

NEIGHBORHOOD RETAIL/OFFICE SPACE

2317-2319 NE Dixie Highway, Jensen Beach, FL 34957



FOR LEASE | \$16.00/SF*

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street

Stuart FL, 34994

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PROPERTY OVERVIEW

- This 1400 SF storefront space offers a flexible layout ideal for a variety of retail or service-oriented users. It can be divided into **Two** 700 sf spaces. The suite features a primarily open floor plan along with a private rear office perfect for administrative use, storage, or back-of-house functions.
- Located within a community shopping center along NE Dixie Highway in Jensen Beach, the property serves an established and growing residential base. Current neighboring tenants include: Banyan Soul Yoga & Wellness, Local Girl Beauty Salon, and A&M Discount Beverage.
- Signage opportunities are available, including building façade signage as well as exposure on the property's monument sign along NE Dixie Highway.
- The location offers quick connectivity to NE Indian River Drive and convenient access toward the Sewall's Point area, expanding reach throughout Jensen Beach and Stuart trade area.



LEASE RATE	\$16.00/SF + \$3.00/SF NNN
SPACE AVAILABLE	Up to 1,400 SF
BUILDING SIZE	6,388 SF
BUILDING TYPE	Neighborhood Shopping Center
FRONTAGE	±225'
TRAFFIC COUNT	3,100 ADT (N NE Dixie Hwy) 5,300 ADT (S NE Dixie Hwy)
YEAR BUILT	1983 (2018 renovations)
PARKING SPACE	Ample
ZONING	Rio Redevelopment District
LAND USE	CRA Center

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INTERIOR PHOTO



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DEMOGRAPHICS

Population	1 mile	3 miles	5 miles
2020 Population	4,609	29,584	73,397
2025 Population	5,395	35,150	87,995
2030 Population Projection	5,720	37,399	95,211

Households	1 mile	3 miles	5 miles
2020 Households	2,595	14,311	33,996
2025 Households	2,794	16,320	39,857
2030 Household Projection	2,970	17,533	44,084

Households by Income	1 mile	3 miles	5 miles
Avg Household Income	\$79,407	\$97,094	\$97,703
Median Household Income	\$54,005	\$65,799	\$69,073

Housing Occupancy	3 miles 2024 Housing Units
Owner Occupied Households	74%
Renter Occupied Households	26%

Population Summary	1 mile	3 miles	5 miles
Median Age	55.5	57.6	57
Avg Age	50.2	51.6	51.3

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ZONING INFORMATION

Permitted Uses (Rio)	Corridor
Business & professional offices	P
Construction services, limited	P
Medical offices	P
Microbreweries & Craft Distilleries	P
Restaurants	P
Retail & services, limited impact	P
Retail & services, general impact	P
Wholesale trades and services	P
Institutional uses, limited impact	P
Institutional uses, general impact	P

Ideal Uses for the Space

Personal Services

- Boutique salon
- Barber shop
- Nail studio
- Esthetics / skincare
- Wellness studio

Professional / Office

- Insurance agency
- Real estate office
- Financial advisor
- Attorney (satellite office)
- Property management office
- Travel agency

Specialty Retail

- Gift shop
- Home décor
- Florist
- Specialty foods / coffee takeaway
- Pet boutique
- Cell phone / tech repair

Health-Oriented

- Physical therapy (small practice)
- Counseling services
- Nutrition / supplement retail

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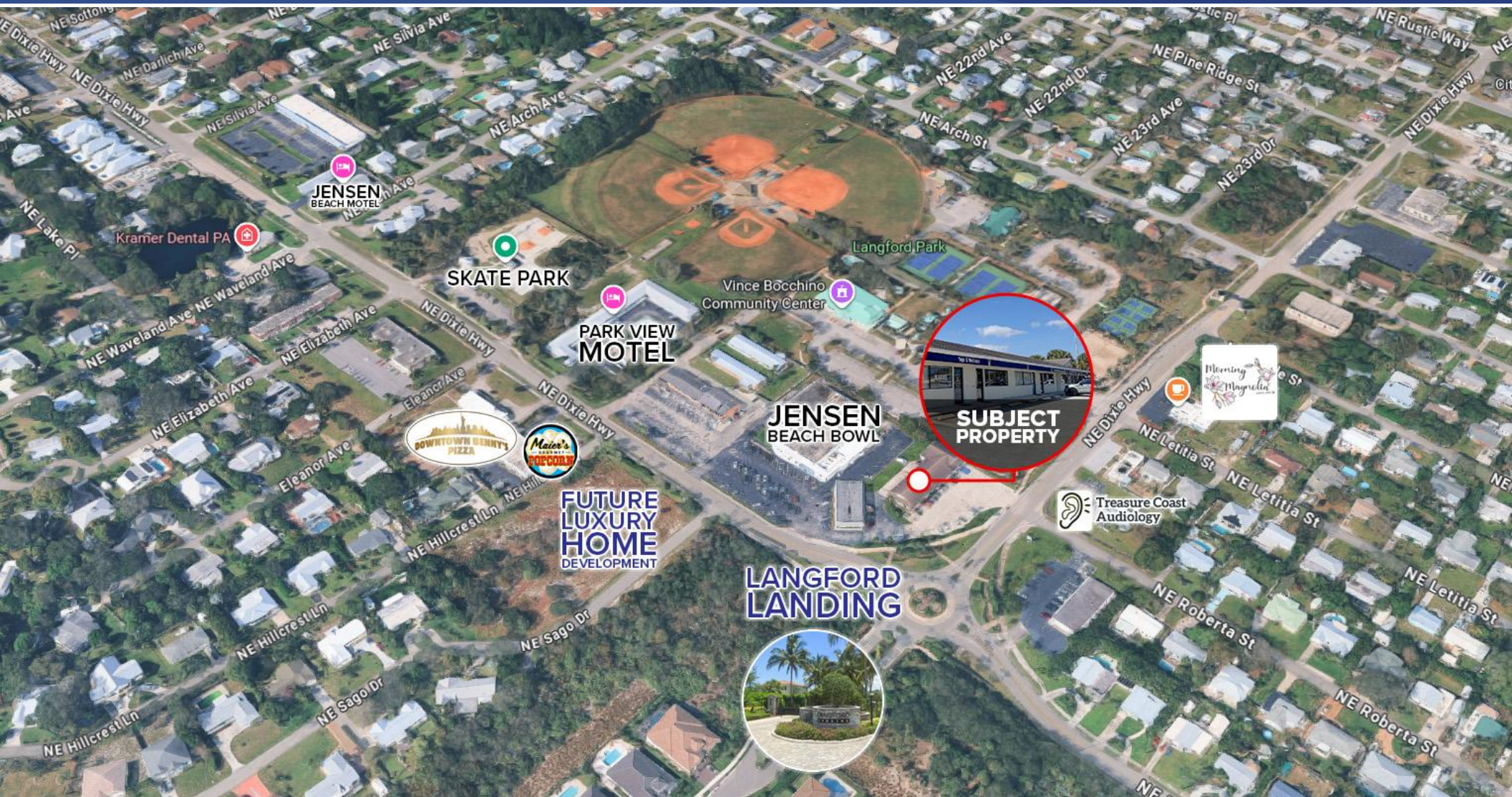
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NEIGHBORING TENANTS

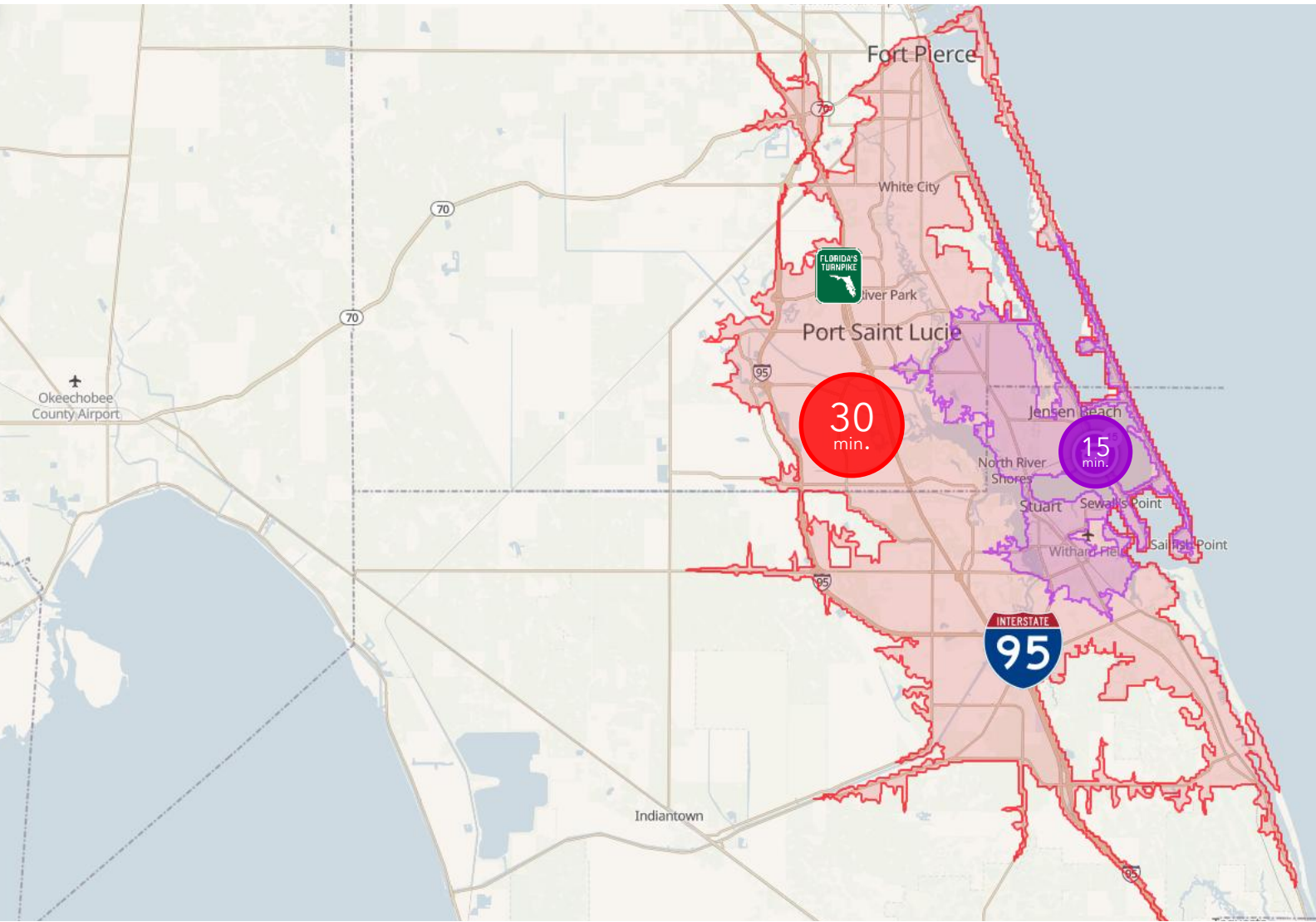


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DRIVE-TIME MAP



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