

OFFICE SPACE

779 NE Dixie Hwy Unit 781 Jensen Beach, FL 34957



LEASE PRICE | \$19.50/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.



LEASE PRICE	\$19.50/sf Modified Gross
UNIT SIZE	1,600 sf
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	
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	P
Construction services, limited	P
Construction services, extensive	P
Convenience store with fuel	-
Drive-through facility	-
Drive-through restaurant	-
Hotels, motels, resorts spas	-
Marinas ¹	-
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	-
Industrial Use Groups, see 12.1.03	
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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