

Retail/Office Space For Lease

1900 NE Dixie Hwy, Jensen Beach, FL 34957

NAI Southcoast



Presented by

Reid Armor
Sales Associate

+1 772 631 4248
reid@naisouthcoast.com

Adam Karol
Sales Associate

+1 772 291 8856
akarol@naisouthcoast.com

FOR LEASE:

\$25.00/SF NNN

Retail/Office Space For Lease

1900 NE Dixie Hwy, Jensen Beach, FL 34957

Property Details

Address:	1900 NE Dixie Hwy, Jensen Beach, FL 34957
Finished Area/Under Air:	1,386 SF
Construction:	Concrete Block
Year Built:	1957
Land Size:	0.3007 Acres
PCN:	27-37-41-016-000-00500-6
Zoning:	General Retail
Future Land Use:	Retail

Property Overview

Highly visible along Dixie Hwy, this unit is a perfect fit for any retail, office, or service orientated use. It could be a great real estate or professional office and would also be a great fit for a tradesman who wanted to service the highly affluent area. Features include a loading area in the rear with a large motorized roll up door, as well as a large yard that can be used for additional storage or to park a fleet of vehicles.

The property is also within the Rio Community Redevelopment Area along with nearby new developments including the luxury Langford Landing community with homes from the \$700's, newly completed Tide House waterfront restaurant and bar, and the Rio Town Center riverfront mixed use development project which includes plans for over 200,000 sf of residential, commercial, mixed use, and restaurant space.

The Rio community is experiencing a modern renaissance and is slated to become one of the most desirable places to live along the Treasure Coast of Florida. Its diverse population, skilled workforce, coastal and riverfront location, energetic and civic minded volunteers, indigenous architecture, and colorful history all blend to create an intimate small-town village with a laid-back and desirable quality of life.

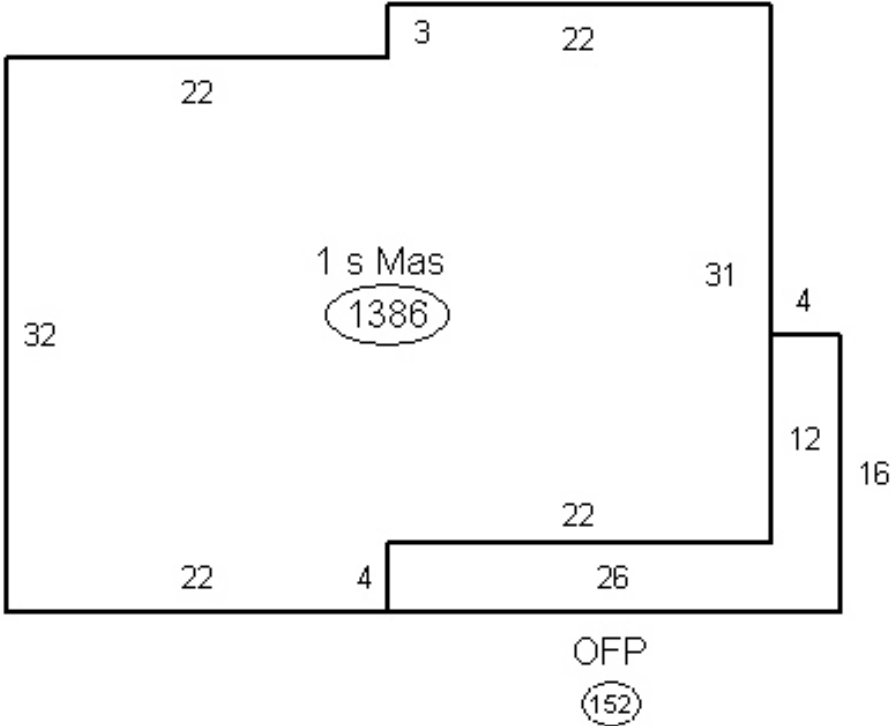


Retail/Office Space For Lease

1900 NE Dixie Hwy, Jensen Beach, FL 34957

Floor Plan

01 02 03



Retail/Office Space For Lease

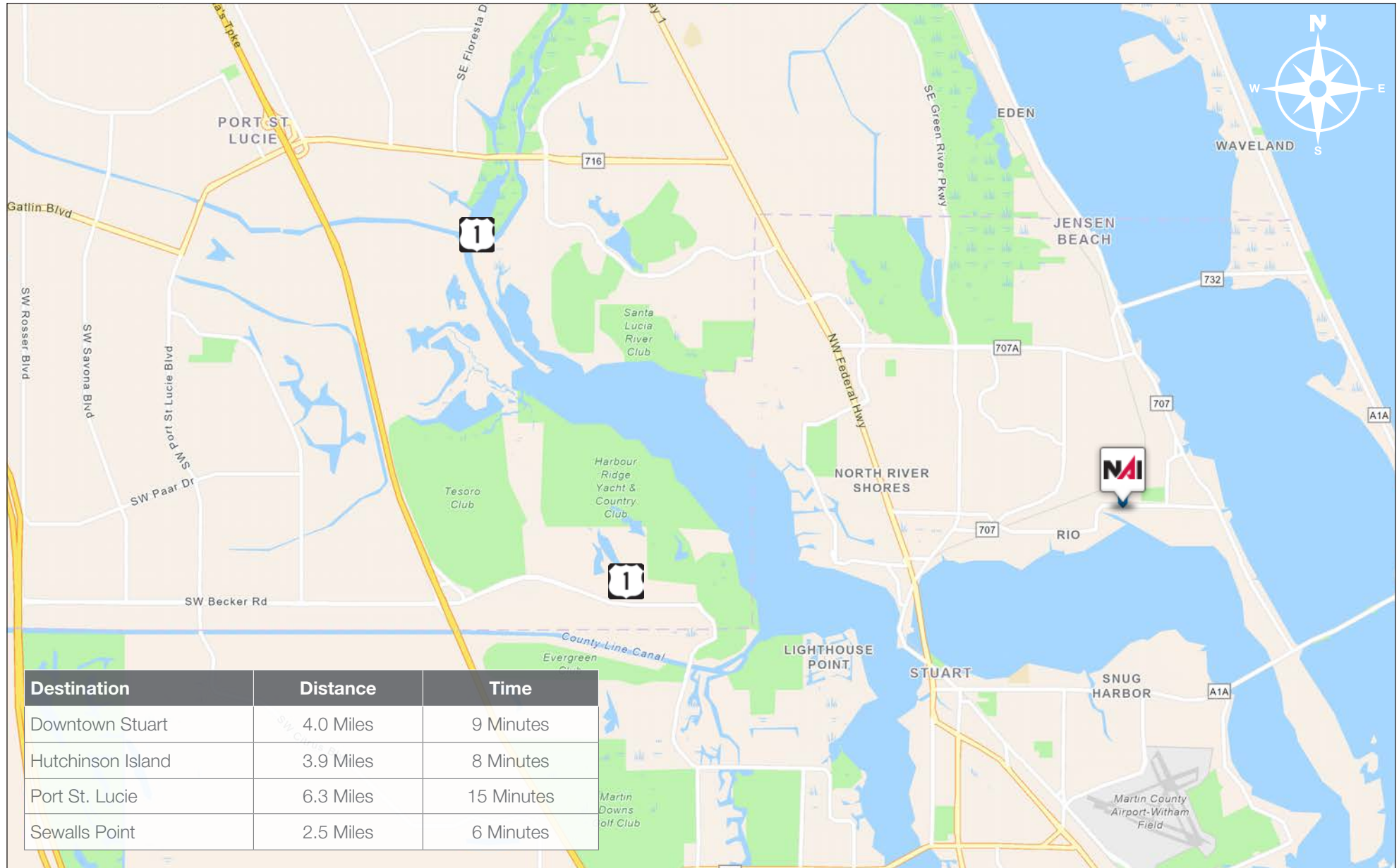
1900 NE Dixie Hwy, Jensen Beach, FL 34957



Retail/Office Space For Lease

1900 NE Dixie Hwy, Jensen Beach, FL 34957

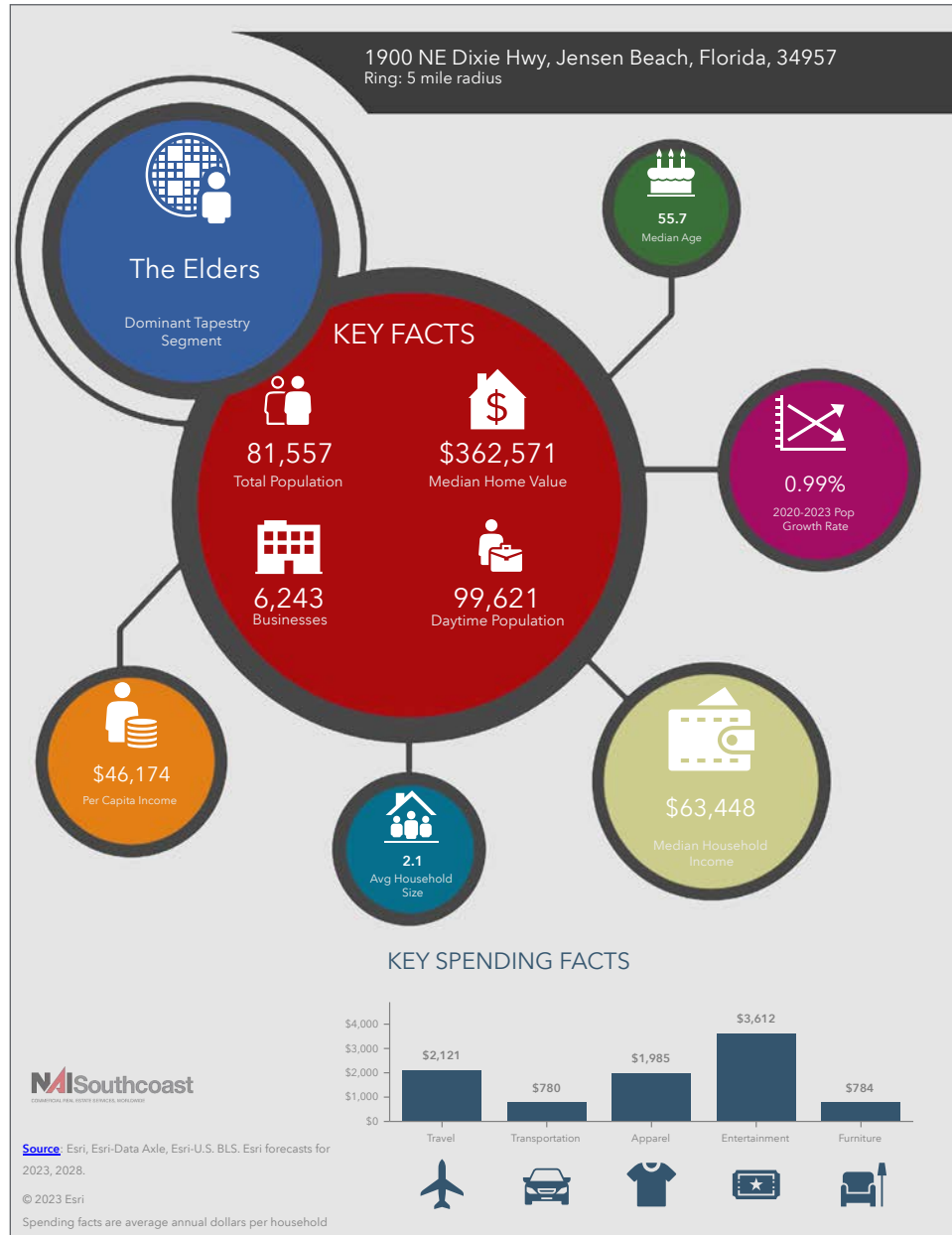
Drive Time



Retail/Office Space For Lease

1900 NE Dixie Hwy, Jensen Beach, FL 34957

2023 Demographics



Population

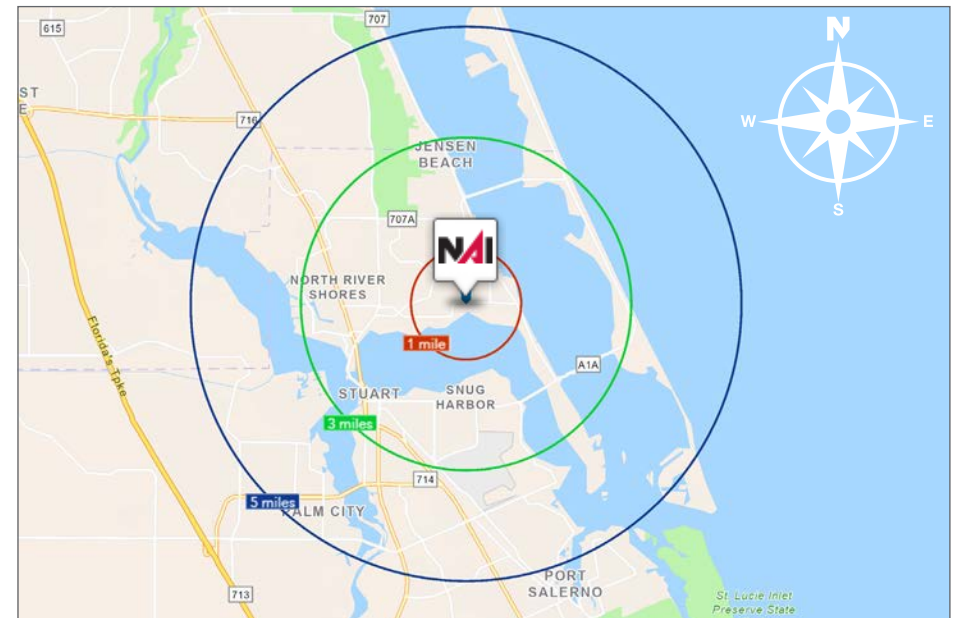
- 1 Mile: 6,050
- 3 Mile: 33,005
- 5 Mile: 81,557

Average Household Income

- 1 Mile: \$70,746
- 3 Mile: \$99,615
- 5 Mile: \$100,416

Median Age

- 1 Mile: 56.2
- 3 Mile: 56.1
- 5 Mile: 55.7



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, FL

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!





Reid Armor
Sales Associate
+1 772 631 4248
reid@naisouthcoast.com



Adam Karol
Sales Associate
+1 772 291 8856
akarol@naisouthcoast.com

Retail/Office Space For Lease

1900 NE Dixie Hwy, Jensen Beach, FL 34957



FOR LEASE:

\$25.00/SF NNN