

FOR LEASE

\$1,400/mo.

Class A Office Space

1211 SW Sunset Trail, Palm City FL 34990



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Matt Crady | 772-260-1655 | Mcrady@commercialrealestatellc.com

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

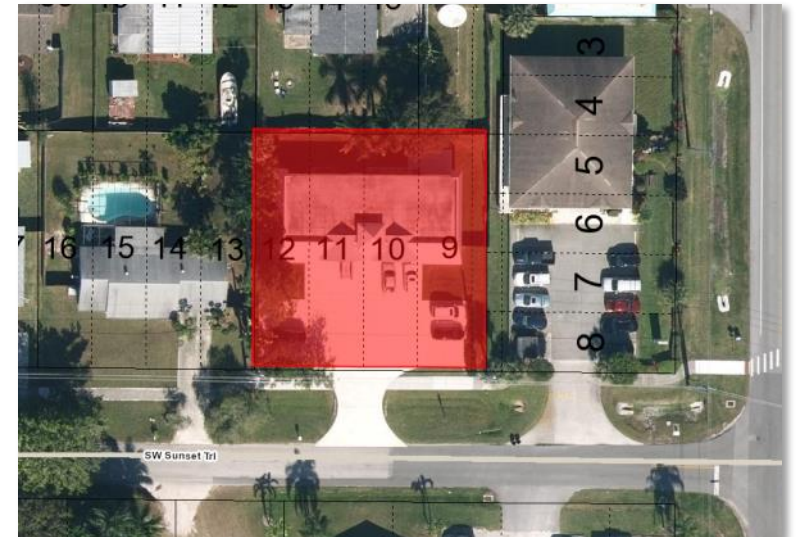
Property Details

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LEASE RATE	\$1,400/mo.
SPACES AVAILABLE	1,000 sf
BUILDING TYPE	Office
ACREAGE	0.27 AC
FRONTAGE	106'
TRAFFIC COUNT	2,300 ADT / 14,400 ADT (from SW Mapp Rd)
YEAR BUILT	1983 (Renovated in 2011)
CONSTRUCTION TYPE	Masonry
PARKING SPACE	12
ZONING	HB-1
LAND USE	Commercial Limited
UTILITIES	Martin County Water
PARCEL ID	17-38-41-011-001-00090-4

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.

- Exceptional freestanding office building located near the corner of SW Sunset Trail and SW Mapp Road.
- Easily accommodates different types of professional businesses such as medical/dental, real estate, architect, tax consultants, attorneys, and more.
- Space available features a total of 3 offices.
- The exterior of the building was completely remodeled with a new façade and paint.
- In close proximity to the bridges that lead to US-1, and the Florida's Turnpike access ramp.



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Property Demographics

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2019 Population Estimate

2019 Average Household Income

Average Age

1 Mile	8,460	1 Mile	\$84,165	1 Mile	43.30
3 Mile	47,756	3 Mile	\$80,288	3 Mile	45.10
5 Mile	94,462	5 Mile	\$81,173	5 Mile	45.90

2024 Population Projection

2019 Median Household Income

Median Age

1 Mile	9,535	1 Mile	\$70,350	1 Mile	46.80
3 Mile	50,933	3 Mile	\$60,321	3 Mile	48.50
5 Mile	100,837	5 Mile	\$58,339	5 Mile	49.60

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Zoning Information

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Sec. 3.416. - HB-1 Limited Business District.

3.416.A. Uses permitted. In this district, buildings, structures, land or water shall be used only for the following purposes, subject to any additional limitations pursuant to section 3.402:

1. Appliance stores including radio and television service.
2. Art and antique shops.
3. Banks or drive-in banks.
4. Bakeries.
5. Barber and beauty shops.
6. Book, stationery, camera or photographic supplies.
7. Cafes or restaurants, but excluding drive-in restaurants.
8. Clothing, shoes, millineries, dry goods and notions.
9. Furniture and home furnishings, including office furniture and equipment.
10. Florists, nurseries or gift shops.
11. Gasoline stations, subject to the approval of the planning and zoning board and the County commission after public hearing, as not creating traffic or safety hazards and as being in accordance with the spirit and purpose of this chapter.
12. Groceries, fruit, vegetables, meat markets, delicatessens, catering and supermarkets.
13. Hardware and paints.
14. Jewelry stores.
15. Laundry and dry cleaning pickup stations and self-service laundries.
16. Professional Offices; medical, dental; real estate; lawyer; engineer, architect; tax consultant; veterinary clinics, provided no animals are boarded or kept overnight. No animals shall be permitted outside of the walls of the main structure.
17. Shoe repair shops.
18. Storage garages or private automobile parking.
19. Theatres, but excluding drive-in theatres.
20. Pharmacies and medical marijuana dispensing facilities, provided any medical marijuana dispensing facility shall be located no closer than 500 feet from any public or private school. The distance between school property and licensed premises shall be measured on a straight line connecting the nearest point of the school property to the nearest point of the building of the licensed premises, as documented by a survey prepared by a licensed surveyor.

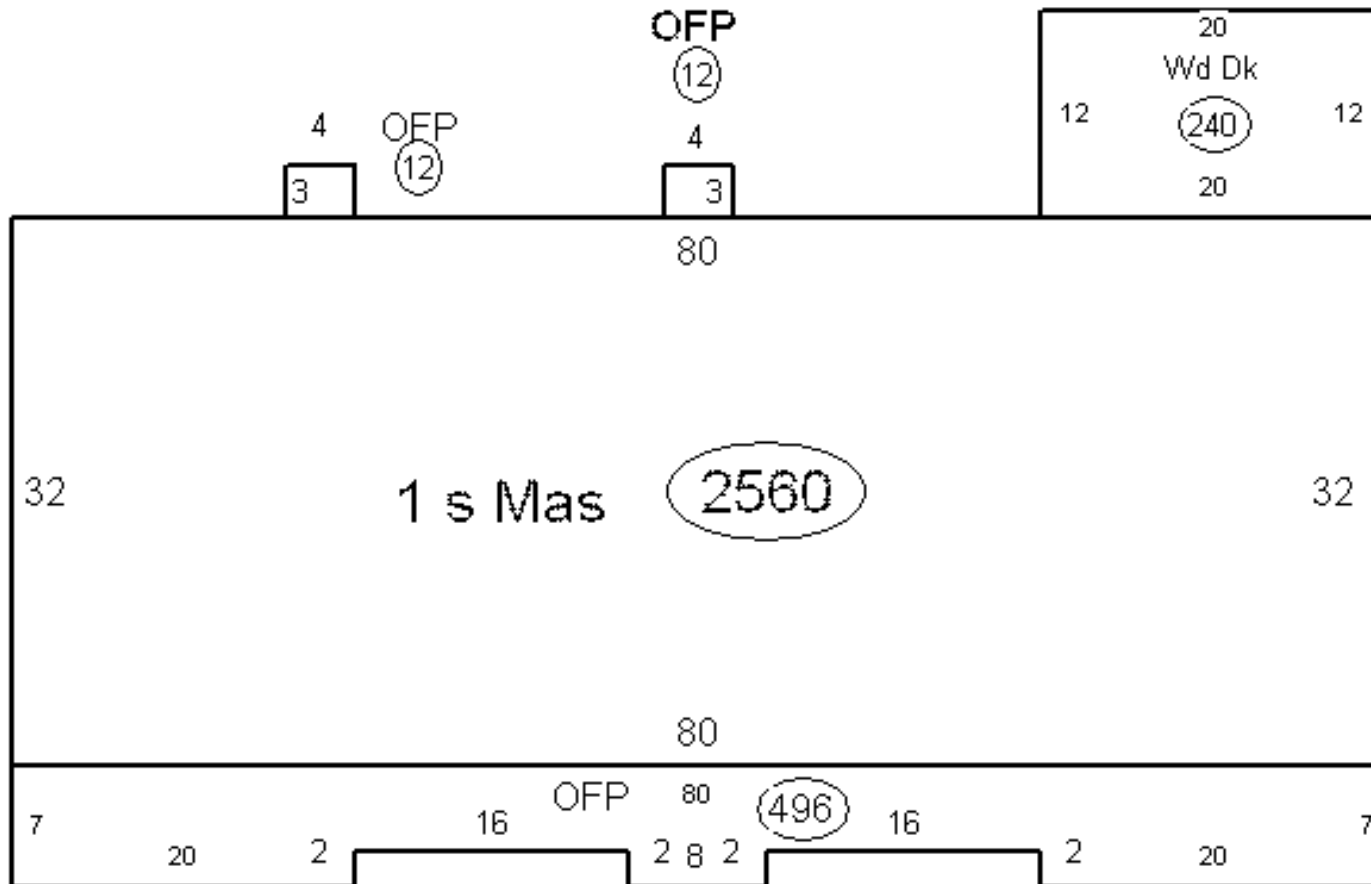
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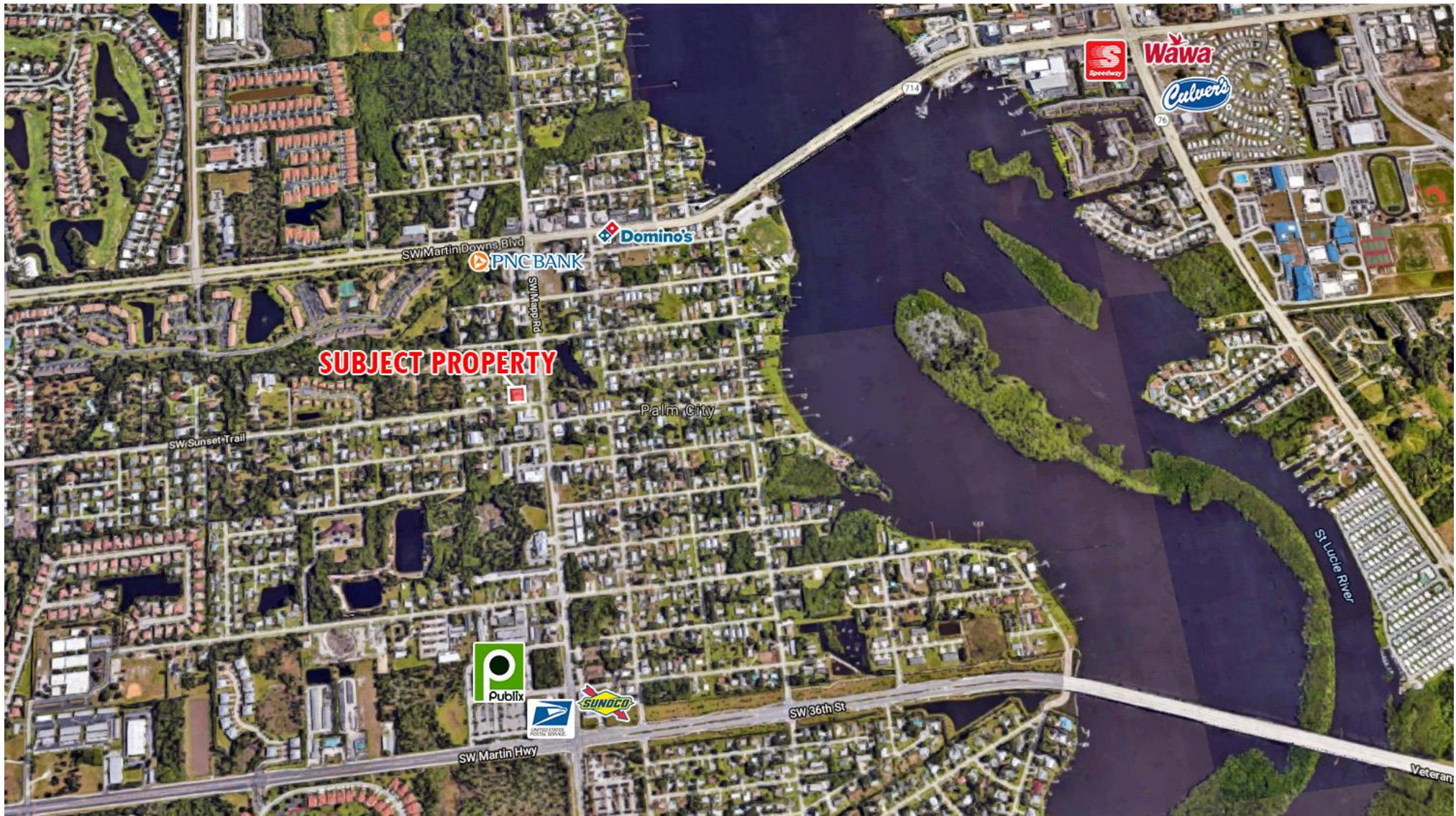
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Trade Area Map

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