

FOR SALE

\$675,000

2.18 AC Industrial Land

1501 & 1550 NE Braille Place, Jensen Beach FL 34957



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Matt Crady | 772-260-1655 | Mcrady@commercialrealestatellc.com

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

Property Details

2.18 AC Industrial Land

1501 & 1550 NE Braille Place, Jensen Beach FL 34957

PRICE	\$675,000 <small>Price Reduced from \$699,000</small>
LAND SIZE	(1501) 43,699 sf (1550) 51,322 sf
ACREAGE	(1501) 1.00 AC (1550) 1.18 AC
FRONTAGE	274'
TRAFFIC COUNT	12,115 ADT
ZONING	LI
LAND USE	Industrial
UTILITIES	Martin County Water/Sewer
PARCEL ID	28-37-41-011-000-00010-0 28-37-41-011-000-00040-0

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- Industrial vacant land consisting of two parallel parcels located on NE Braille Place and NE Savannah Road.
- Site has an established paved entrance and site is practically cleared.
- Ideal for a variety of industrial uses including but not limited to: business/professional offices, construction industry trades, residential storage facilities, wholesale trades and services, and other under LI Zoning.
- Easy accessibility from US-1; located in a growing industrial area of Jensen Beach.



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Property Demographics

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2019 Population Estimate		2019 Average Household Income		Average Age	
1 Mile	4,101	1 Mile	\$68,889	1 Mile	48.70
3 Mile	41,667	3 Mile	\$75,208	3 Mile	47.10
5 Mile	97,892	5 Mile	\$76,765	5 Mile	47.30
2024 Population Projection		2019 Median Household Income		Median Age	
1 Mile	4,312	1 Mile	\$56,033	1 Mile	53.70
3 Mile	44,982	3 Mile	\$51,968	3 Mile	51.20
5 Mile	105,813	5 Mile	\$55,589	5 Mile	51.40

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Zoning Information

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<i>Commercial and Business Uses</i>	LI
Adult business	P
Business and professional offices	P
Commercial amusements, indoor	P
Commercial amusements, outdoor	P
Commercial day care	P
Construction industry trades	P
Construction sales and services	P
Financial institutions	P
Flea markets	P
General retail sales and services	P
Golf driving ranges	P
Hotels, motels, resorts and spas	P
Kennels, commercial	P
Limited retail sales and services	P
Medical services	P
Pain management clinics	P
Residential storage facilities	P
Restaurants, convenience, with drive-through facilities	P
Restaurants, general	P
Shooting ranges, indoor	P

Trades and skilled services	P
Vehicular sales and service	P
Vehicular service and maintenance	P
Veterinary medical services	P
Wholesale trades and services	P

<i>Industrial Uses</i>	LI
Limited impact industries	P
Yard trash processing on lots where such use was lawfully established prior to March 29, 2002	P
Biomedical research	P
Bioscience research	P
Computer and electronic components re-search and assembly	P
Computer and electronic products research and assembly	P
Computer programming/software research	P
Computer system design	P
Electromedical apparatus research and assembly	P
Electronic equipment research and assembly	P
Laser research and assembly	P
Lens research	P
Management, scientific and technical services	P
Marine Research	P
Medical and dental labs	P
Medical equipment assembly	P
Optical equipment assembly	P
Optical instruments assembly	P
Optoelectronics assembly	P

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Trade Area Map

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