

RIVERFRONT REHAB FACILITY

3650 & 3670 NE Indian River Dr. Jensen Beach, FL 34957



FOR LEASE | Call for Pricing

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart FL, 34996
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PROPERTY OVERVIEW

- Amazing chance to lease a waterfront rehab facility property boasting prime frontage along Indian River Drive.
- Spanning a total of 1 acre, this property features 200 feet of river shoreline with riparian rights, making it an ideal spot for canoeing and paddleboarding.
- The facility comprises around 15 guest rooms, a delightful common area, a commercial kitchenette, and office spaces.
- Situated within walking distance of downtown Jensen Beach, it offers easy access to trendy restaurants and shops.



PRICE	Call For Pricing
BUILDING SIZE	5,635 sf 1,200 sf
BUILDING TYPE	Multiple Res-Assisted Living Single Fam
ACREAGE	0.77 ac 0.22 ac
FRONTAGE	111' 84'
TRAFFIC COUNT	6,500 ADT
YEAR BUILT	1953 1966
PARKING SPACE	15
ZONING	Jensen Beach Redevelopment District
LAND USE	CRA Center
PARCEL ID	15-37-41-000-000-00330-5 15-37-41-000-000-00280-5

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SITE PHOTOS



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DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	3,835	1 Mile	\$97,442	1 Mile	48.70
3 Mile	74,712	3 Mile	\$91,954	3 Mile	49.90
5 Mile	275,922	5 Mile	\$86,354	5 Mile	50.00

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	3,782	1 Mile	\$78,050	1 Mile	52
3 Mile	77,119	3 Mile	\$69,779	3 Mile	56
5 Mile	285,673	5 Mile	\$68,100	5 Mile	55

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ZONING INFORMATION

	Core	General	Waterfront
Residential Use Groups, see Section 12.1.03			
Accessory dwelling units	P	P	P ³
Other dwelling types	P	P	P ³
Single-family dwellings	-	P	-
Bed and breakfast inns	P	P	P ³
Agricultural Use Groups, see Section 12.1.03			
Urban farming	-	P ¹	-
Commercial & Business Use Groups, see Section 12.1.03			
Business & professional offices	P	P	P ³
Construction services, limited	P ¹	P ¹	P ^{1,3}
Hotels, motels, resorts spas	P	P	P ³
Marinas	-	-	P ³
Medical offices	P	P	-
Microbreweries & Craft Distilleries	P	-	P
Parking lots and garages	P	-	-
Restaurants	P	P	P ³
Retail & services, limited impact	P ^{1,4}	P ^{1,4}	P ^{1,3,4}
Retail & services, general impact	P ^{1,4}	-	-
Wholesale trades and services	P ¹	P ^{1,5}	P ^{1,3}
Working waterfront	-	P ⁵	P ³
Public & Institutional Use Groups, see Section 12.1.03			
Institutional uses, limited impact	P	P	P
Institutional uses, general impact	P	P	-
Industrial Use Groups, see Section 12.1.03			
Limited impact industries		-	P ^{1,2,3}

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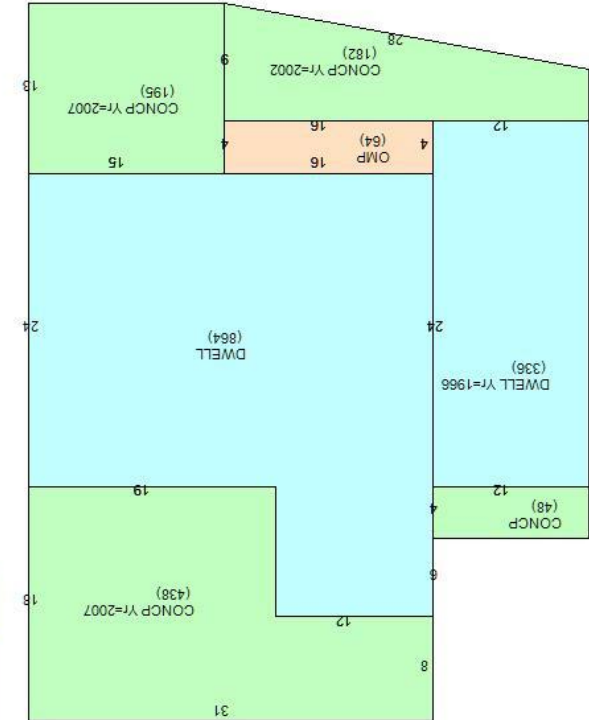
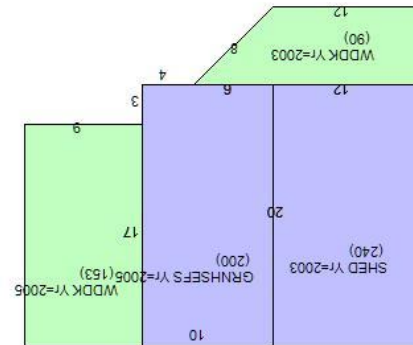
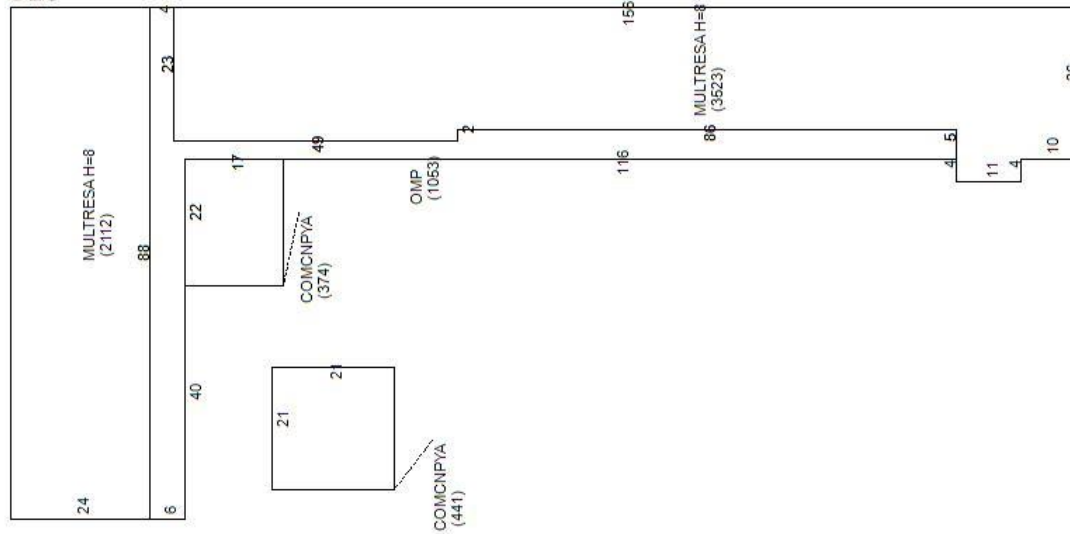
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SITE PLAN

Un-Sketched Subareas:
BRP (650)
CONCP (562)

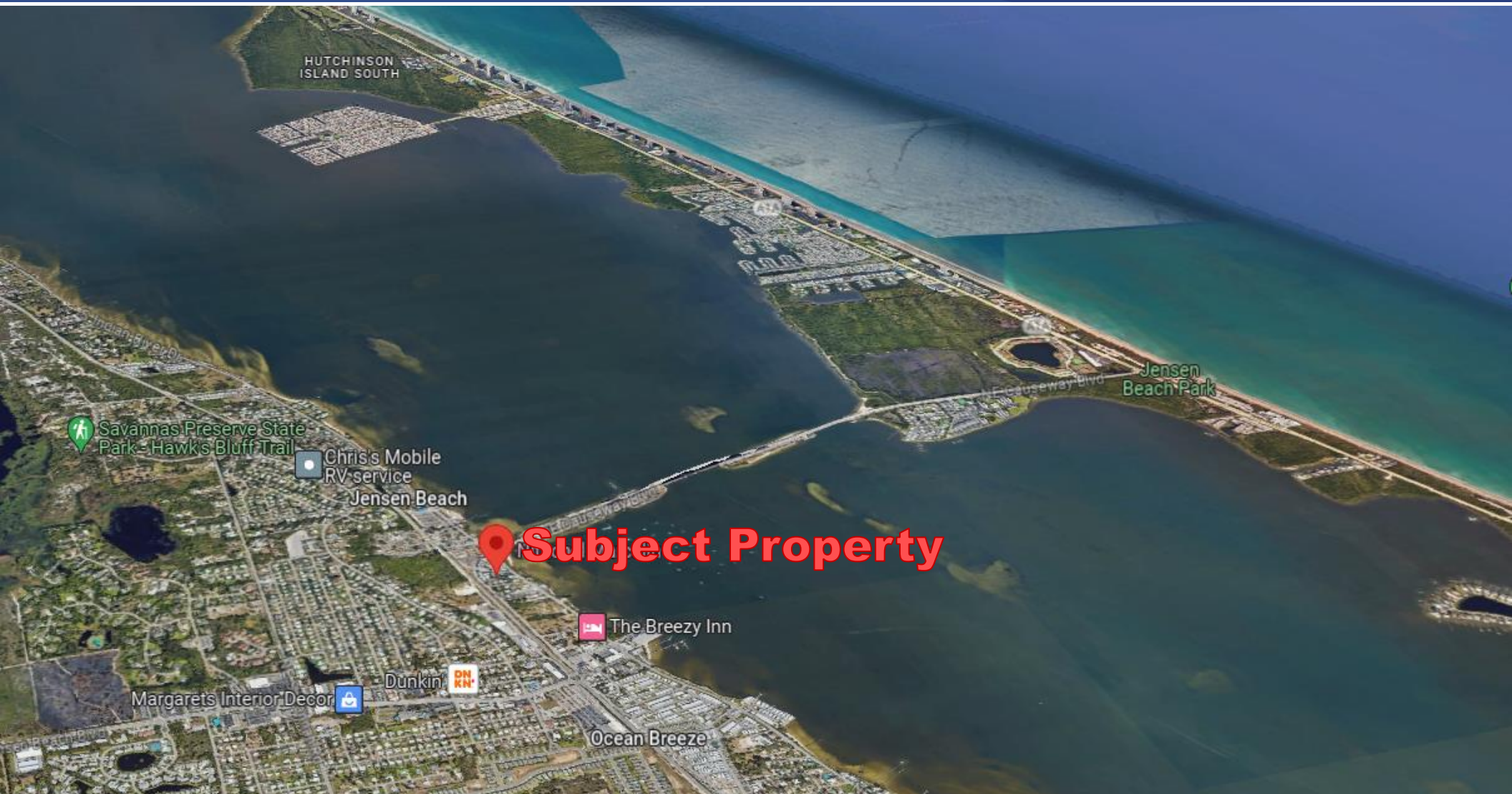


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TRADE AREA MAP



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