

WAREHOUSE SPACE

813 NE Dixie Highway, Jensen Beach FL 34957

500 SF



FOR LEASE | \$19.50/SF

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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

- Discover a versatile 500 sf warehouse space in a prime industrial park in Jensen Beach, FL, just off NE Dixie Highway.
- This unit features one large roll-up door that accommodates truck access and equipment with ease, plus a convenient pedestrian entry. Inside, you'll find impressive 15-foot ceilings, allowing ample vertical storage and workspace options.
- Located in a bustling industrial corridor, offering quick accessibility to US-1 and within 30 minutes from I-95 and Florida's Turnpike.



LEASE RATE	\$19.50/SF
SPACE AVAILABLE	500 SF
BUILDING SIZE	10,149 SF
BUILDING TYPE	Storage Warehouse
TRAFFIC COUNT	6,000 ADT
YEAR BUILT	1998
CONSTRUCTION TYPE	Block with Stucco
ZONING	Rio Redevelopment Zoning
LAND USE	Industrial
PARCEL ID	28-37-41-000-013-00200-8

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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	5,451	1 Mile	\$74,735	1 Mile	47.8
3 Mile	37,247	3 Mile	\$85,136	3 Mile	49.6
5 Mile	102,660	5 Mile	\$89,371	5 Mile	50

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	5,815	1 Mile	\$52,943	1 Mile	52.6
3 Mile	39,569	3 Mile	\$57,070	3 Mile	55.1
5 Mile	113,337	5 Mile	\$63,996	5 Mile	55.5

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ZONING INFORMATION

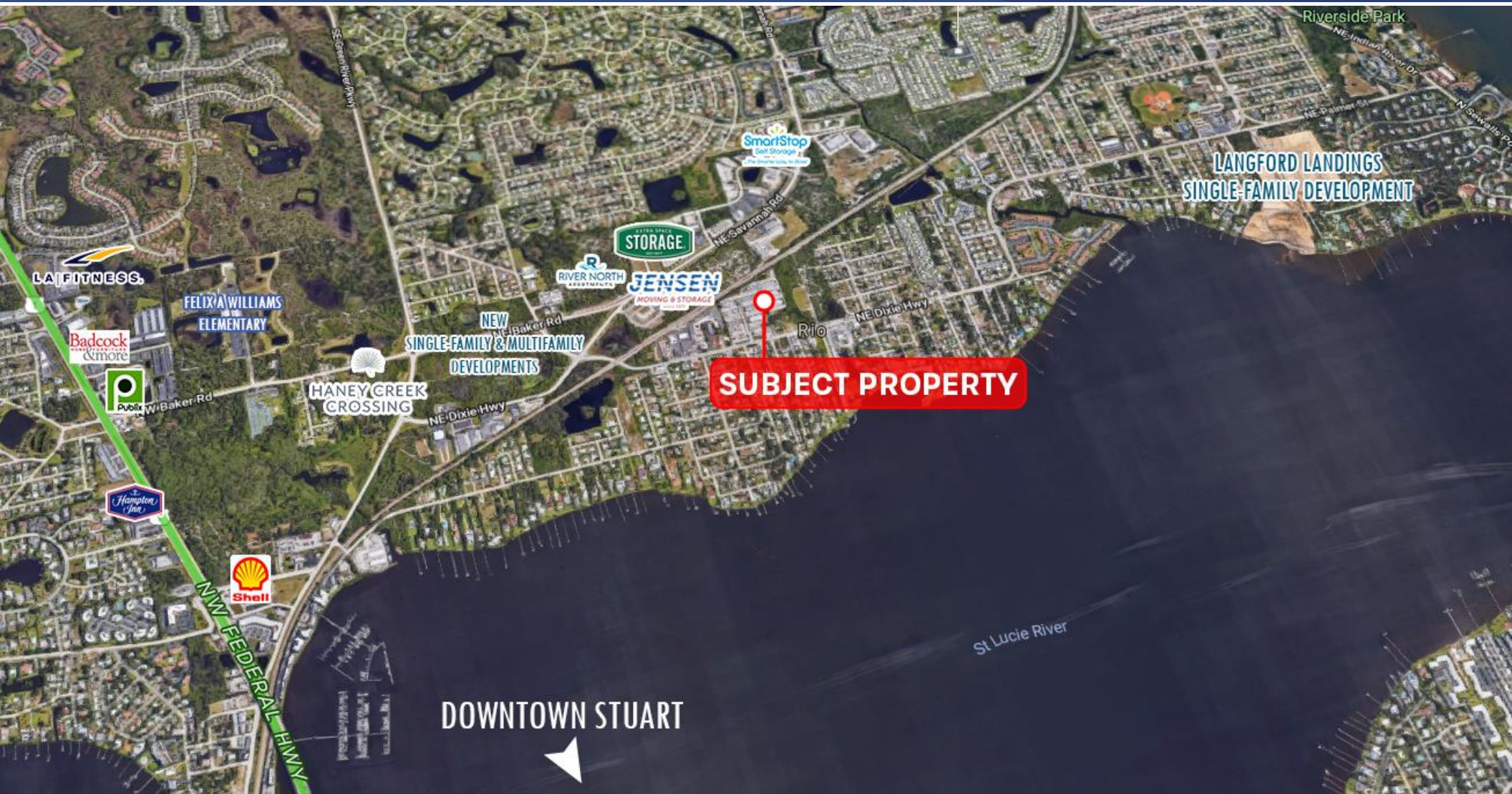
Commercial & Business Use Groups, see 12.1.03	
Business & professional offices	P
Construction services, limited	P
Construction services, extensive	P
Convenience store with fuel	-
Drive-through facility	-
Drive-through restaurant	-
Hotels, motels, resorts spas	-
Marinas ¹	-
Medical offices	P
Microbreweries & Craft Distilleries	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



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TRADE AREA MAP



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