

840 SF Office/Retail Unit

2327 NE Dixie Hwy, Jensen Beach, FL 34957

NAI Southcoast



Presented by:

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FOR LEASE:

\$17.00/SF Net
(\$3.00/SF)

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Summary:

Address:	2327 NE Dixie Highway Jensen Beach, FL 34957
Available Space:	840 SF
Lease Rate:	\$17.00/SF Net (Nets are \$3.00/SF)
Building Size:	6,388 SF
Zoning:	Rio Redevelopment Zoning District
Year Built:	1983
Parking:	23 Spaces (Building)



Property Overview:

This unit offers a prime location for a community office for professional services or a small retailer. Possible uses include tax and financial services, specialized retail, real estate office, fitness studio, 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 The Grow Room Yoga & Wellness, Hair and Lashes of Jensen Beach, and A&M Discount Beverage.



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Interior Photos



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Looking West



ELEANOR AVE

NE DIXIE HWY



NE LANGFORD LN

NE DIXIE HWY



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Looking Northeast
Atlantic Ocean



Indian River



NE DIXIE HWY

NE DIXIE HWY

NE PALMER ST

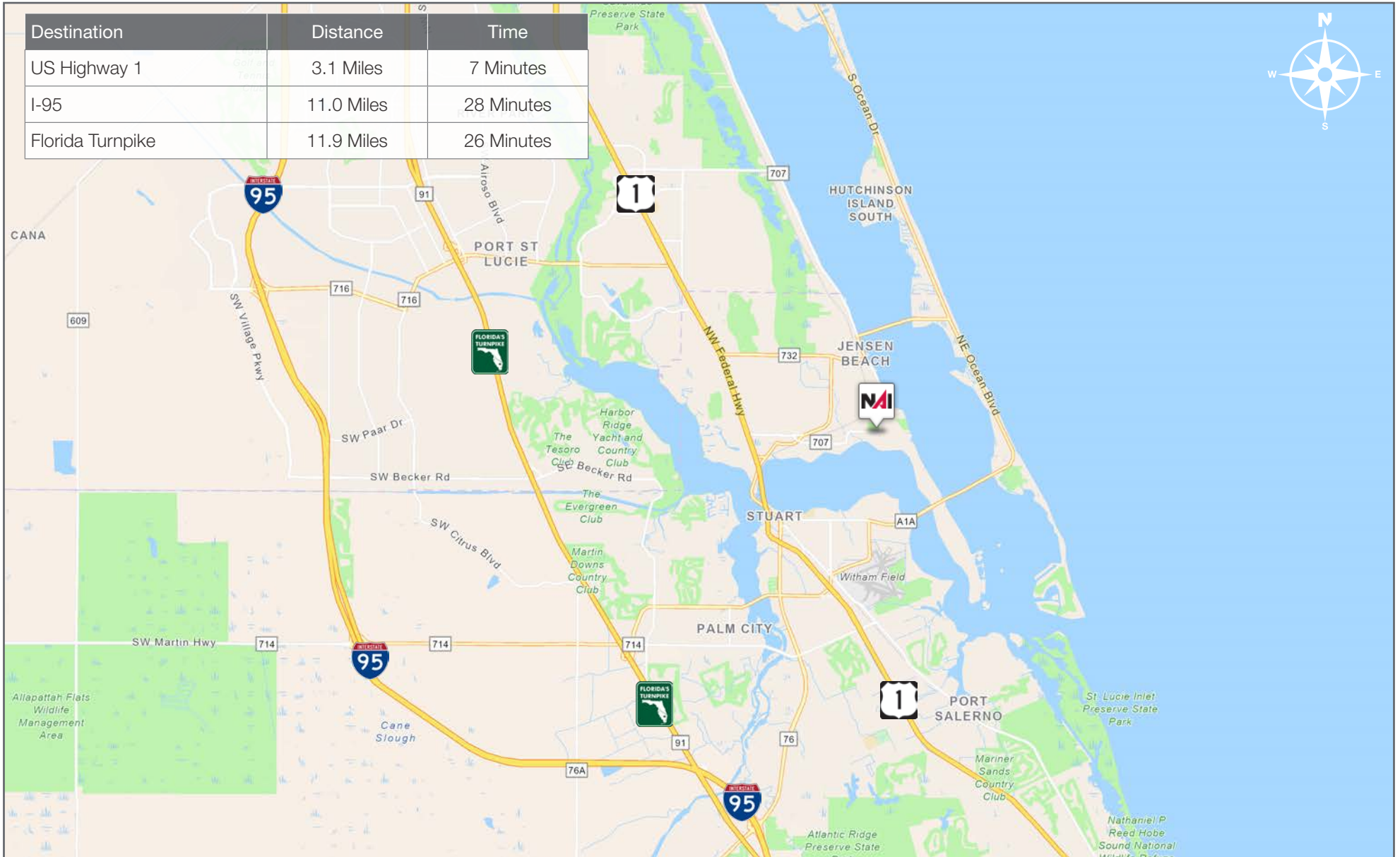
NE LANGFORD LN

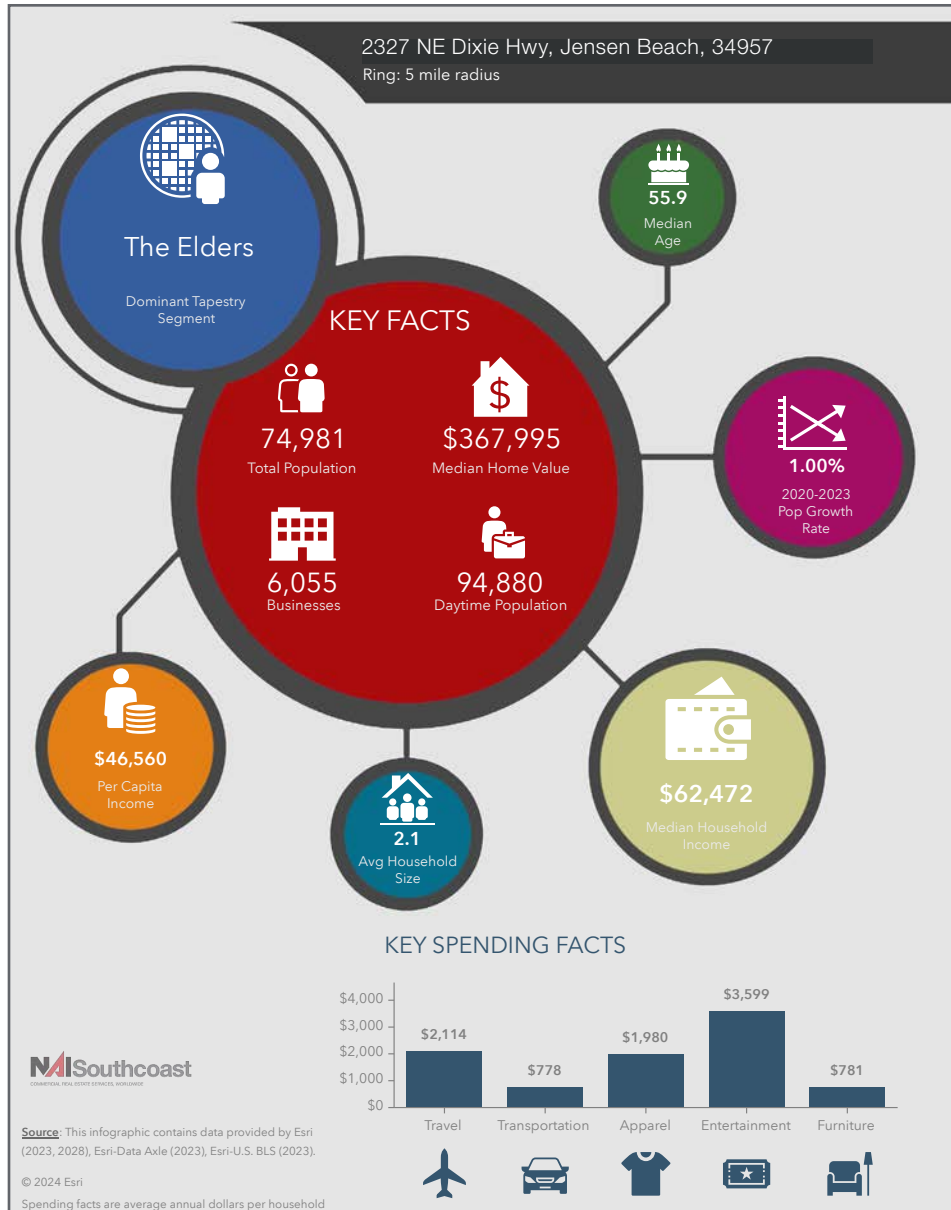


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Destination	Distance	Time
US Highway 1	3.1 Miles	7 Minutes
I-95	11.0 Miles	28 Minutes
Florida Turnpike	11.9 Miles	26 Minutes





Population

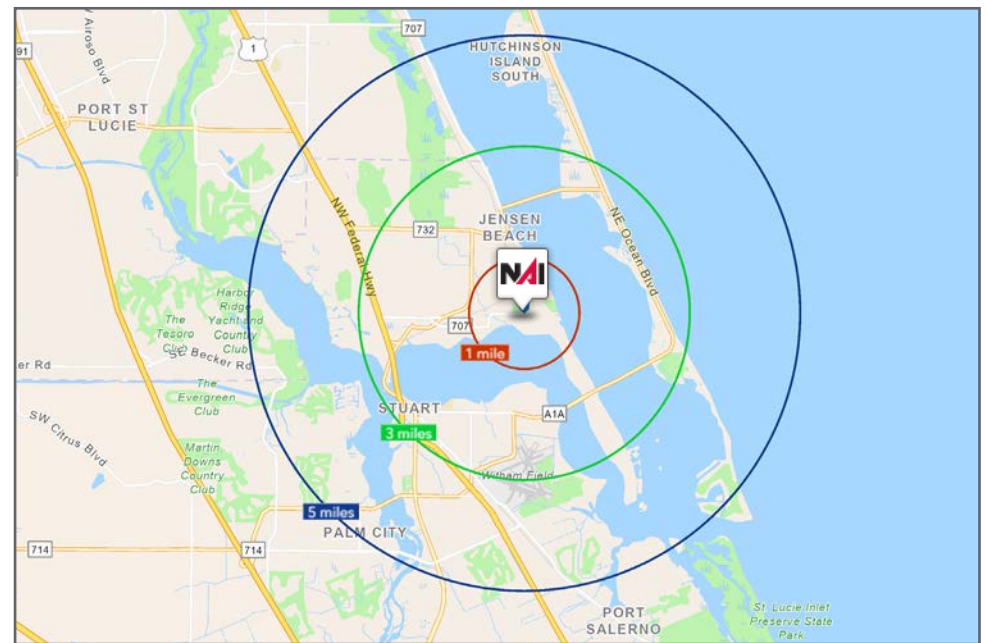
- 1 Mile: 5,234
- 3 Mile: 30,694
- 5 Mile: 74,981

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.

County Overview

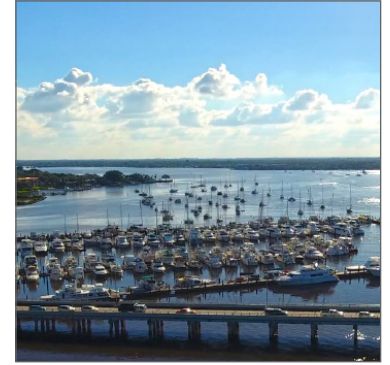
Martin County, Florida

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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