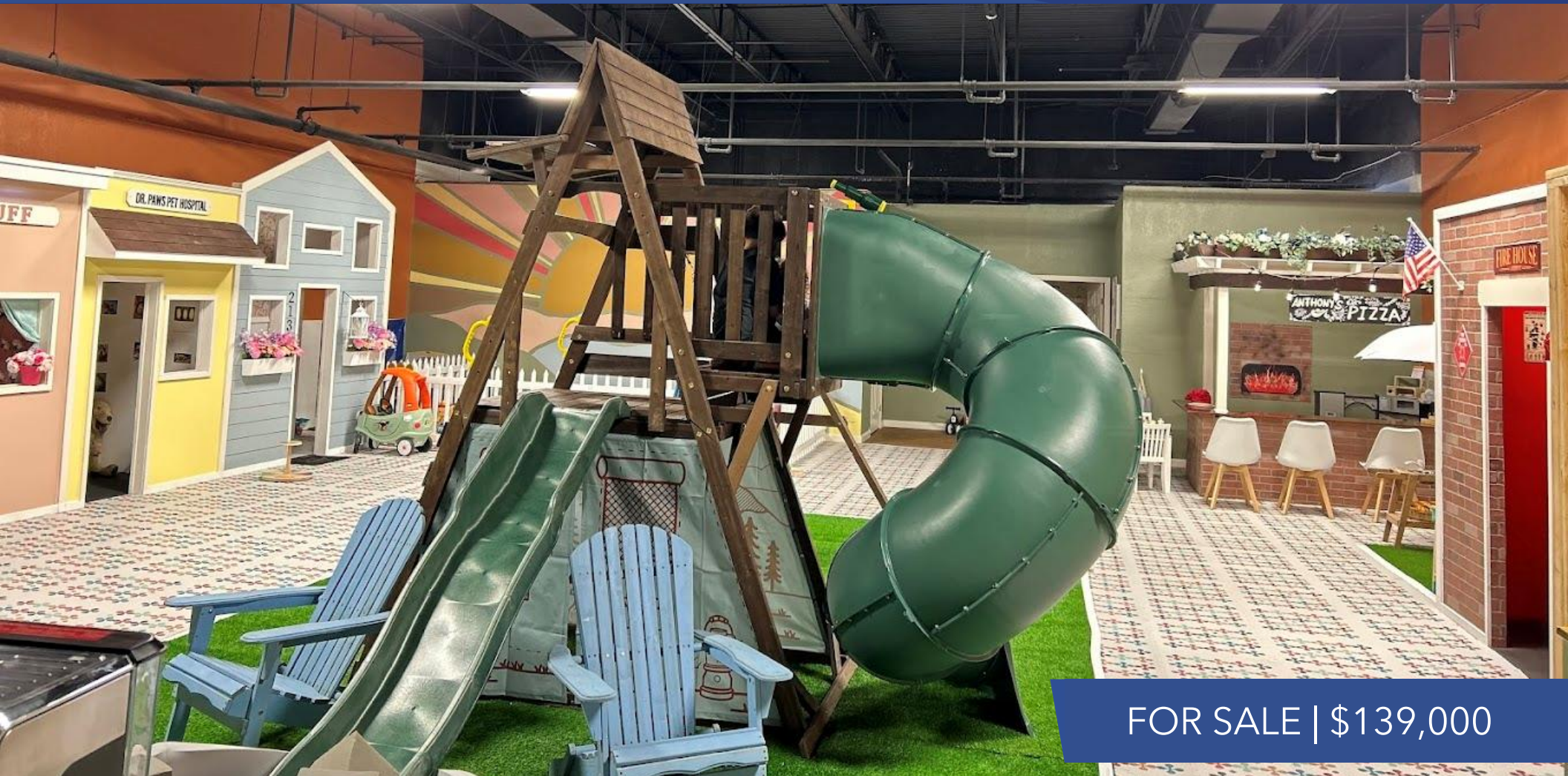


INDOOR PLAYGROUND BUSINESS SALE

3503 NW Federal Hwy. Jensen Beach, FL 34957



FOR SALE | \$139,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart FL, 34996
www.commercialrealestatellc.com

Matthew Mondo
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PROPERTY OVERVIEW

Do Not Disturb Staff or Tenant!

- This delightful, kid-friendly studio is located in a bustling shopping center with high foot traffic, right in the heart of Jensen Beach.
- Perfectly suited for small events such as birthday parties, baby showers, and other special occasions, this space offers a welcoming atmosphere for families and children.
- The business comes fully equipped with everything you need to continue operations, including all current stock and supplies.
- With a **transferable lease** in place, this is an excellent opportunity for anyone looking to step into an established, turn-key business.

PRICE	\$139,000
BUILDING SIZE	2,795 SF
BUILDING TYPE	Retail Shopping Center
ACREAGE	18.71
FRONTAGE	223" on NW Federal Hwy
TRAFFIC COUNT	55,706 AADT
YEAR BUILT	1989
CONSTRUCTION TYPE	Reinforced Concrete
PARKING SPACE	350
ZONING	B-1
LAND USE	Commercial
PARCEL ID	1937-41-000-000-0010-5

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.



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SITE PHOTOS



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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	3,839	1 Mile	\$103,974	1 Mile	48.7
3 Mile	44,950	3 Mile	\$84,790	3 Mile	46.1
5 Mile	117,886	5 Mile	\$86,413	5 Mile	48.7

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	4,036	1 Mile	\$74,846	1 Mile	53.6
3 Mile	51,316	3 Mile	\$63,999	3 Mile	49.2
5 Mile	136,368	5 Mile	\$65,154	5 Mile	53.3

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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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TRADE AREA MAP



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