

1,320 SF Corner Office/Retail Unit

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

NAI Southcoast



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FOR LEASE:

\$15.00/SF Net (\$3.00/SF)

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Summary:

| | |
|------------------|--|
| Address: | 2317-2319 NE Dixie Highway Jensen Beach, FL 34957 |
| Available Space: | 1,320 SF |
| Lease Rate: | \$15.00/SF Net (Nets are \$3.00/SF) |
| Building Size: | 3,440 SF |
| Zoning: | Rio Redevelopment Zoning District |
| Year Built: | 1982 |
| Parking: | 14 Spaces (Building) |



Property Overview:

This corner unit offers a prime location for a community office for professional services or a small retailer. Possible uses include tax and financial services, fitness studio, specialized retail, real estate office, attorney's office, and other professional or retail services.

Located on Historic Dixie Highway in the Rio area of Jensen Beach, this unit is located near several family and community attractions, including Jensen Beach Bowl, Langford Park, and the Pat Mark Rio-Jensen Skate Park.

Join other tenants in this prime community location, including Treasure Coast Pet Grooming and Kellett & Sons Plumbing.



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Interior Photos



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Aerial Looking West



ELEANOR AVE

NE DIXIE HWY

JENSEN BEACH BOWL



NE LANGFORD LN

NE DIXIE HWY



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Aerial Looking North

ATLANTIC OCEAN



INDIAN RIVER



NE DIXIE HWY

NE PALMER ST

NE LANGFORD LN

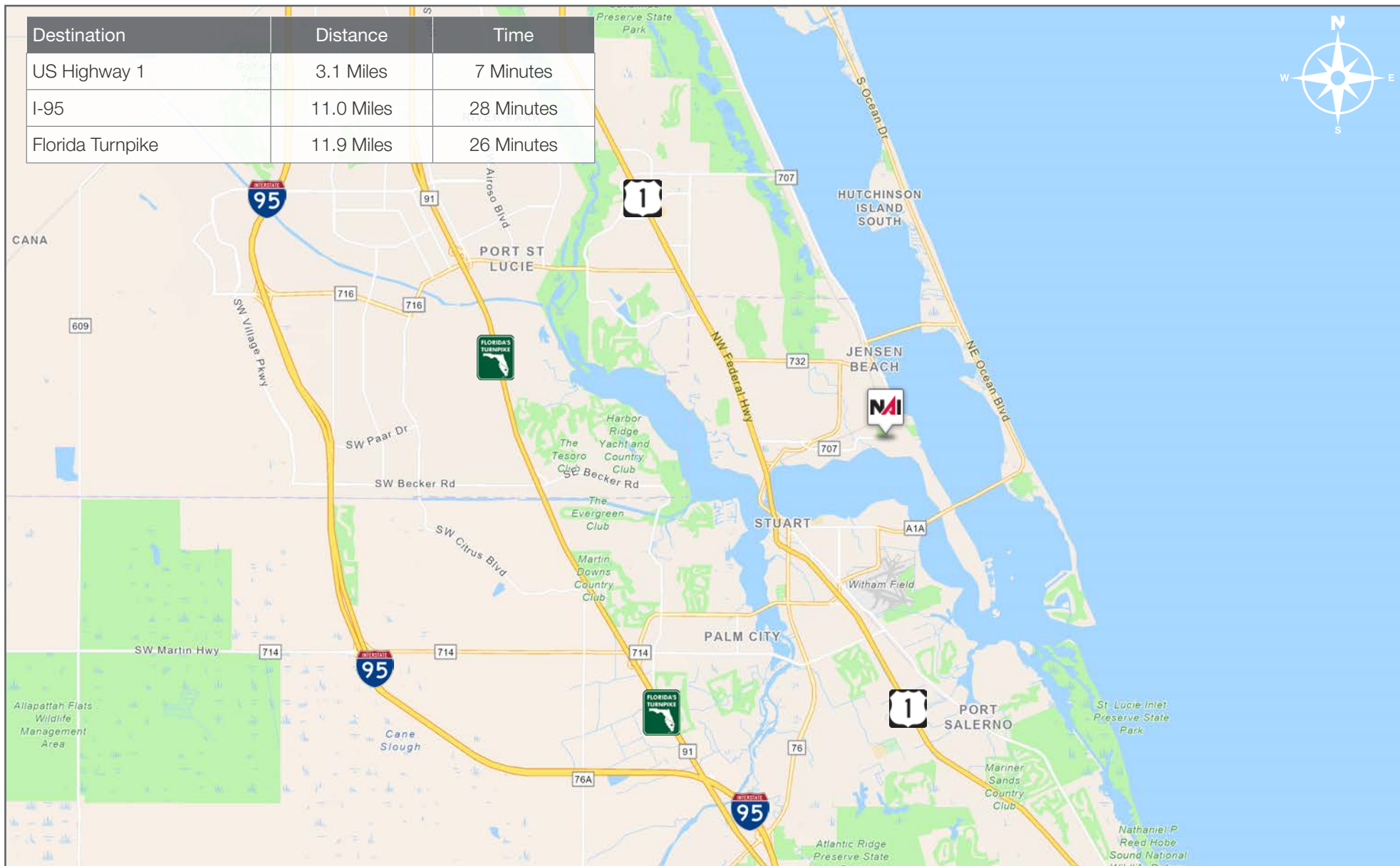
NE DIXIE HWY



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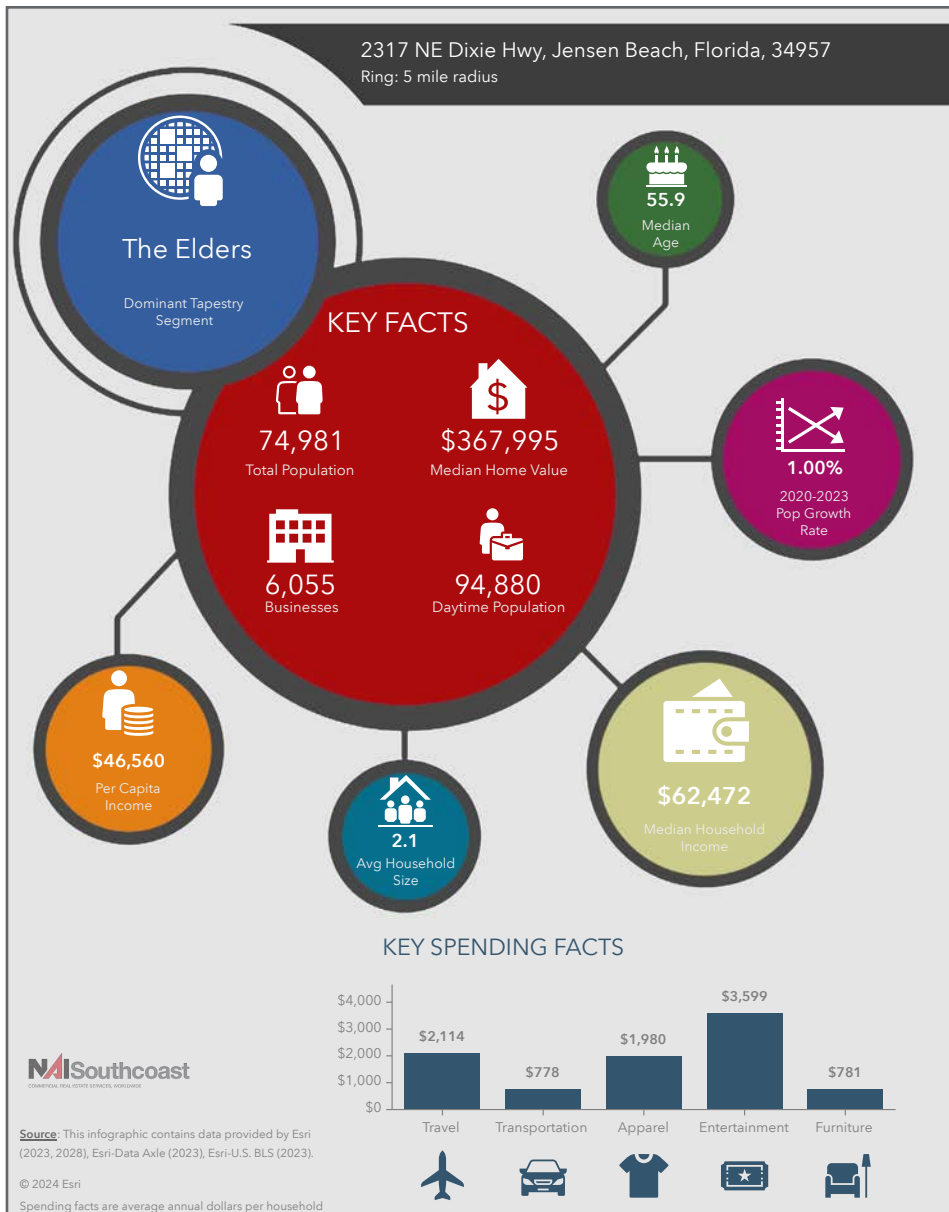
| Destination | Distance | Time |
|------------------|------------|------------|
| US Highway 1 | 3.1 Miles | 7 Minutes |
| I-95 | 11.0 Miles | 28 Minutes |
| Florida Turnpike | 11.9 Miles | 26 Minutes |



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2023 Demographics



Population

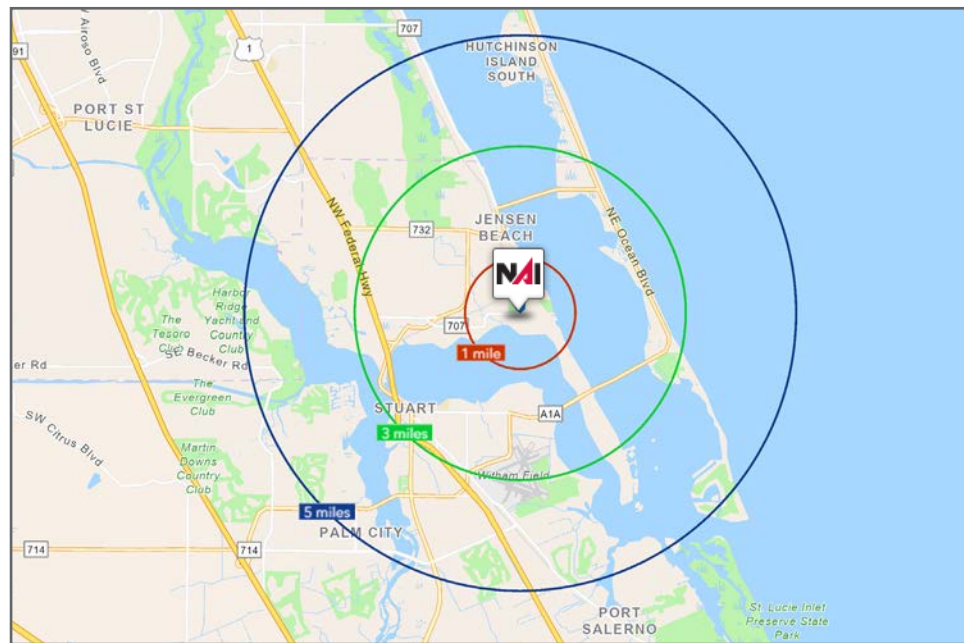
- 1 Mile: 5,234
- 3 Mile: 30,694
- 5 Mile: 74,981

Average Household Income

- 1 Mile: \$67,934
- 3 Mile: \$101,335
- 5 Mile: \$100,121

Median Age

- 1 Mile: 57.2
- 3 Mile: 56.9
- 5 Mile: 55.9



City Overview

Jensen Beach, Florida



Jensen Beach, located in the Treasure Coast region of Florida, is a beautiful seaside town known for its stunning beaches, crystal-clear waters, and abundant wildlife. The town is surrounded by the Indian River Lagoon, St. Lucie River, and the Atlantic Ocean, providing visitors with ample opportunities for water-based activities such as fishing, boating, and swimming. Jensen Beach is also known for its vibrant downtown area, which features numerous restaurants, shops, and art galleries. The area is home to several festivals and events throughout the year, including the Pineapple Festival, which celebrates the town's history as a pineapple producer.

One of the most popular attractions in Jensen Beach is Hutchinson Island, which is located just across the St. Lucie Inlet. The island is home to miles of unspoiled beaches, perfect for swimming, sunbathing, and shelling. The island is also home to several state parks, including the Savannas Preserve State Park, which features hiking trails and a variety of wildlife viewing opportunities. Whether you're looking for a relaxing beach vacation or an outdoor adventure, Jensen Beach has something for everyone.

Regional 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!



Presented By



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