

FLEX WAREHOUSE

895 NE Dixie Hwy. Jensen Beach, FL 34957



FOR LEASE | \$17.50/sf Modified Gross

**JEREMIAH BARON
& CO**

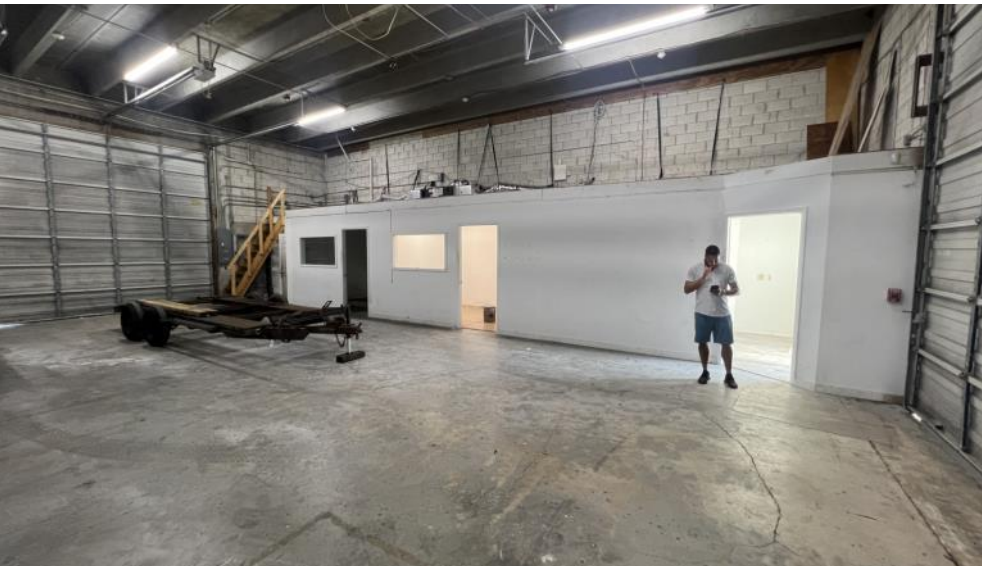
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PROPERTY OVERVIEW

- Rare opportunity to lease a 5,000-square-foot warehouse area situated in Jensen Beach. (50'x100')
- The property hosts 4 roll-up doors allowing for thru traffic within the space.
- The warehouse offers a pedestrian entry workspace, plus three private offices and a restroom.
- Additional features include tall ceilings, spacious mezzanine, 3-phase power, and overhead sprinkler system.
- The property is located close to US1.



PRICE	\$17.50/sf Modified Gross
UNIT SIZE	5,000 sf
BUILDING TYPE	Storage Warehouse
ACREAGE	3.6
FRONTAGE	274'
TRAFFIC COUNT	5,900 ADT
YEAR BUILT	1981
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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DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	5,365	1 Mile	\$59,488	1 Mile	44.80
3 Mile	36,739	3 Mile	\$91,911	3 Mile	46.40
5 Mile	98,361	5 Mile	\$93,642	5 Mile	46.50

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	5,402	1 Mile	\$41,854	1 Mile	48
3 Mile	36,820	3 Mile	\$66,912	3 Mile	51
5 Mile	100,165	5 Mile	\$68,028	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.

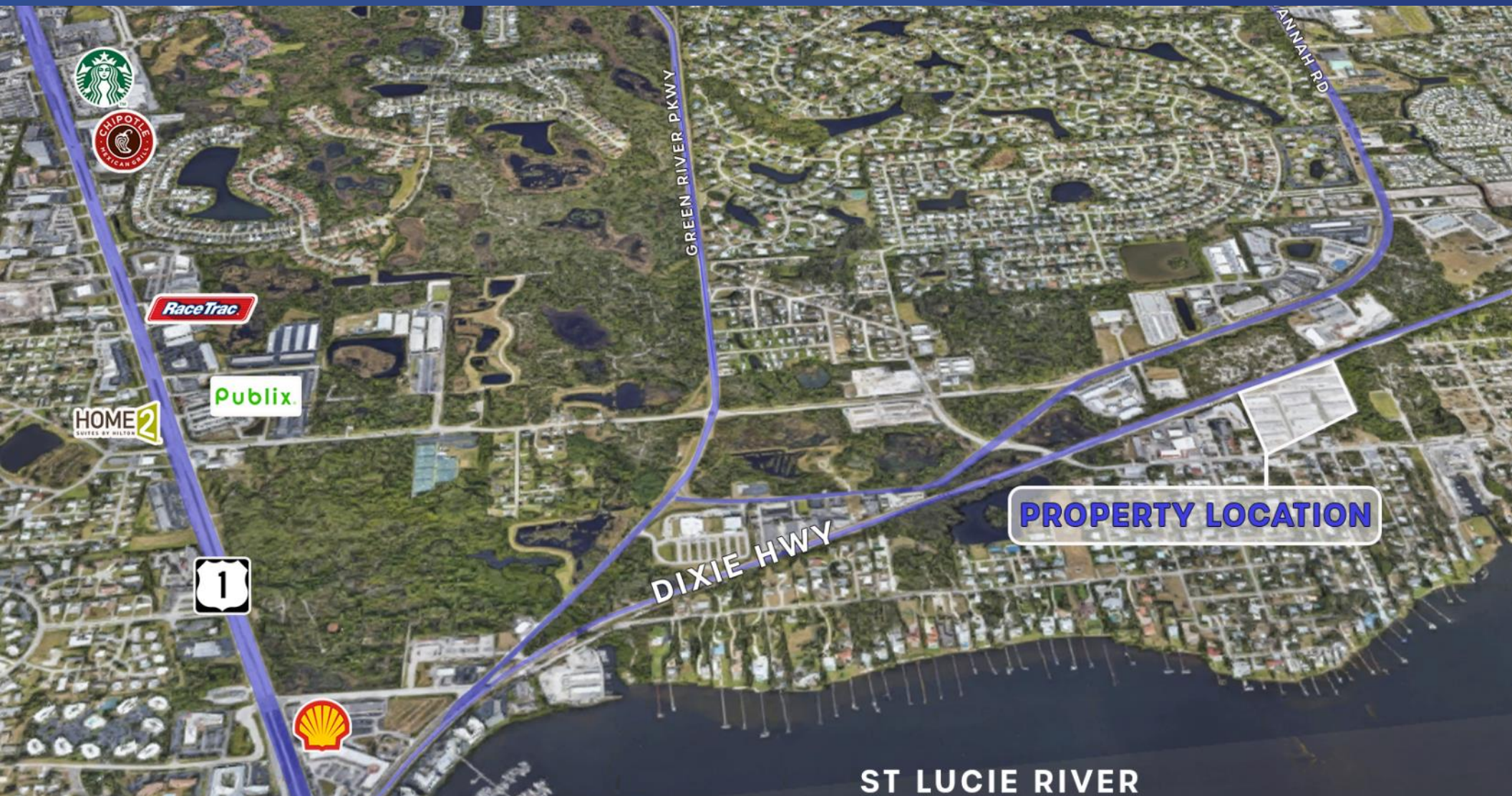
1. The Use Groups listed in the first column of Table R-4 are described in Section 12.1.03.
2. The remaining columns identify the Subdistricts shown on the Regulating Plan.
 - a. "P" in a row below a column means that any use in that use group is permitted within that Subdistrict, provided the use can 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



ST LUCIE RIVER

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