,434	1 Mile	44.80
3 Mile	37,226	3 Mile	\$91,788	3 Mile	46.40
5 Mile	98,945	5 Mile	\$95,032	5 Mile	46.50

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	5,313	1 Mile	\$66,576	1 Mile	48
3 Mile	37,298	3 Mile	\$68,530	3 Mile	51
5 Mile	100,747	5 Mile	\$73,685	5 Mile	50

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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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# TRADE AREA MAP



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