

# Pizzeria Restaurant Lease Acquisition & Asset Sale

3359 NW Main Ave. Jensen Beach, FL 34957



FOR SALE | \$199,000

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

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# PROPERTY OVERVIEW

- Exceptional chance to acquire the 20-year lease for a fully equipped restaurant space in Jensen Beach.
- The inventory of equipment boasts a pizza oven, walk-in cooler, 3-compartment sink, commercial mixer, stainless steel prep tables, and much more.
- Within the restaurant, there is a convenient check-out/take-out counter, seating indoors and a grease interceptor.
- The surrounding area is bustling with the presence of the Treasure Coast Mall, a variety of national and local retailers, and residential properties.



<b>PRICE</b>	\$199,000
<b>BUILDING SIZE</b>	1,200 sf
<b>BUILDING TYPE</b>	Community Shopping Center
<b>ACREAGE</b>	2.13
<b>FRONTAGE</b>	235' NW Main Ave   149' JB Blvd.
<b>TRAFFIC COUNT</b>	13,000 ADT Jensen Beach Blvd.
<b>YEAR BUILT</b>	2005
<b>CONSTRUCTION TYPE</b>	Hardboard Siding \ Concrete Blck
<b>ZONING</b>	B-1
<b>LAND USE</b>	Commercial General
<b>PARCEL ID</b>	19-37-41-003-000-00010-1

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# SITE PHOTOS



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# DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	4,214	1 Mile	\$105,872	1 Mile	44.60
3 Mile	41,696	3 Mile	\$94,383	3 Mile	45.90
5 Mile	111,255	5 Mile	\$88,767	5 Mile	45.90

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	4,303	1 Mile	\$74,726	1 Mile	47
3 Mile	42,970	3 Mile	\$73,721	3 Mile	49
5 Mile	115,523	5 Mile	\$69,707	5 Mile	48

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# ZONING INFORMATION

## Sec. 3.417. B-1 Business District.

3.417.A. *Uses permitted.* In this district, a building or structure or land shall be used for only the following purposes, subject to any additional limitations pursuant to section 3.402:

1. Any use permitted in a HB-1 Limited Business District.
2. Churches or schools may be constructed on property presently owned and held for such purposes, if such construction is commenced within five years from the date of September 14, 1965.
3. Offices, banks, theatres (not drive-ins), beauty parlors, bars and nightclubs, photograph studios, dry cleaning and laundry pickup stations, barbershops, florists, automobile salesrooms, used car lots, parking lots and storage garages, telephone exchanges, restaurants and lunchrooms, police and fire stations, motels and hotels, golf driving ranges and putt-putt golf.
4. Mechanical garages and gasoline and other motor fuel stations, so long as such work is confined within a building, and vehicles awaiting repair shall be screened from view on the street and abutting property.
5. Signs appertaining to the above uses.
6. Refuse and storage areas, which shall be screened from view.

3.417.B. *Required lot area and width.* Lots or building sites shall have an area of not less than 7,500 square feet, with a minimum width of 60 feet measured along the front property line. Structures in this district shall be limited to 35 feet. Motels and hotels shall comply with the minimum requirements of the HR-2 Multiple-Family Residential District.

3.417.C. *Minimum yards required.*

1. *Front:* 20 feet.
2. *Rear:* 20 feet.
3. *Side:* None, except where a B-1 District lies adjacent to a residential district or is separated only by a road, no building shall be built within 20 feet of a common property line, and a landscaped buffer strip shall be provided between the two uses with an evergreen hedge, uniformly colored masonry wall or board fence six feet high. Such screen shall be located on the sides and rear of the property:
  - a. No structure shall be built within 50 feet of the center line of any public platted right-of-way not a designated through-traffic highway.
  - b. No structure shall be built with 65 feet of the center line of a designated through-traffic highway.

(Ord. No. 608, pt. 1, 3-19-2002)

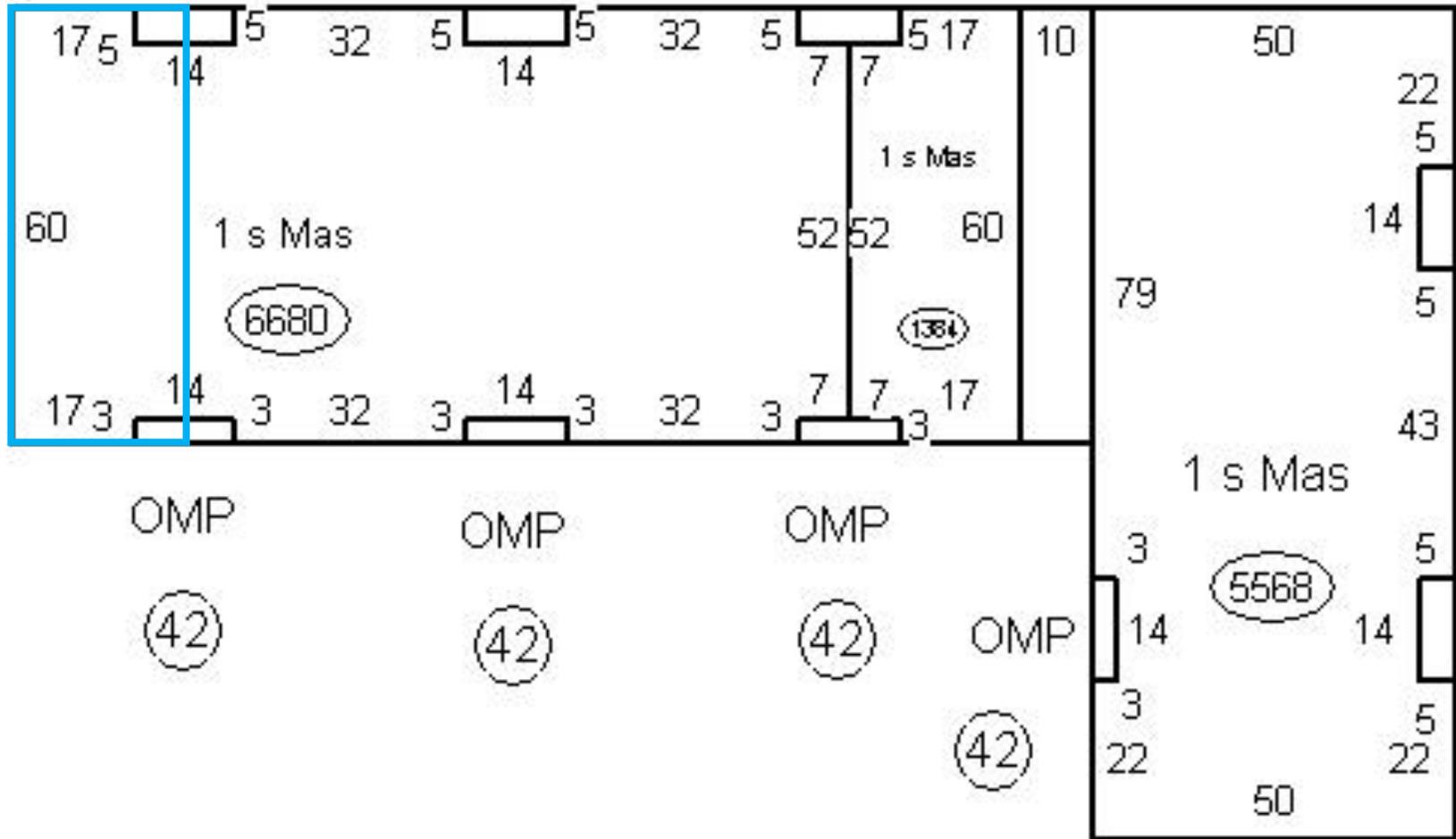
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# PROPERTY SKETCH



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# TRADE AREA MAP



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