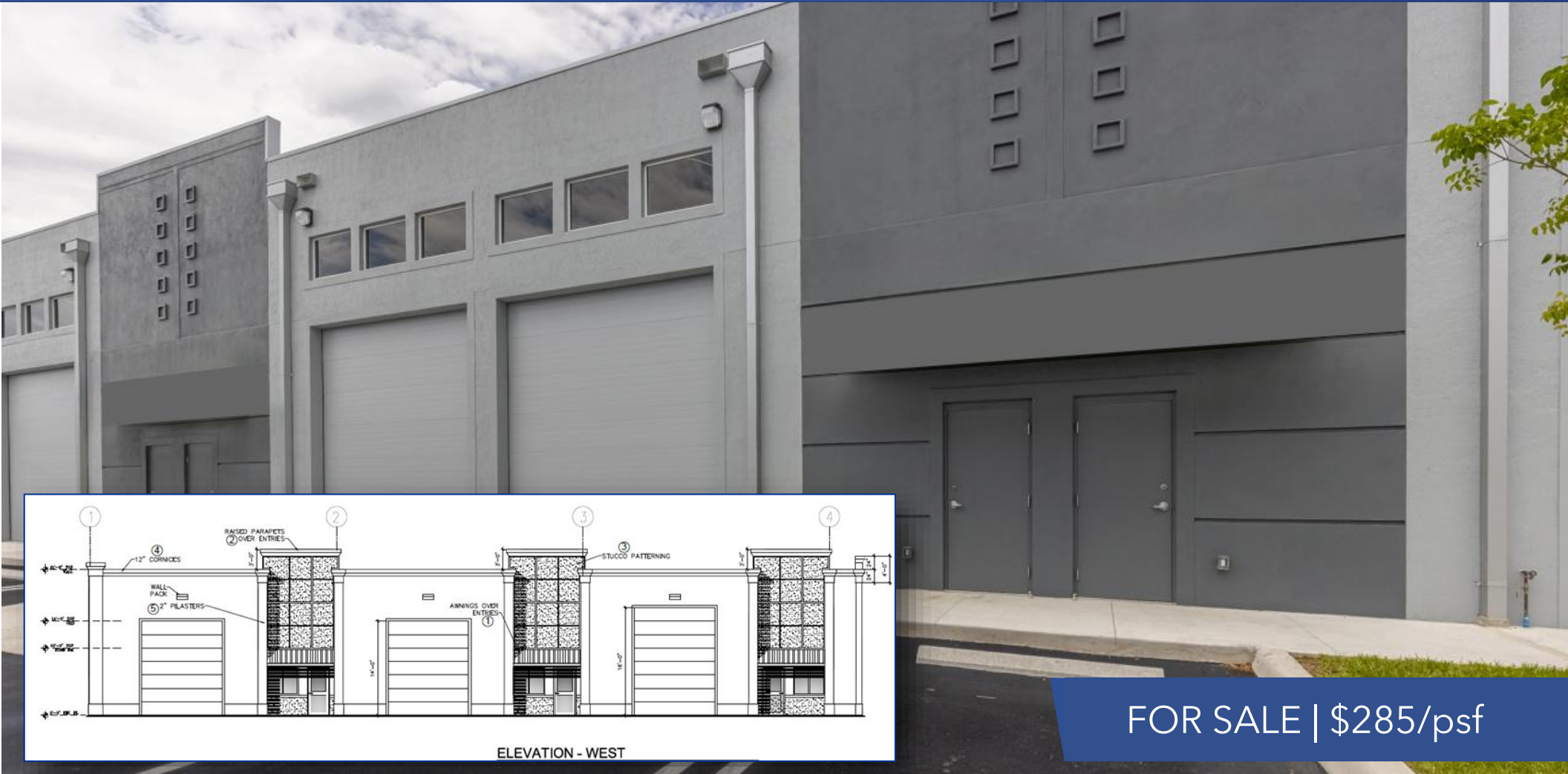


# FLEX CONDO UNITS

1501 NE Braille Place Jensen Beach, FL 34957



**JEREMIAH BARON  
& CO**  
COMMERCIAL REAL ESTATE

49 SW Flagler Ave. Suite 301  
Stuart FL, 34994  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Matt Crady**  
772.286.5744 Office  
772.260.1655 Mobile  
[mcrady@commercialrealestatellc.com](mailto:mcrady@commercialrealestatellc.com)

# PROPERTY OVERVIEW

- Fantastic chance to acquire two brand-new warehouse buildings situated just off Savannah Rd in Jensen Beach.
- Building A spans 6,050 sq ft, featuring 3 bays, each equipped with a pedestrian entry, rollup door, and restroom, totaling 1,987 sq ft per bay.
- Building B, totaling 7,150 sq ft, comprises 4 bays, each with a pedestrian entry, rollup door, and restroom, providing 1,756 sq ft per bay.
- The property boasts dual-entry parking lots and impressive frontage, conveniently located near US1 and other industrial properties.



<b>PRICE</b>	\$285/psf
<b>ACREAGE</b>	1 ac
<b>FRONTAGE</b>	140 Savannah Rd
<b>TRAFFIC COUNT</b>	5,900 ADT
<b>ZONING</b>	LI
<b>LAND USE</b>	Industrial
<b>PARCEL ID</b>	28-37-41-011-000-00010-0

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# AREIAL PHOTO



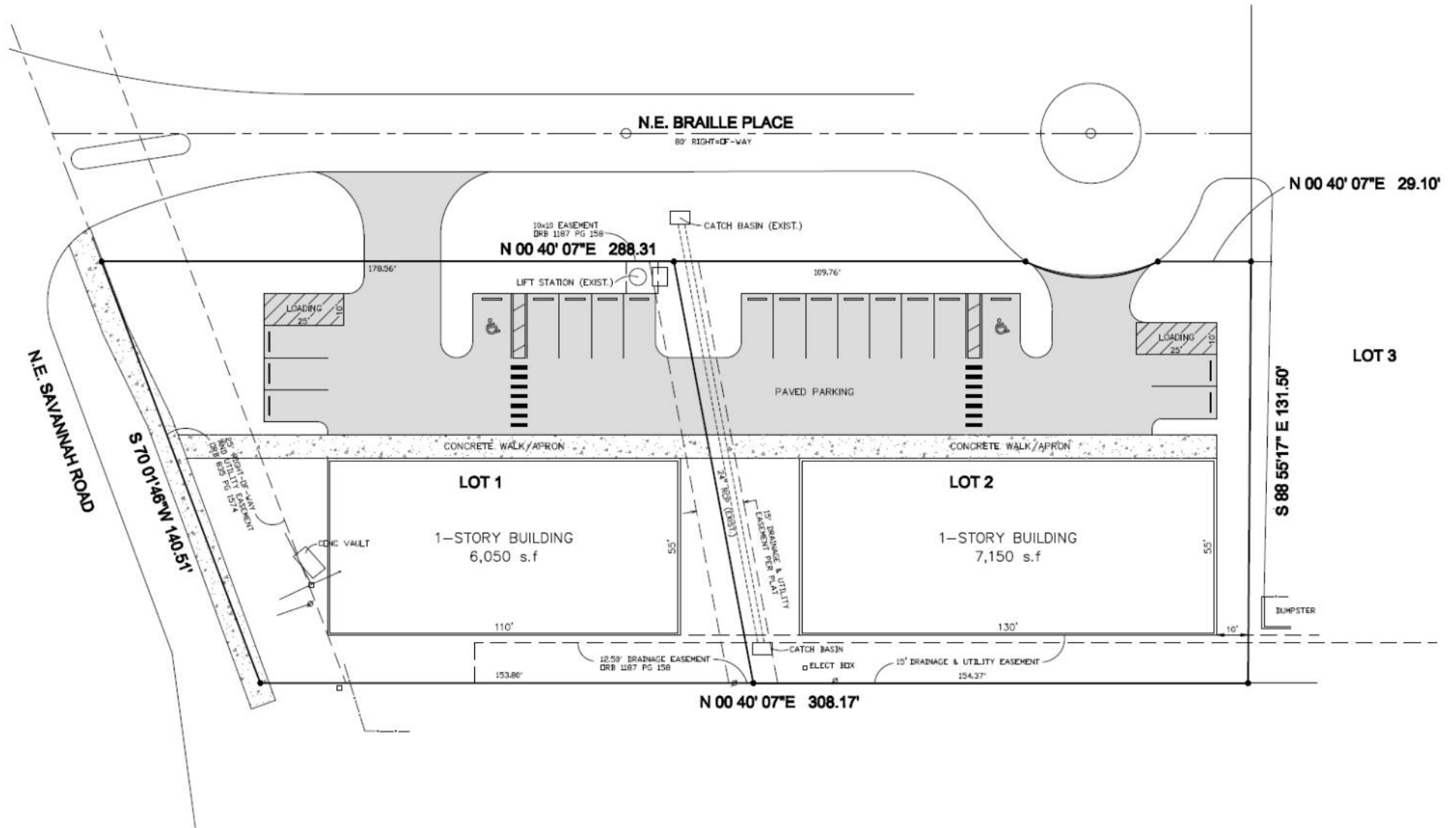
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# SITE PLAN



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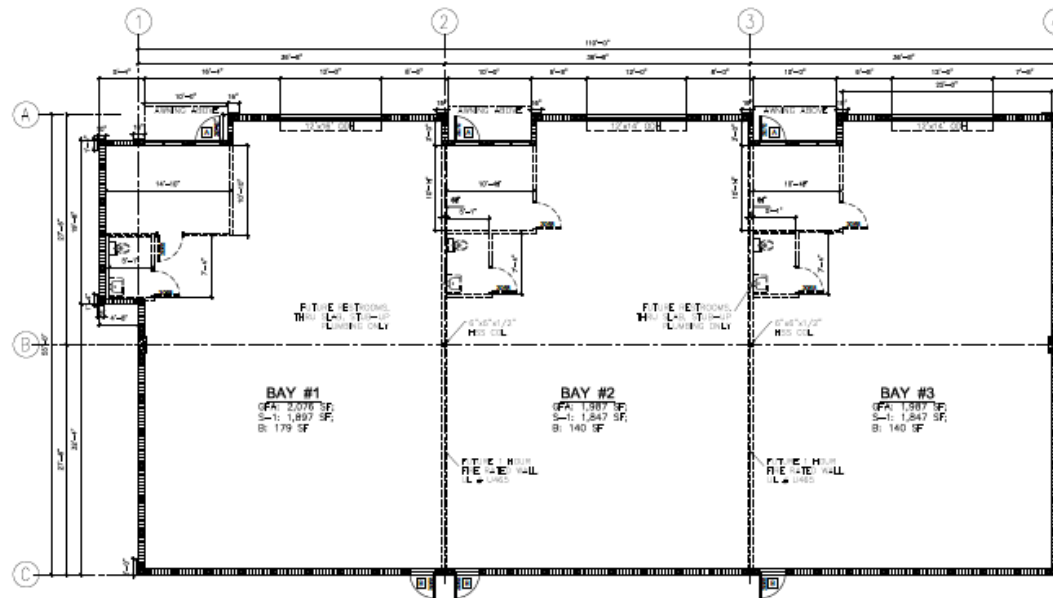
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# BUILDING 1 - FLOOR PLAN & ELEVATION



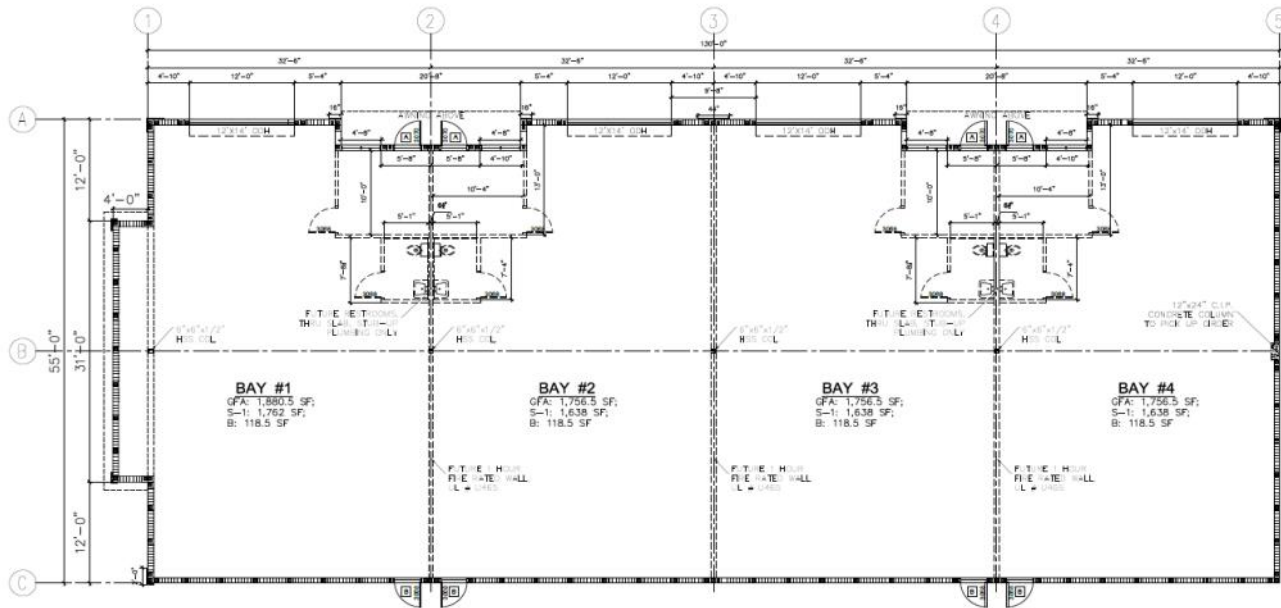
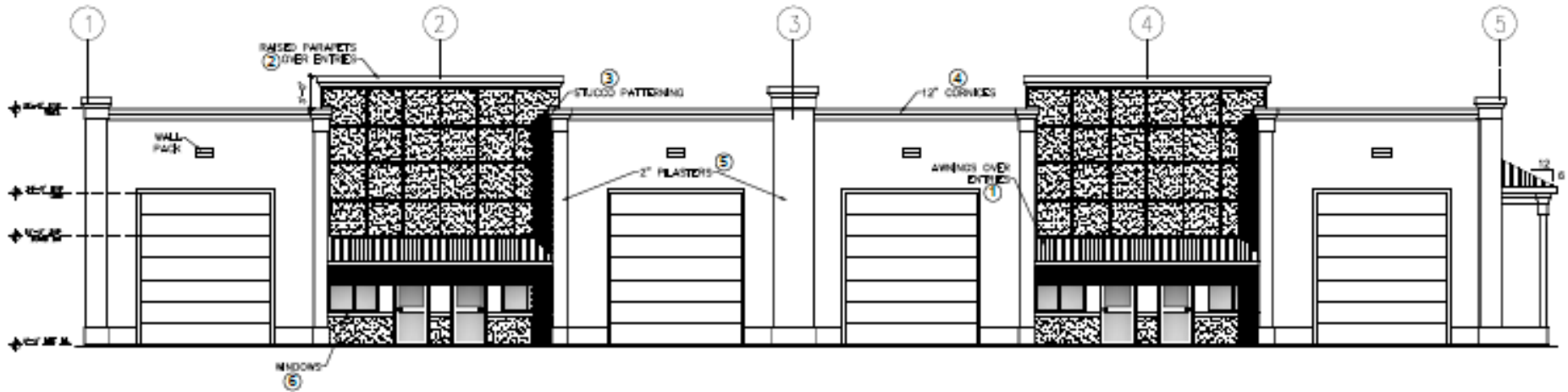
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# BUILDING 2 - FLOOR PLAN & ELEVATION



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# DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	2,443	1 Mile	\$90,904	1 Mile	48
3 Mile	46,233	3 Mile	\$93,127	3 Mile	51
5 Mile	124,969	5 Mile	\$87,535	5 Mile	50

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	2,457	1 Mile	\$61,994	1 Mile	44.70
3 Mile	47,459	3 Mile	\$69,123	3 Mile	46.60
5 Mile	130,664	5 Mile	\$66,945	5 Mile	46.70

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# ZONING INFORMATION

## Sec. 3.31. LI-1 district.

3.31.A. *Permitted uses.* Uses in the LI-1 district shall be limited to the following:

1. *Principal uses:*

Administrative services, not for profit  
Business and professional offices  
Community centers  
Cultural or civic use  
Educational institution  
Electronic equipment manufacturing  
Medical and dental labs  
Medical equipment manufacturing  
Optical equipment manufacturing  
Pharmaceutical products manufacturing  
Precision instrument manufacturing  
Printing, publishing and bookbinding  
Protective and emergency services  
Public library  
Public park and recreation, active  
Public park and recreation, passive  
Radio and television broadcasting studios  
Research and development laboratories and facilities  
Utilities

2. *Ancillary uses:*

Commercial day care  
Convenience restaurants, without drive-through facilities  
Copy services and duplicating services

Financial institutions  
General restaurants  
Helipads  
Hotels and motels  
Mail services and parcel exchange  
Newsstands  
Physical fitness centers  
Post offices

3.31.B. *Standards for ancillary uses.*

1. Ancillary uses shall be designed and operated so as to primarily support the principal uses allowed in the LI-1 district; however, for purposes of applying all other requirements of this Article, such as, but not limited to, parking, landscaping and lighting standards, the ancillary uses listed in this section shall be considered in the same manner as principal uses.
2. Ancillary uses shall not be located on lots located on the outer boundaries of the industrial park and access shall be from roadways in the interior of the park.
3. Signage for ancillary uses shall not be readily visible from any arterial or collector street.
4. Ancillary uses shall comprise no more than 15 percent of the maximum gross leasable floor space of any LI-1 area.
5. Helipads shall meet the following standards:
  - a. Helipads shall be designed and operated solely for the use of the principal uses within the LI-1 district.
  - b. Helipads shall not be located within 1,000 feet of any RE, RS, RM or MH district or any residential PUD.

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# ZONING INFORMATION

## 3.31.C. *Site development standards.*

1. *Minimum lot area:* Three acres for principal uses, one acre for ancillary uses.
2. *Minimum lot width:* 100 feet.
3. *Maximum hotel density:* 20 units per acre.
4. *Maximum building coverage:* 50 percent.
5. *Minimum building setbacks:*  
*Front:* 25 feet.  
*Rear:* 20 feet.  
*Side:* 15 feet.  
*Corner:* 25 feet.
6. *Maximum height:* 40 feet, or 30 feet when located within 100 feet of a residential zoning district boundary.
7. *Minimum open space:* 30 percent.

## 3.31.D. *Architectural design.*

1. All buildings within an LI-1 area, both for principal and ancillary uses, shall be of masonry construction, or have the appearance of masonry construction, and shall conform to a common architectural plan. A uniform architectural plan shall be incorporated into the declaration of covenants.
2. Outside storage of materials is prohibited.
3. Loading docks shall not be visible from public rights-of-way.

## 3.31.E. *Landscaping.*

1. At least 30 percent of the developed area shall be landscaped.
2. Seventy-five percent of all required landscaping shall be native species.

3. A type 4 landscaped buffer shall be required wherever LI-1 zoning abuts a residential zoning district.

3.31.F. *Vehicular access.* Vehicular access to all principal and ancillary uses shall be via local streets created within the LI-1 area. Principal and ancillary uses shall not take vehicular access from existing arterial or collector streets.

3.31.G. *Parking.* No more than ten percent of the off-street parking provided for any given principal or ancillary use shall be placed in front of the main building.

3.31.H. *Utilities.* All electrical, water and sewer, communication, and utility lines shall be placed underground. Any utility equipment which cannot be reasonably located underground shall be screened from view from any street or adjacent property.

3.31.I. *Signage.* All signage, both for principal and ancillary uses, including internal directory signage, shall be uniform in design. A uniform signage plan shall be incorporated into the declaration of covenants and shall, at a minimum, address the shape, size, material, color, location, and graphics of all permitted signs.

## 3.31.J. *Control of common elements.*

1. As part of any development application for land within the LI-1 zoning district, the applicant shall provide for and establish a property owners association, organization or other legal entity for the ownership and maintenance of any common areas, such as open spaces or utility areas, including improvements within such areas. The power and authority of such organization shall be ensured and protected by covenants running with the land, and such covenants shall be included as part of the development application and subject to approval by the County Attorney. Transfer of ownership of the common areas from the developer to the property owners association may be phased in over the development of the park but must be completed prior to the sale of 75 percent of the total acreage for principal and ancillary uses contained in the industrial park. The established organization shall not be dissolved and shall not dispose of any common areas, by sale or otherwise, without first receiving approval from the Board of County Commissioners. The Board, as a condition precedent to such dissolution or the disposal of common areas, may require

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# TRADE AREA MAP



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