

# Newly Constructed - Small Bay Flex Space

1550 NE Braille Place, Jensen Beach, FL 34957

# NAI Southcoast



*Presented by*

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FOR LEASE:

# \$18.00-\$19.00/SF NNN

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## Property Details

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

Lease Rates: \$19.00/SF NNN, Units 1510 & 1514  
\$18.00/SF NNN, Units 1518 & 1522

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*

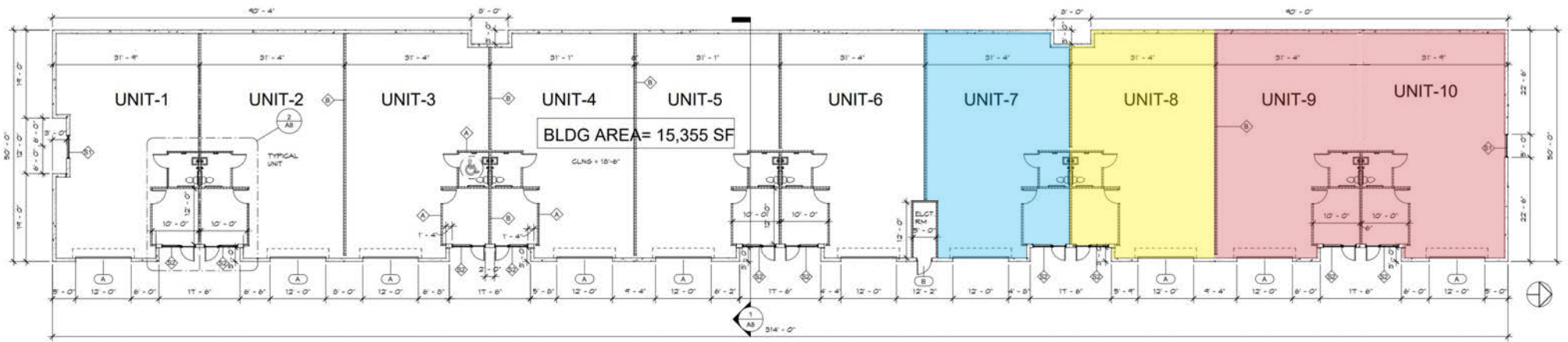
*Indian River*



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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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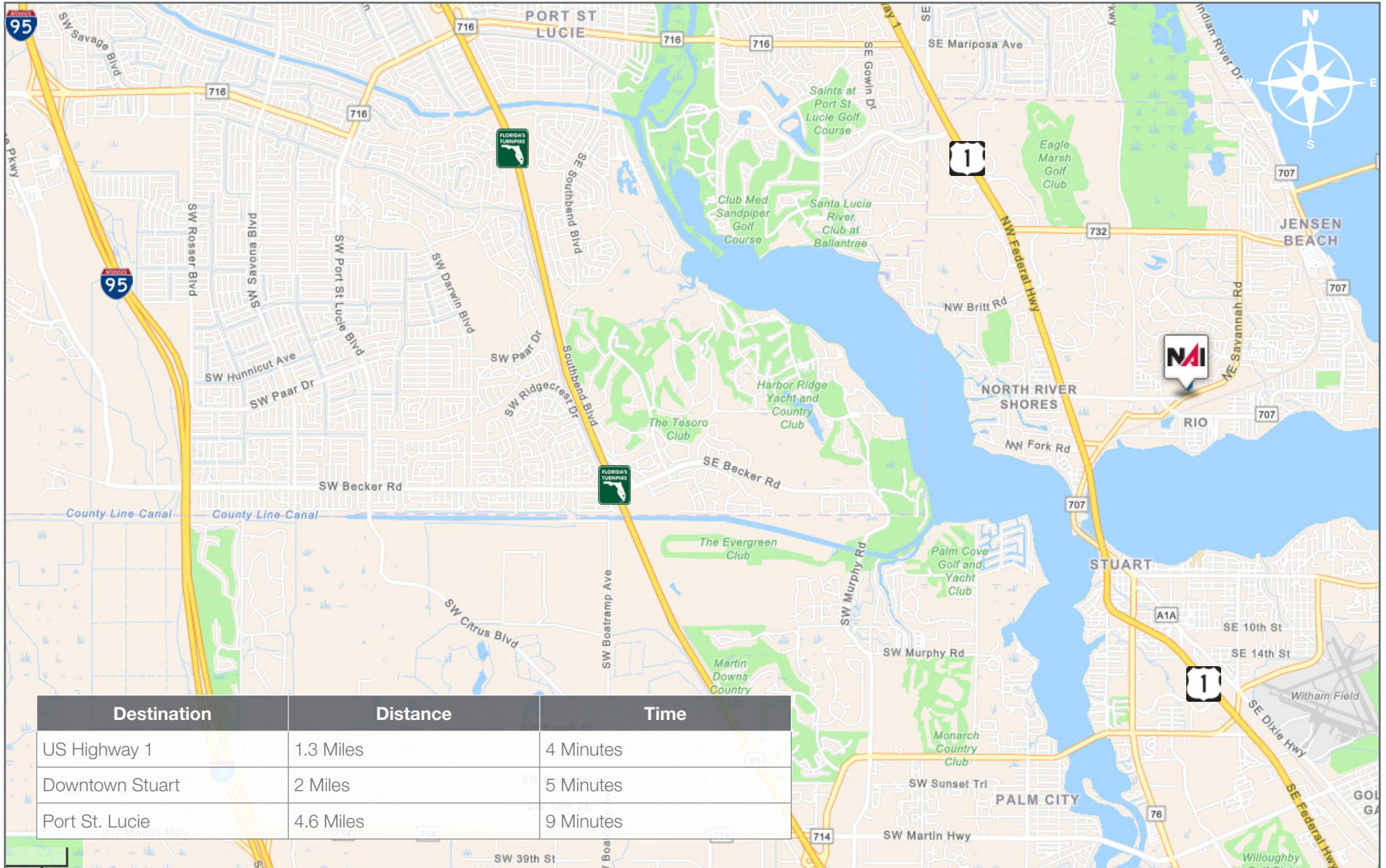
# Units 1518 & 1522





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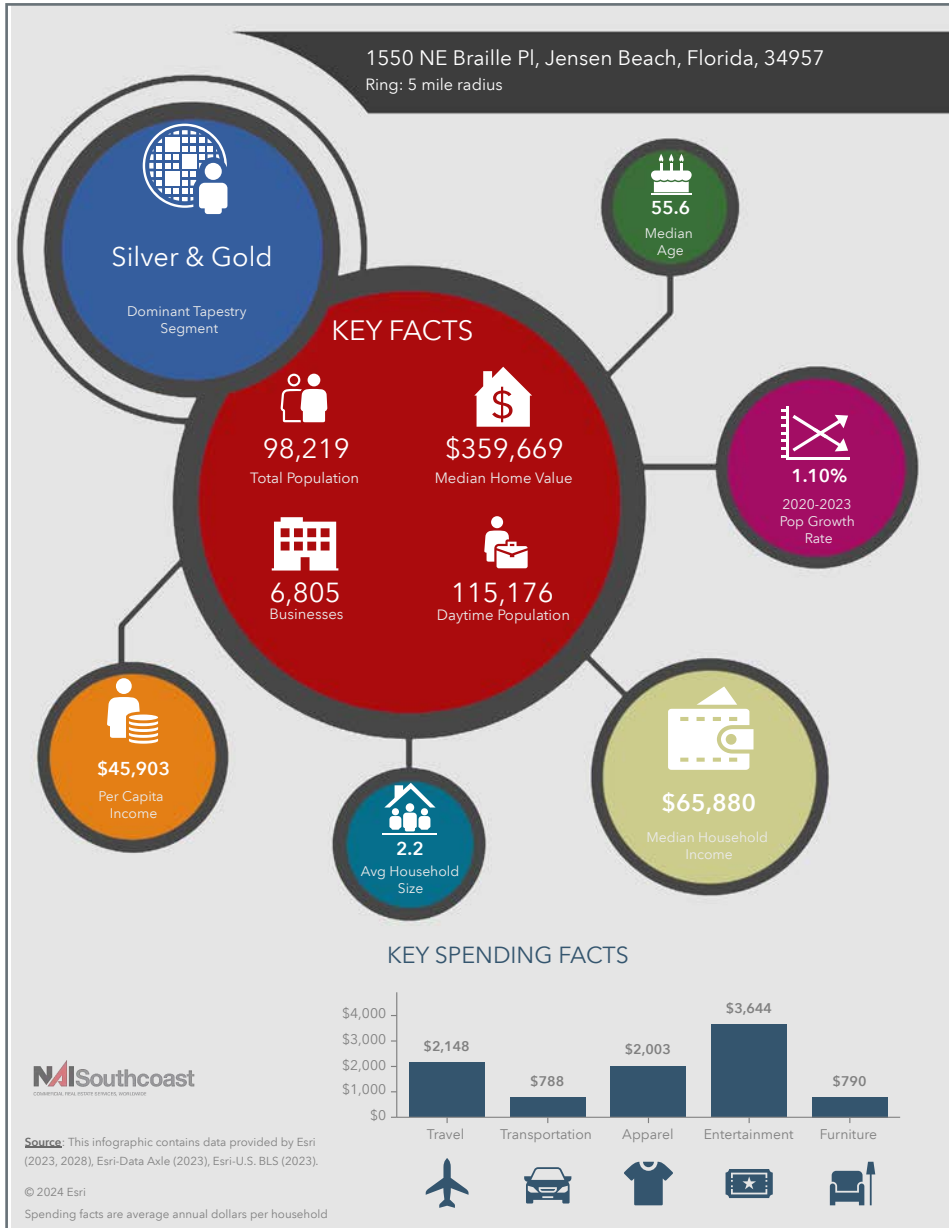
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## 2023 Demographics



### Population

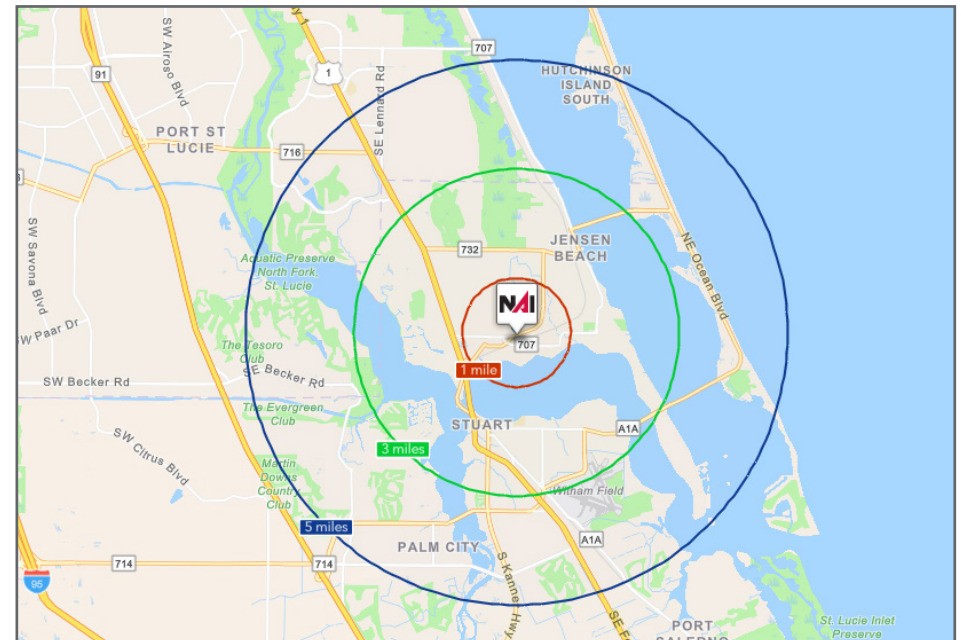
- 1 Mile: 4,923
- 3 Mile: 38,121
- 5 Mile: 98,219

### 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 60 inches.

Stuart is famed for its exceptional sailfishing and all other types of sport fishing. You can enjoy ocean fishing, river and bay fishing, and 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, including a mixture of townhomes and condominiums. Stuart's successful revitalization program has given the Downtown area a pleasant ambiance, with shops and restaurants lining the streets.

The top major employers are Cleveland Clinic Hospital, Vought Aircraft, the 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 continues in the Potsdam section of the downtown area as well as North of the Roosevelt Bridge. Completed in 1996, the Roosevelt Bridge, is a prominent feature in the area, allowing for easy connectivity and accessibility to Stuart's Public Beaches.

# County Overview

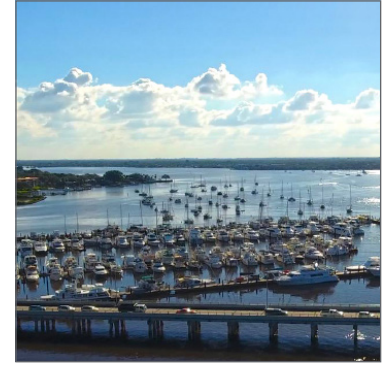
## Martin County, Florida

The cities that make up Martin County include 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, quaint downtowns with shops, gourmet dining, 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.

Mark your calendars for a plethora of events to look forward to in Martin County, Florida. The Stuart Air Show, Stuart Boat Show, ArtsFest, and the Martin County Fair are just some of the many events taking place throughout the year. The Treasure Coast Children's Museum, located at Indian Riverside Park, is a great place for kids and families, offering a water play area, fishing, and a riverfront view. Often, there are events in the park including concerts, orchid shows, and more. Indian Riverside Park also features the Maritime and Yachting Museum. Hutchinson Island is home to the Elliott Museum which celebrates the genius of innovation, creativity and the historical events of Martin County. Named after the prolific inventor Sterling Elliott, the museum hosts permanent exhibits showcasing Model A Trucks, early transportation, the history of Stuart and its surrounding regions, and baseball memorabilia. For the scientifically minded and curious kids, the Florida Oceanographic Coastal Center offers fun opportunities to learn about our local ecosystem.



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