

# FOR LEASE

\$12.00/sf Gross

## Retail/Office Spaces

2450 NE Dixie Highway Jensen Beach FL 34957



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

**Listing Contact:**

Matt Crady | 772-260-1655 | [mcrady@commercialrealestatellc.com](mailto:mcrady@commercialrealestatellc.com)

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

# Property Details

## Retail/Office Spaces

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<b>LEASE RATE</b>	\$12.00/sf Gross + water included
<b>PARCEL ID</b>	26-37-41-007-000-02070-5
<b>LEASE SPACE(S)</b>	(1) 400 sf (1) 1,200 sf
<b>SPACES TYPE</b>	Retail
<b>ACREAGE</b>	0.44 AC
<b>FRONTAGE</b>	88.21'
<b>TRAFFIC COUNT</b>	3,800 AADT
<b>YEAR BUILT</b>	1970
<b>CONSTRUCTION TYPE</b>	Reinforced Concrete
<b>PARKING SPACE</b>	27
<b>ZONING</b>	R-3A
<b>LAND USE</b>	Commercial General
<b>UTILITIES</b>	Martin County Utilities

- Limited spaces available for retail/ office use on NE Dixie Hwy in the heart of Jensen Beach.
- In close proximity to the Jensen Beach Causeway; surrounded by dense residential neighborhoods. The zoning allows for professional and business offices in addition to retail use.
- Water utilities included.
- Close to a few surrounding businesses such as Publix Supermarket, Mulligan's Beach House, The Mansion At Tuckahoe, Jensen Beach Bowl and more!



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## Demographics

2018 Population Estimate		Average Household Income		Average Age	
1 Mile	6,012	1 Mile	\$58,977	1 Mile	47.40
3 Mile	30,663	3 Mile	\$72,106	3 Mile	49.60
5 Mile	75,535	5 Mile	\$73,682	5 Mile	49.30

2023 Population Projection		Median Household Income		Median Age	
1 Mile	6,457	1 Mile	\$39,528	1 Mile	51.50
3 Mile	33,165	3 Mile	\$49,728	3 Mile	54.50
5 Mile	81,785	5 Mile	\$51,296	5 Mile	53.90

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# Zoning Information

# Retail/Office Spaces

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### R-3A Liberal Multiple-Family District.

3.407.A. *Uses permitted.* In this district, a Spaces or structure or land shall be used for only the following purposes subject to any additional limitations pursuant to [section 3.402](#):

1. Any uses permitted in the R-3 Multiple-Family Residential District.
2. Restaurants and/or lunchrooms, not the drive-in type, with an enclosed seating capacity of ten persons or more.
3. Beauty parlors and barbershops.
4. Dry cleaning and laundry pickup stations.
5. Fire stations.
6. Boat docks and dry and wet storage facilities under cover, and facilities for maintenance and repairs of boats or yachts, upon submission of plans for review and approval of the planning and zoning board.
7. Mobile home and travel trailer sales.
8. Gasoline or other motor fuel stations, provided all structures and Spaces, except principal use signs, and including storage tanks shall be placed not less than 25 feet from any side or rear property lines.
9. Professional and business offices.
10. Retail stores.

#### 3.407.B.

*Required lot area and width.* Lots or Spaces sites shall have an area of not less than 7,500 square feet, with a minimum width of 60 feet measured at the Spaces line:

1. *Single-family structures:* The minimum lot size shall be the same as above. A minimum of 600 square feet of living area shall be required, exclusive of carports, breezeways or utility rooms.

2. *Two-family structures:* The minimum lot size shall be 7,500 square feet, with a minimum width of 75 feet a minimum of 800 square feet of living area per two-family structure shall be required, exclusive of carports, breezeways or utility rooms.

3. *Apartment Spaces:* There shall be a minimum Spaces site of 15,000 square feet with a minimum width of 100 feet measured at the Spaces line for the first four apartment units. For each additional apartment unit, 2,600 square feet shall be added to the required minimum Spaces site and an additional five feet shall be added to the required minimum width at the Spaces line. A maximum density of 15 apartment units may be permitted per acre depending on available community services and capital improvements. There shall be a minimum of 325 square feet of living area in each apartment unit.

4. *Triplex structures:* The minimum lot size shall be 11,250 square feet, with a minimum width of 88 feet; a minimum of 1,200 square feet of living area per three-family structure shall be required, exclusive of carports, breezeways or utility rooms.

#### 3.407.C.

*Minimum yards required.*

##### 1. *Front:*

- 1 story: 20 feet.
- 2 stories: 25 feet.

##### 2. *Sides and rear:*

- 1 story: 6 feet.
- 2 stories: 10 feet.

3. For structures in excess of two stories, five feet shall be added to the required yards per story.

4. 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.

5. No structure shall be built within 65 feet of the center line of a designated through-traffic highway.

6. No setback or yard shall be required adjacent to water frontage.

#### 3.407.D.

*Spaces height regulations.*

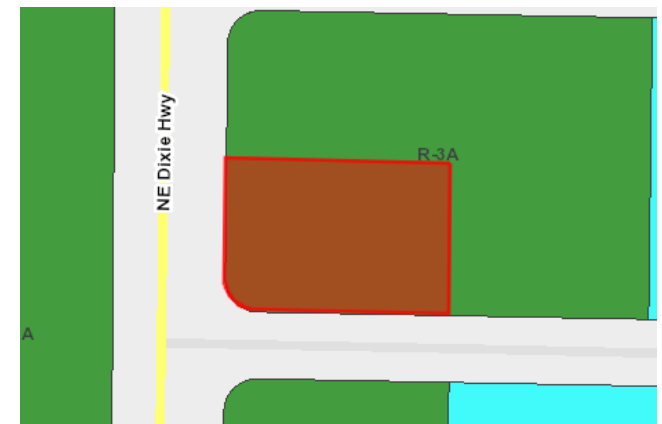
1. The maximum Spaces height in this district shall be four stories or 40 feet.

#### 3.407.E.

*Percentage of land coverage.*

1. One- to four-story dwelling structures and accessory structures shall not occupy more than 30 percent of the Spaces site required.

(Ord. No. 608, pt. 1, 3-19-2002; Ord. No. 623, pt. 1, 11-5-02)



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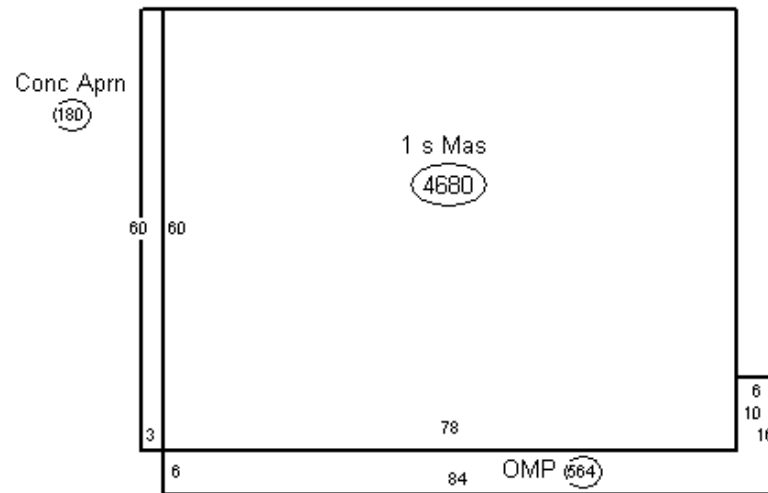
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# Floor Plan

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# Additional Photos

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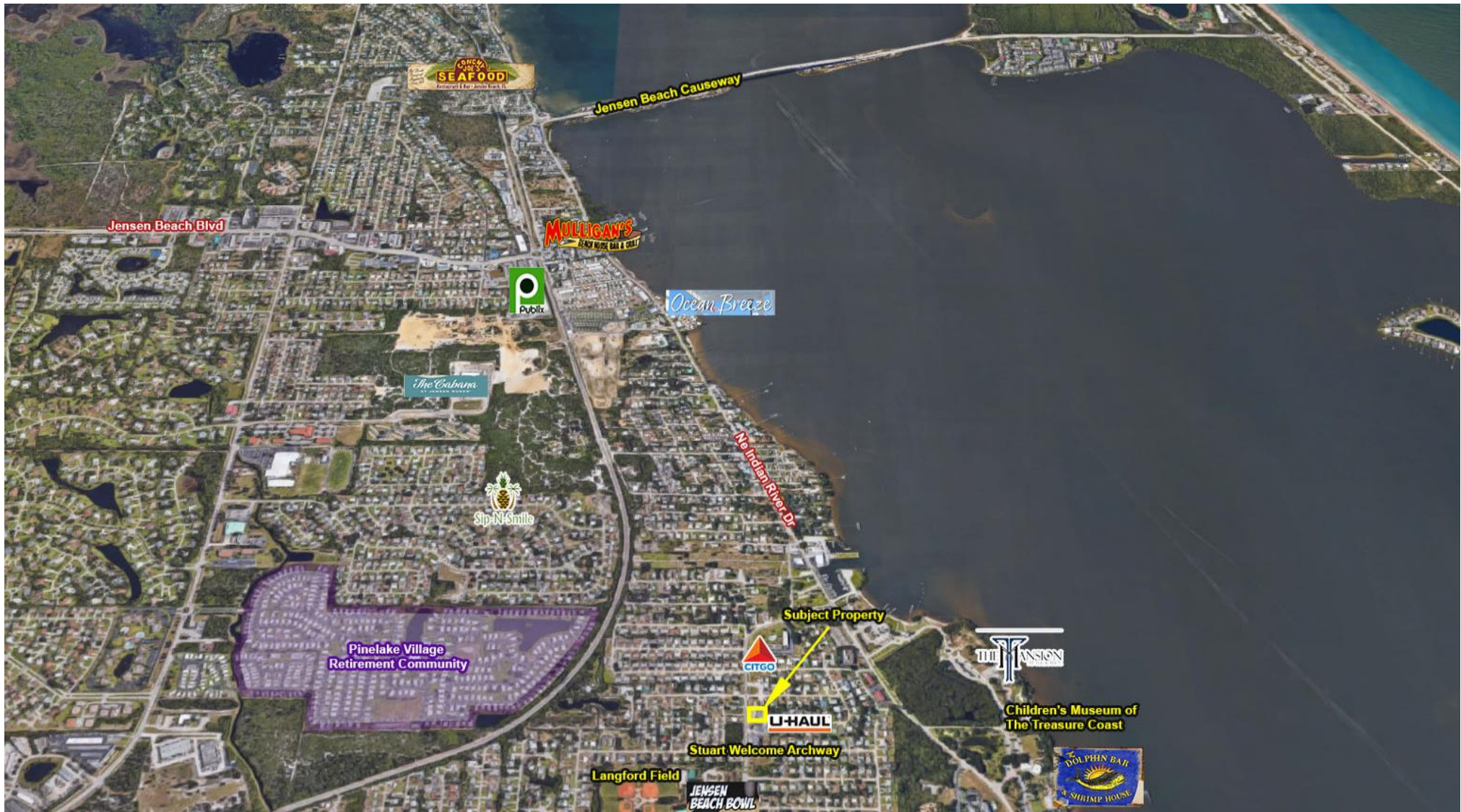
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# Property Aerial

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