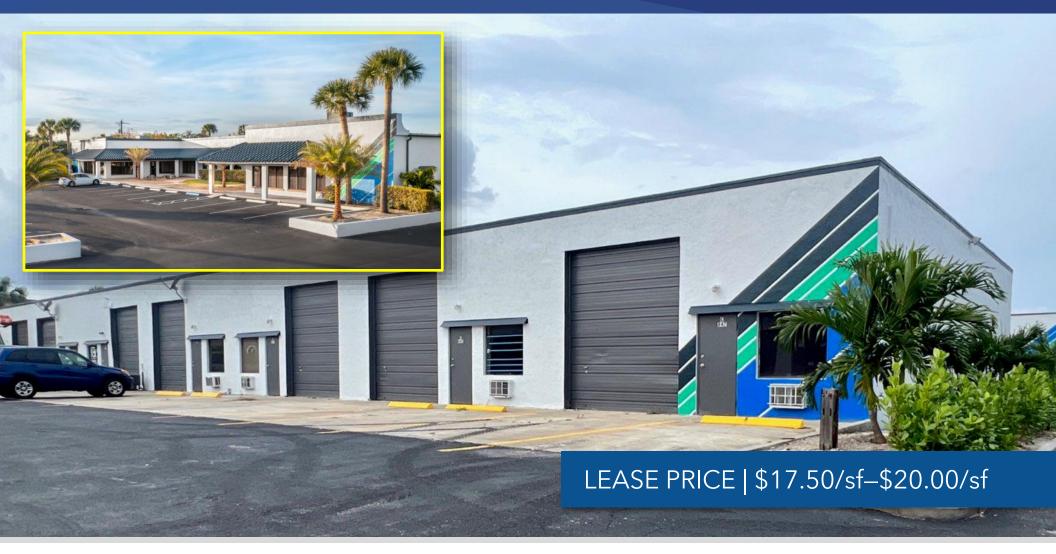
# RETAIL | FLEX SPACE 779 NE Dixie Hwy Jensen Beach, FL 34957



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### **PROPERTY OVERVIEW**

- Excellent opportunity to lease a newly renovated retail | flex space in Jensen Beach.
- Retail property features include excellent frontage, plaza monument sign and a manicured courtyard.
- Flex space Units feature 2 large roll-up doors allowing for trucks & equipment to pass through easily, a separate pedestrian entrance, 15 ft ceilings and ample parking. The 5,000 sf unit hosts an office space with mezzanine.
- The property in 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.

#### **AVAILABLE UNITS**

UNIT 781   RETAIL   1,600 SF	\$20.00
UNIT 843   FLEX   1,300 SF	\$19.50
UNIT 895   FLEX   5,000 SF	\$17.50

LEASE PRICE	\$17.50 \$20.00/sf
BUILDING TYPE	Industrial Flex Mall Bldg
ACREAGE	3.6
FRONTAGE	255.13
TRAFFIC COUNT	6,000 ADT
YEAR BUILT	1985
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

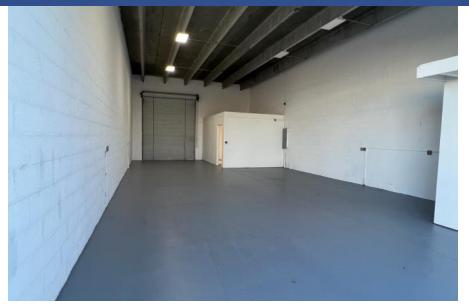
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# **SITE PHOTOS**









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## **DEMOGRAPHICS**

2023 Population Estimate		2023 Average Household Income		Average Age	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
Commercial & Business Use Groups, see 12.1.03	
Business & professional offices	Р
Construction services, limited	Р
Construction services, extensive	Р
Convenience store with fuel	-
Drive-through facility	-
Drive-through restaurant	-
Hotels, motels, resorts spas	-
Marinas <sup>1</sup>	-
Medical offices	Р
Parking lots and garages	-
Restaurants	Р
Retail & services, limited impact	Р
Retail & services, general impact	Р
Retail & services, extensive impact	Р
Recreational vehicle parks	Р
Vehicular service and maintenance	Р
Wholesale trades and services	Р
Working waterfront	-
Industrial Use Groups, see 12.1.03	
Limited impact industries	Р
Extensive impact industrial industries	Р

#### 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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