

FOR LEASE

\$20.00 - 30.00 SF NNN

Prime Retail Space(s)

3548 NW Federal Highway, Jensen Beach FL 34957



+/- 8,000 SF IMMEDIATE AVAILABILITY

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Matt Mondo | 772-236-7780 | mmondo@commercialrealestatellc.com

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

Property Details

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LEASE RATE	\$20.00 - 30.00 SF NNN
BUILDING SIZE	14,335 sf
SPACE AVAILABLE	2,000 - 14,335* sf
BUILDING TYPE	Freestanding Retail Building
ACREAGE	1.49 AC
FRONTAGE	177.9'
TRAFFIC COUNT	66,392 ADT
YEAR BUILT	1994
CONSTRUCTION TYPE	Masonry
PARKING SPACE	74
ZONING	PUD-C
LAND USE	Commercial General
UTILITIES	Undisclosed
PARCEL ID	19-37-41-005-003-00020-1

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- Excellent anchor space located at the major signalized intersection of U.S. Highway 1 and Jensen Beach Boulevard (combined traffic counts - 66,392 ADT).
- There is currently +/- 8,000 sf of vacant space available, with option to subdivide up to four 2,000 sf spaces or two 4,000 sf spaces.
- Entire 14,335 sf property can be made available for a long term National tenant.
- Located on the northwest corner of the entrance to the Treasure Coast Square Mall.
- Other surrounding retailers include: McDonald's, Red Lobster, CarMax, Havertys Furniture, West Marine, Home Depot, Hobby Lobby, Sonic Drive-in, Buffalo Wild Wings, Dick's Sporting Goods, Barnes & Noble, Rooms To Go, and City Mattress.



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Property Demographics

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2020 Population Estimate		2020 Average Household Income		Average Age	
1 Mile	3,808	1 Mile	\$88,842	1 Mile	47.40
3 Mile	40,839	3 Mile	\$82,807	3 Mile	45.80
5 Mile	11,672	5 Mile	\$78,926	5 Mile	48.10

2025 Population Projection		2020 Median Household Income		Median Age	
1 Mile	4,043	1 Mile	\$61,630	1 Mile	51.60
3 Mile	44,070	3 Mile	\$60,187	3 Mile	49.70
5 Mile	121,064	5 Mile	56,405	5 Mile	52.50

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DIVISION 5. - PLANNED UNIT DEVELOPMENTS

Sec. 3.241. - Purpose and intent.

The Planned Unit Development (PUD) is an alternative to the standard zoning districts in which the landowner and the Board of County Commissioners negotiate the zoning standards that will apply to a specific parcel of land such that the resulting development will be of superior quality and design while protecting the health, safety and welfare of the general public.

(Ord. No. 608, pt. 1, 3-19-2002)

Sec. 3.242. - Applicability of standards of this article to PUD.

The zoning standards for each PUD shall be set forth in a PUD agreement, which shall be a written, mutual agreement signed by the landowner and the Board of County Commissioners. The PUD agreement shall include a master and/or a final development plan and shall comprehensively set forth all of the zoning standards that shall apply to the subject parcel of land and shall be approved pursuant to article 10.

(Ord. No. 608, pt. 1, 3-19-2002)

Sec. 3.243. - Status of previously adopted PUD agreements.

All PUD agreements adopted prior to the effective date of this ordinance shall continue to be governed by the terms of such agreements. All PUD zoning designations shall be indicated on the Zoning Atlas.

(Ord. No. 608, pt. 1, 3-19-2002)

Sec. 3.244. - Standards for PUD zoning agreements.

3.244.A. All PUD zoning agreements, as well as amendments to such agreements, shall be consistent with the CGMP. Applicants for PUD zoning shall have the burden

of demonstrating that the proposed PUD zoning standards will protect the health, safety and welfare of the general public to a greater extent than would have been possible pursuant to the standard zoning regulations set forth in this article.

3.244.B. Areas designated Agricultural on the Future Land Use Map shall not be eligible for PUD zoning.

3.244.C. Areas designated Agricultural Ranchette on the Future Land Use Map shall comply with all applicable policies of the Comprehensive Growth Management Plan. In particular, any PUD within the Agricultural Ranchette Future Land Use designation shall be consistent with the following:

The plan recognizes the primary value of these lands for small agricultural operations and open space, and, therefore, assigns reasonable development options consistent with the existing and anticipated agricultural character in the area. A density of one unit per five gross acres shall be permitted within the areas designated for agricultural ranchettes. However, residential development on these lands should be related to agricultural uses. These areas are situated in locations removed from urban services, have developed at very sparse densities, and maintain their original agricultural and rural character.

(Ord. No. 608, pt. 1, 3-19-2002; Ord. No. 633, pt. 1, 9-2-2003)

Secs. 3.245—3.259. - Reserved.

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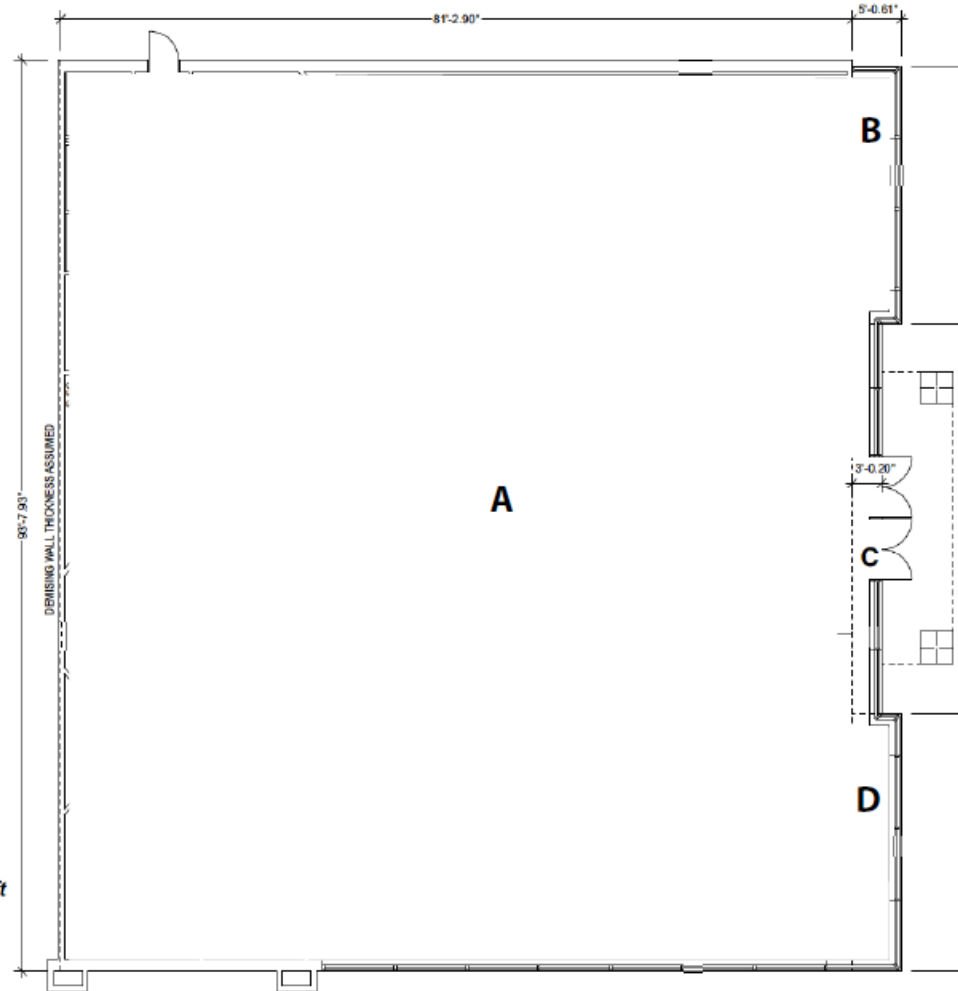
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Floor Plan

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A: 81'-2.90" x 93'-7.93" = 7,609 sq ft
B: 5'-0.61" x 26'-7.79" = 135 sq ft
C: 3'-0.20" x 39'-10.20" = 120 sq ft
D: 5'-0.61" x 26'-7.51" = 134 sq ft

GLA: 7,998 SQ FT



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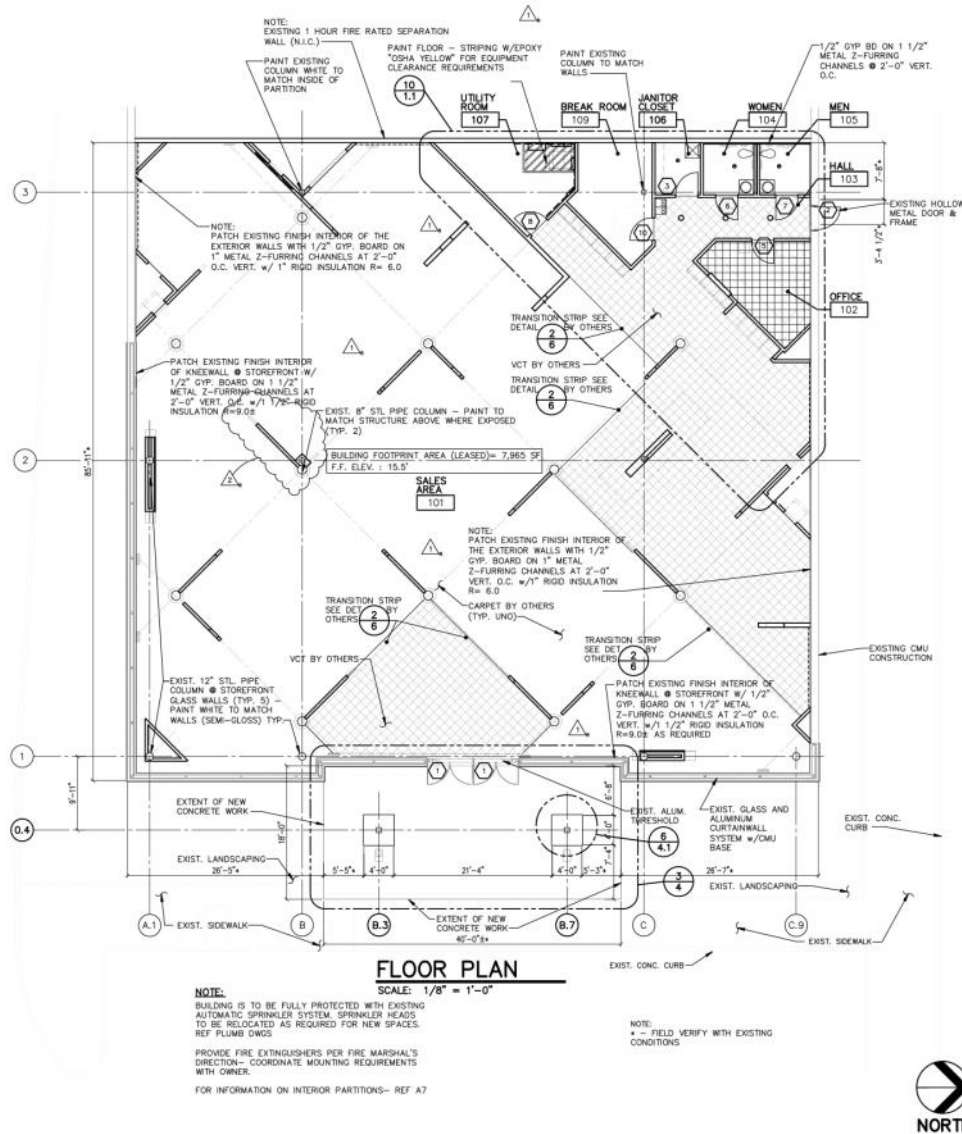
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Detailed Floor Plan

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NORTH

Trade Area Map

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