

# INDUSTRIAL HALF ACRE LOT

1501 NE Braille Place, Jensen Beach FL 34957



0.5 AC

NE SAVANNAH ROAD

**R**  
RIVER NORTH  
APARTMENTS

PARTIAL SITE PLAN APPROVED

FOR SALE | \$539,000

**JEREMIAH BARON  
& CO**

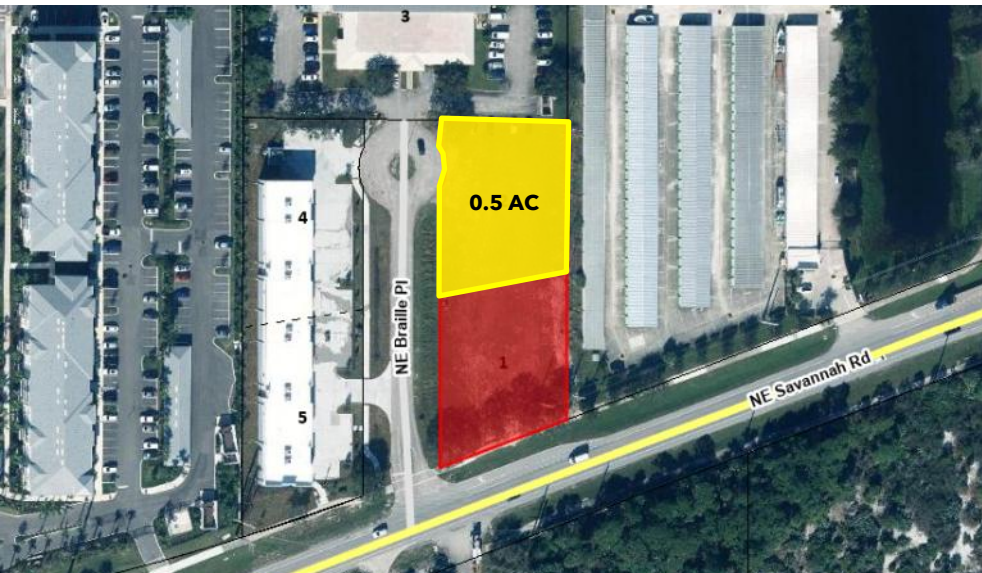
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# PROPERTY OVERVIEW

- Cleared and improved ½-acre industrial lot is available for purchase along NE Savannah Road, offering a prime opportunity for an owner-user or investor.
- Site Improvements - Drainage and electrical infrastructure in place.
- Partial Site Plan Approved - North lot proposed to accommodate a 7,150 SF structure.
- High-Demand Location - Positioned between business parks and residential communities.
- Excellent Accessibility - Quick access to US-1 and major trade corridors.



<b>PRICE</b>	\$539,000
<b>LOT 2</b>	0.5 AC
<b>FRONTAGE</b>	140'
<b>TRAFFIC COUNT</b>	8,400 ADT
<b>PROPOSED BUILDING SIZE(S)</b>	7,150 SF
<b>ZONING</b>	LI
<b>LAND USE</b>	Industrial
<b>PARCEL ID</b>	28-37-41-011-000-00010-0

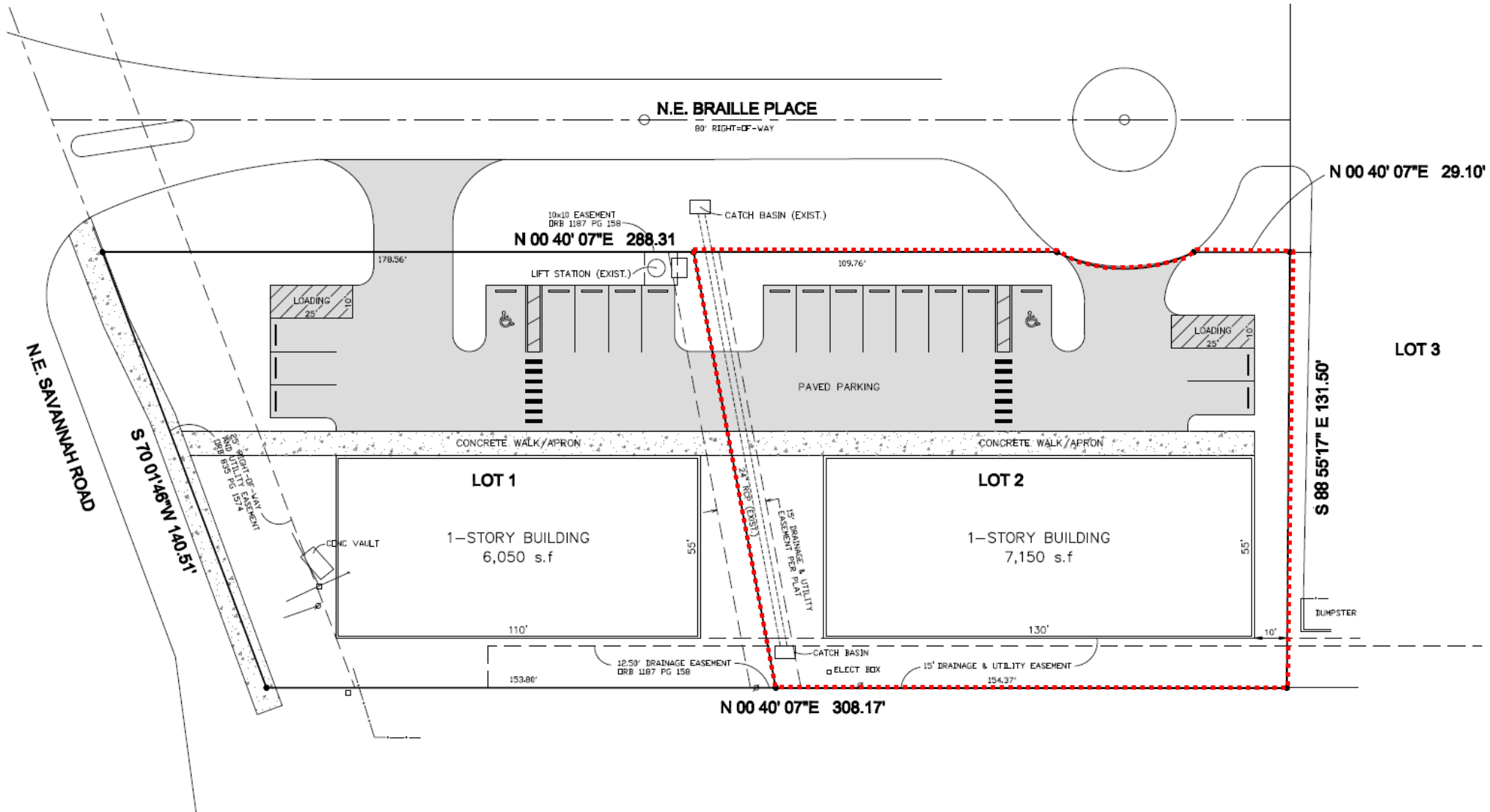
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# SITE PLAN

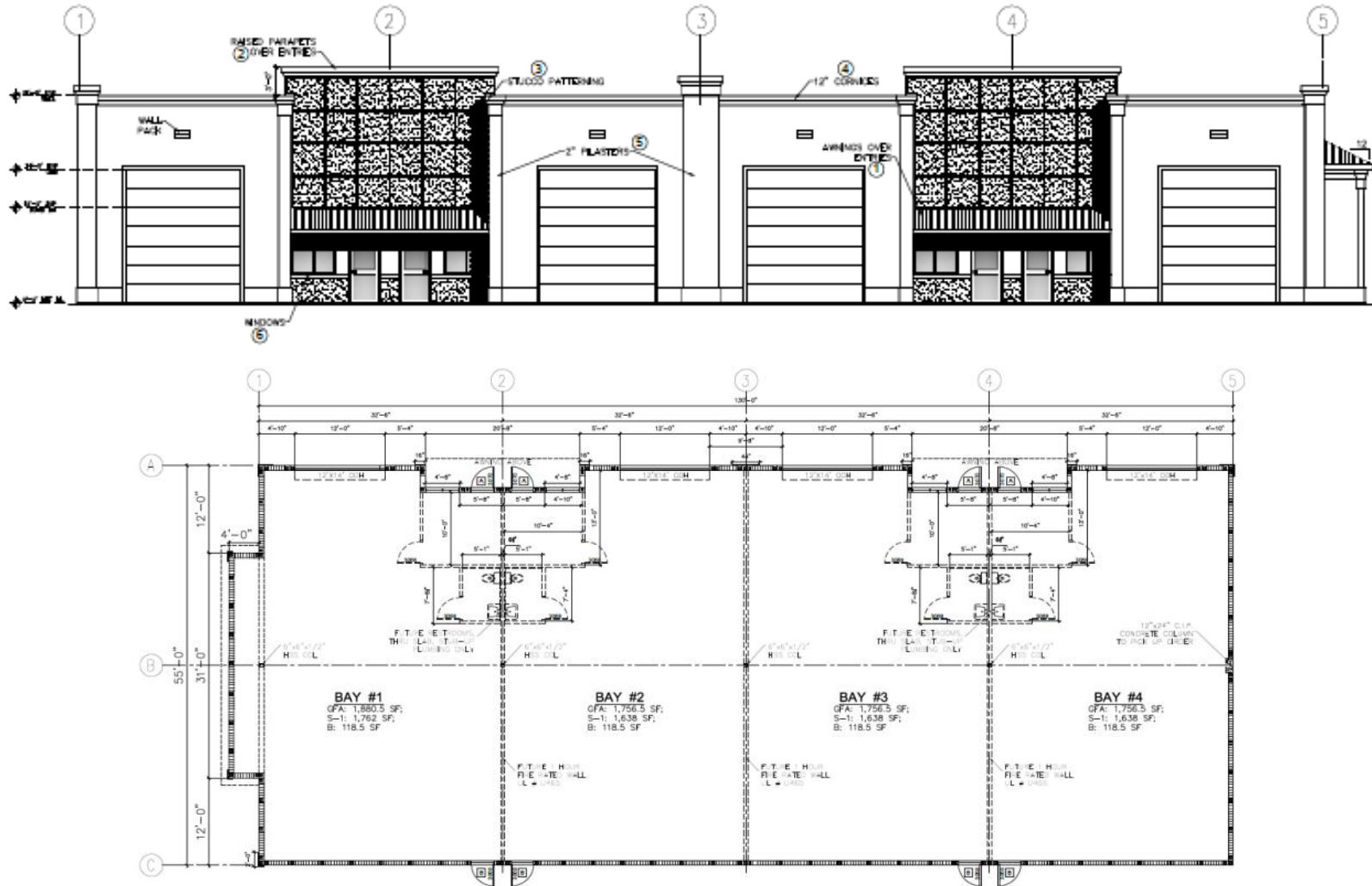


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# BUILDING FLOOR PLAN & ELEVATION



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# DEMOGRAPHICS

## 2024 Population Estimate

## 2024 Average Household Income

## Average Age

1 Mile	5,520	1 Mile	\$77,685	1 Mile	47.8
3 Mile	38,661	3 Mile	\$86,067	3 Mile	49.4
5 Mile	105,806	5 Mile	\$89,333	5 Mile	49.9

## 2029 Population Projection

## 2024 Median Household Income

## Median Age

1 Mile	5,882	1 Mile	\$54,336	1 Mile	52.6
3 Mile	41,064	3 Mile	\$57,596	3 Mile	54.9
5 Mile	17,435	5 Mile	\$64,293	5 Mile	55.4

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# ZONING INFORMATION

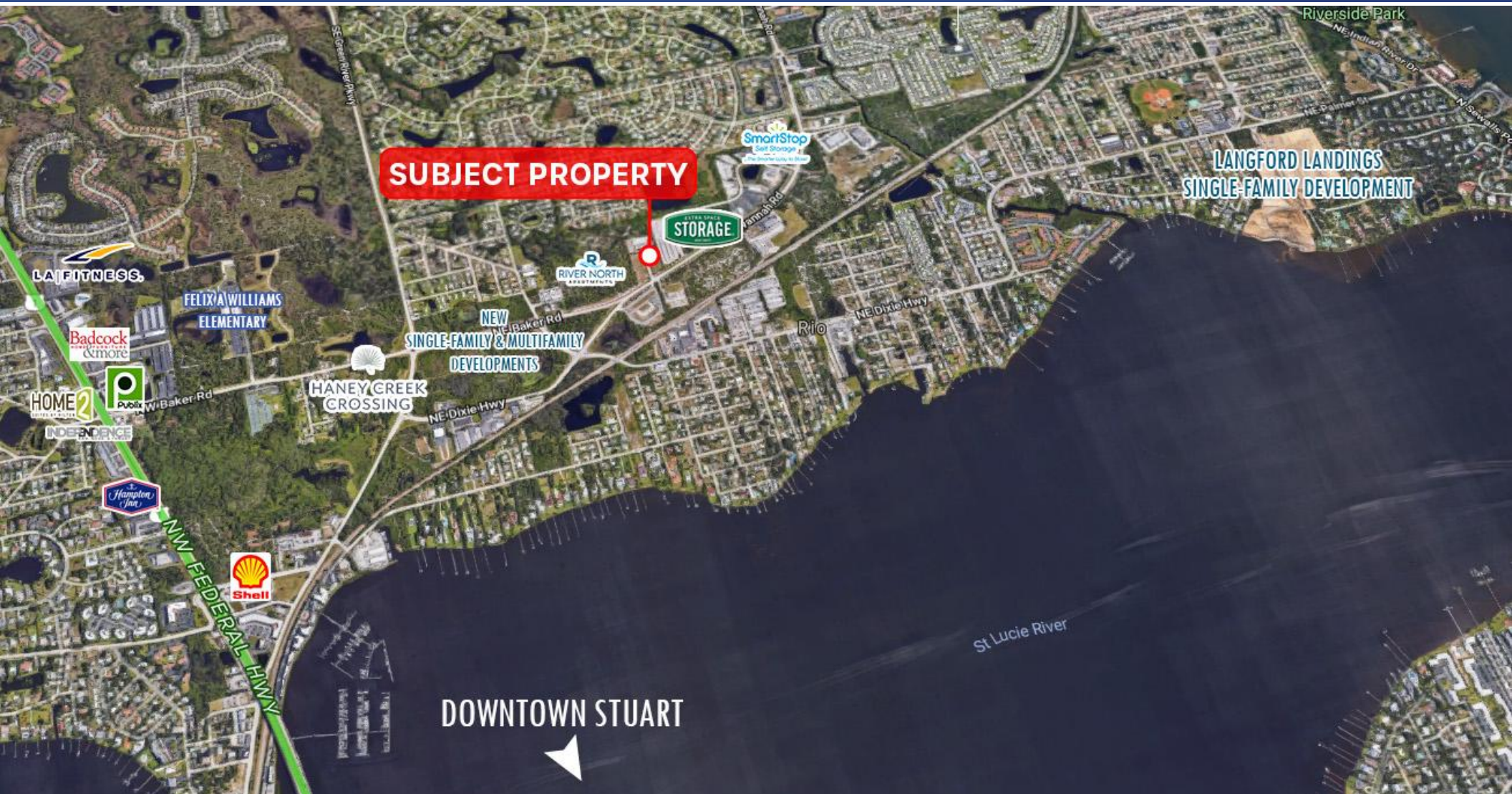
USE CATEGORY	LI	Limited impact industries	P	Professional, scientific and technical services	P
Administrative services, not-for-profit	P	Biomedical research	P	Reproducing magnetic and optical media	P
Educational institutions	P	Bioscience research	P	Research and development laboratories and facilities, including alternative energy	P
Business and professional offices	P	Computer and electronic components research and assembly	P	Scientific and technical consulting services	P
Commercial amusements, indoor	P	Computer and electronic products research and assembly	P	Simulation training	P
Commercial amusements, outdoor	P	Computer programming/software research	P	Technology centers	P
Commercial day care	P	Computer system design	P	Telecommunications research	P
Construction industry trades	P	Electromedical apparatus research and assembly	P	Testing laboratories	P
Construction sales and services	P	Electronic equipment research and assembly	P		
General retail sales and services	P	Laser research and assembly	P		
Golf driving ranges	P	Lens research	P		
Hotels, motels, resorts and spas	P	Management, scientific and technical services	P		
Kennels, commercial	P	Marine Research	P		
Limited retail sales and services	P	Medical and dental labs	P		
Medical services	P	Medical equipment assembly	P		
Pain management clinics	P	Optical equipment assembly	P		
Trades and skilled services	P	Optical instruments assembly	P		
Vehicular sales and service	P	Optoelectronics assembly	P		
Vehicular service and maintenance	P	Pharmaceutical products research	P		
Veterinary medical services	P	Precision instrument assembly	P		
Wholesale trades and services	P				

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# TRADE AREA MAP



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