

# Newly Constructed - Small Bay Flex Space

1550 NE Braille Place, Jensen Beach, FL 34957

# NAI Southcoast



*Presented by*

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FOR LEASE:

# \$20.00/SF NNN

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## Property Details

Address: 1550 NE Braille Place, Jensen Beach, FL 34957

Lease Rate: \$20.00/SF NNN

Space Available: 3 Units  
1510 - 1,587 SF  
1514 - 1,587 SF  
1518 & 1522 - 3,175 SF

## Property Overview

This property features new construction warehouse flex units ready for occupancy!

Each unit has an office and restroom, a 14' roll-up door, and 18'-6" clear height ceilings. All spaces are 100% A/C climate-controlled with fire suppression sprinkler systems.

Located in Jensen Beach, these spaces are centrally located between Martin and St. Lucie Counties and conveniently serve the entire Treasure Coast with easy access to US Highway 1, A1A, I-95, and the Florida Turnpike!

## Property Highlights

- 14' high overhead door
- 18'-6" clear span ceiling height
- A/C warehouse
- Concrete tilt-wall construction
- Fire suppression sprinkler system
- Convenient location near US-1 and A1A



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*St. Lucie River*

NE DIXIE HWY

NE BAKER RD

NE SAVANNAH RD

NE BRAILLE PL



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*Atlantic Ocean*

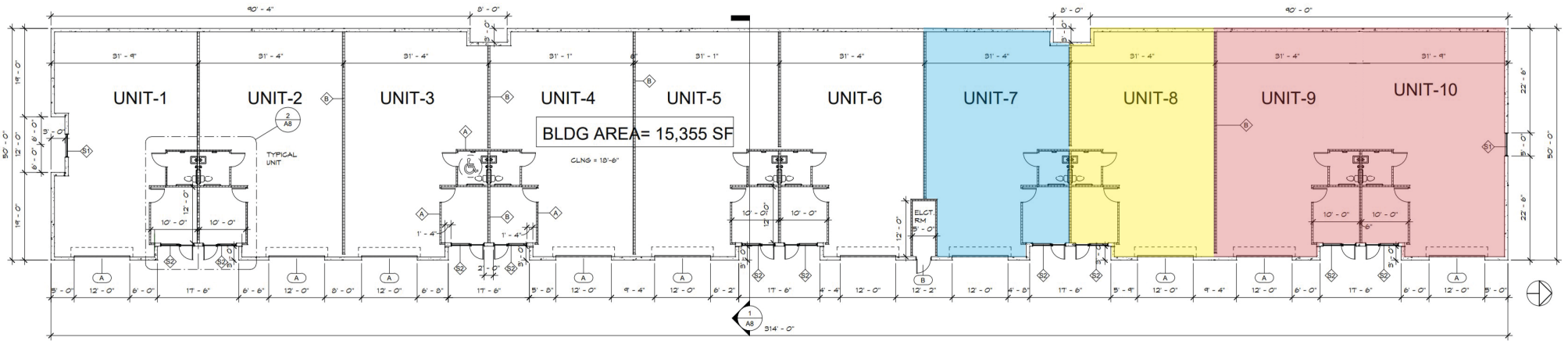
*Indian River*



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# Floor Plan & Available Units



① Floor Plan  
3/32" = 1'-0"

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# Unit 1510



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# Unit 1514



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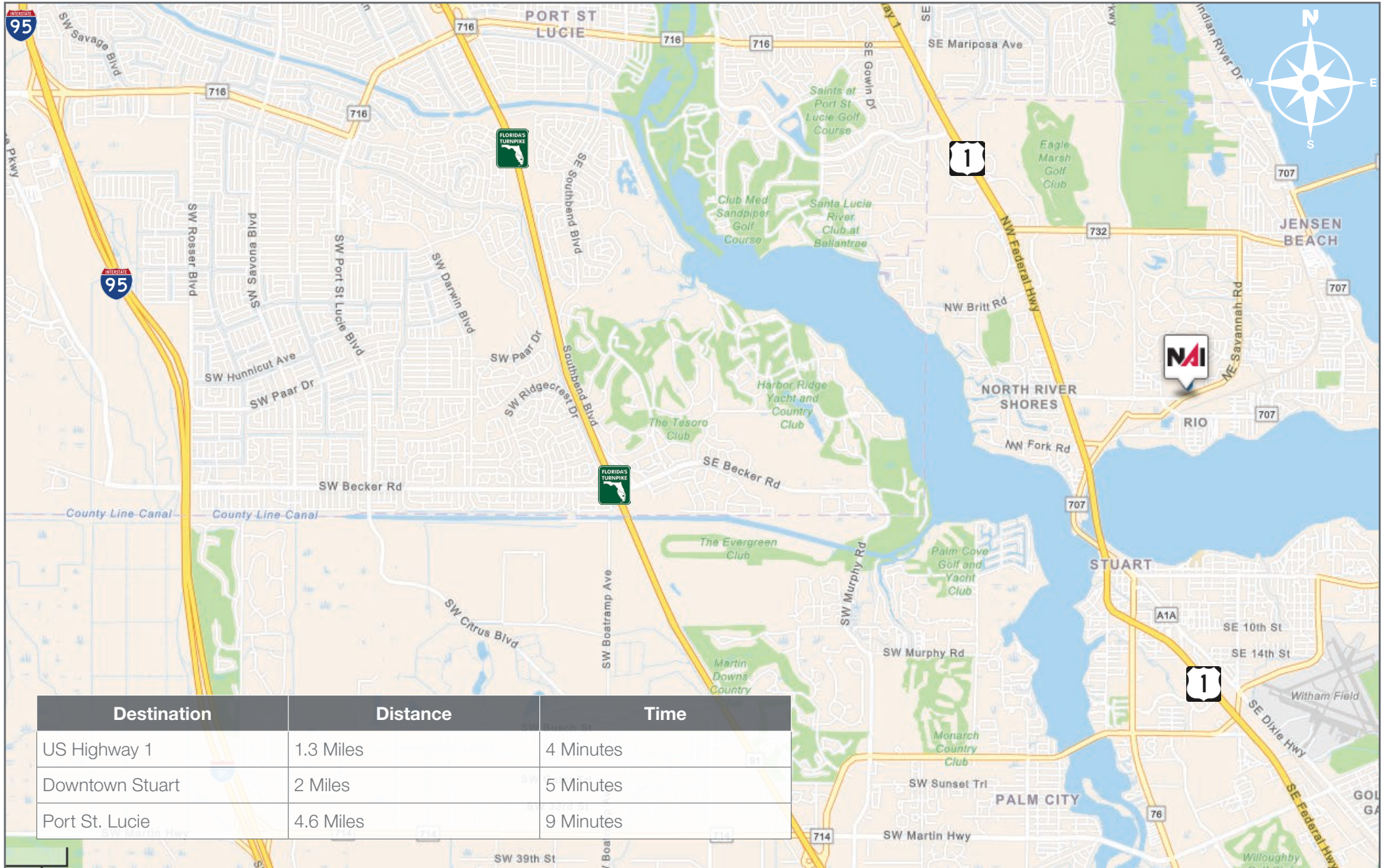
# Units 1518 & 1522





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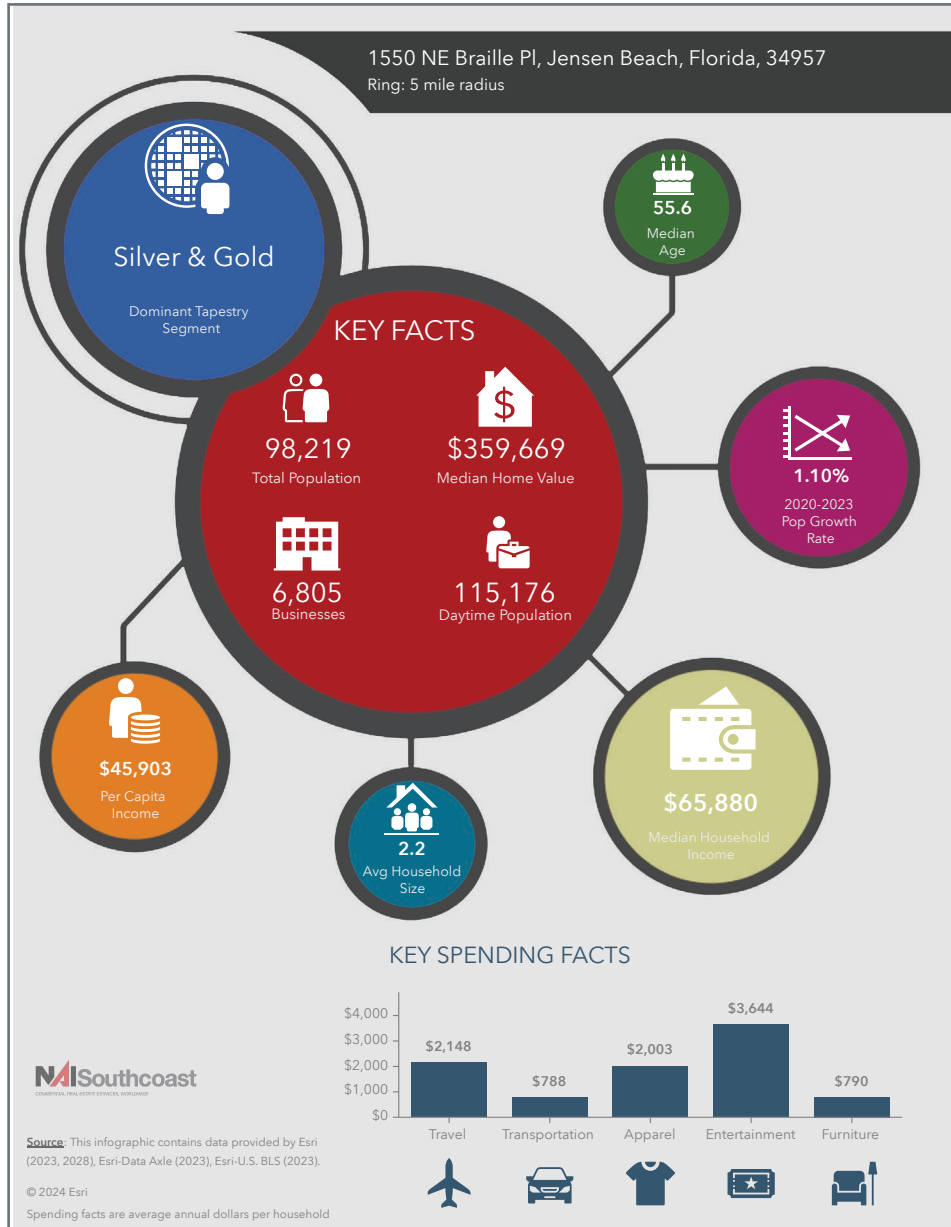
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## 2023 Demographics



### Population

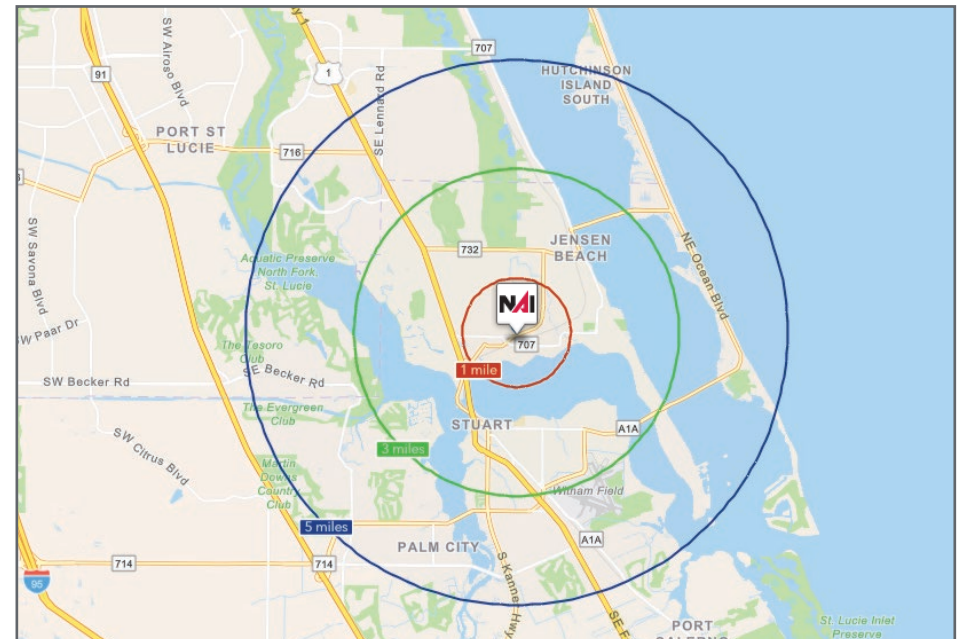
- 1 Mile: 4,923
- 3 Mile: 38,121
- 5 Mile: 98,219

### Average Household Income

- 1 Mile: \$101,829
- 3 Mile: \$100,441
- 5 Mile: \$101,475

### Median Age

- 1 Mile: 52.6
- 3 Mile: 55.4
- 5 Mile: 55.6



# City Overview

## City of Stuart, Florida

Stuart, Florida is located on Florida's East Coast, which borders the St. Lucie River and West of the Indian River. The climate is pleasant with mild winters and warm summers. The annual average temperature is 72 degrees. Annual rainfall averages 70.44 inches.

Stuart is famed for Sail fishing and all other types of sport fishing, you can enjoy Ocean fishing, river and bay fishing, fresh water fishing. The North and South forks of the St. Lucie River are tropical wonderlands for cruises. Stuart has quaint older neighborhoods in the downtown area. There is a mixture of town homes and condominiums. Stuart's successful revitalization program has made the Downtown area a pleasant ambiance, lined with shops and restaurants.

The top major employers are, Cleveland Clinic Hospital, Vought Aircraft, Municipal Government, and thousands of successful small businesses. The economy is driven by retail service, hospitality, construction and government sectors located throughout the city.

At the present time Stuart is a growing community, annexing new properties north and south of the city, currently 6.25 square miles. Revitalization is in progress in the Potsdam section of the downtown area as well as North of the new Roosevelt Bridge. The new Roosevelt Bridge was completed in 1996, and the Department of Transportation recently finished the Evans Cray Bridge, which leads to Stuart's Public Beaches.

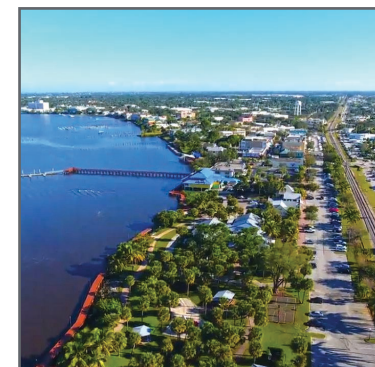
# County Overview

## Martin County, Florida

The cities that make up Martin County are Jensen Beach/Rio, Stuart/Sewall's Point, Hutchinson Island, Hobe Sound, Jupiter/Tequesta, Palm City, Port Salerno and Indiantown. Martin County is a wonderful place to visit and live, with beaches, golf, fishing and boating. The County boasts arts amenities, quaint downtowns with shops, gourmet dining and galleries, museums, historic places, festivals and more.

### *Martin County is for...*

The golf enthusiast... Martin County is home to over 35 world-class golf courses all within a 15-mile radius. The sun worshiper... The County offers its visitors and residents alike some of the finest beaches on the east coast. The discriminating arts shopper... More than 20 galleries participate in a monthly First Thursday gallery night. Many of these galleries are in the historic downtowns of Stuart, Jensen Beach, Port Salerno and Hobe Sound. The music lover...The historic Lyric Theatre offers a wide-array of first class talent nearly 300 days a year...This acoustically amazing theatre features concerts for all music lovers, from classical to rock and roll, and theatrical performances by local and national talent.



For the die-hard festivals-goer...There are plenty to choose from and during the best Florida weather you can find The Port Salerno Seafood Festival, Bookmania, ArtsFest, Pineapple Festival or one of the many festivals throughout the year. The Treasure Coast Children's Museum is a great place for the kids located at Indian Riverside Park which has a fabulous water play area, fishing, and a riverfront view. Often, there are also events in the park including concerts, orchid shows, and more. Indian Riverside Park also features the Maritime and Yachting Museum. Hutchinson Island houses the Elliott Museum which focuses on art, history and technology. Named after prolific inventor Sterling Elliott, the museum houses permanent including Model AA Trucks, early transportation, history of Stuart and surrounding regions and baseball memorabilia. For the more scientifically minded and curious kids, the Florida Oceanographic Coastal Center which offers a fun opportunity to learn more about our local ecosystem and even feed a stingray!



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