

NEW CONSTRUCTION FLEX BUILDING

1497 NE Success Drive, Jensen Beach FL 34957



NEW CONSTRUCTION

FOR SALE | Starting at \$615,000

**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE

500 SE Osceola Street
Stuart FL, 34994
www.commercialrealstatellc.com

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PROPERTY OVERVIEW

- A premier new-construction 7,150 SF industrial flex building coming to NE Savannah Road in Jensen Beach.
- Centrally positioned among established industrial users and directly beside a newly built apartment community, the property offers strong visibility and exceptional accessibility.
- Designed with versatility in mind, the building offers unit configurations starting at 1,756 SF, allowing it to accommodate multiple light-industrial users and making it an attractive opportunity for investors or owner-users seeking a modern, adaptable asset in a growing market.



PRICE	\$615,000–\$2,450,000
UNIT SIZE	1,756–1,880 SF
FUTURE BUILDING SIZE	7,150 SF
FRONTAGE	140'
TRAFFIC COUNT	8,400 ADT
ACREAGE	0.5 AC
ZONING	LI
LAND USE	Industrial
PARCEL ID	28-37-41-011-000-00010-0

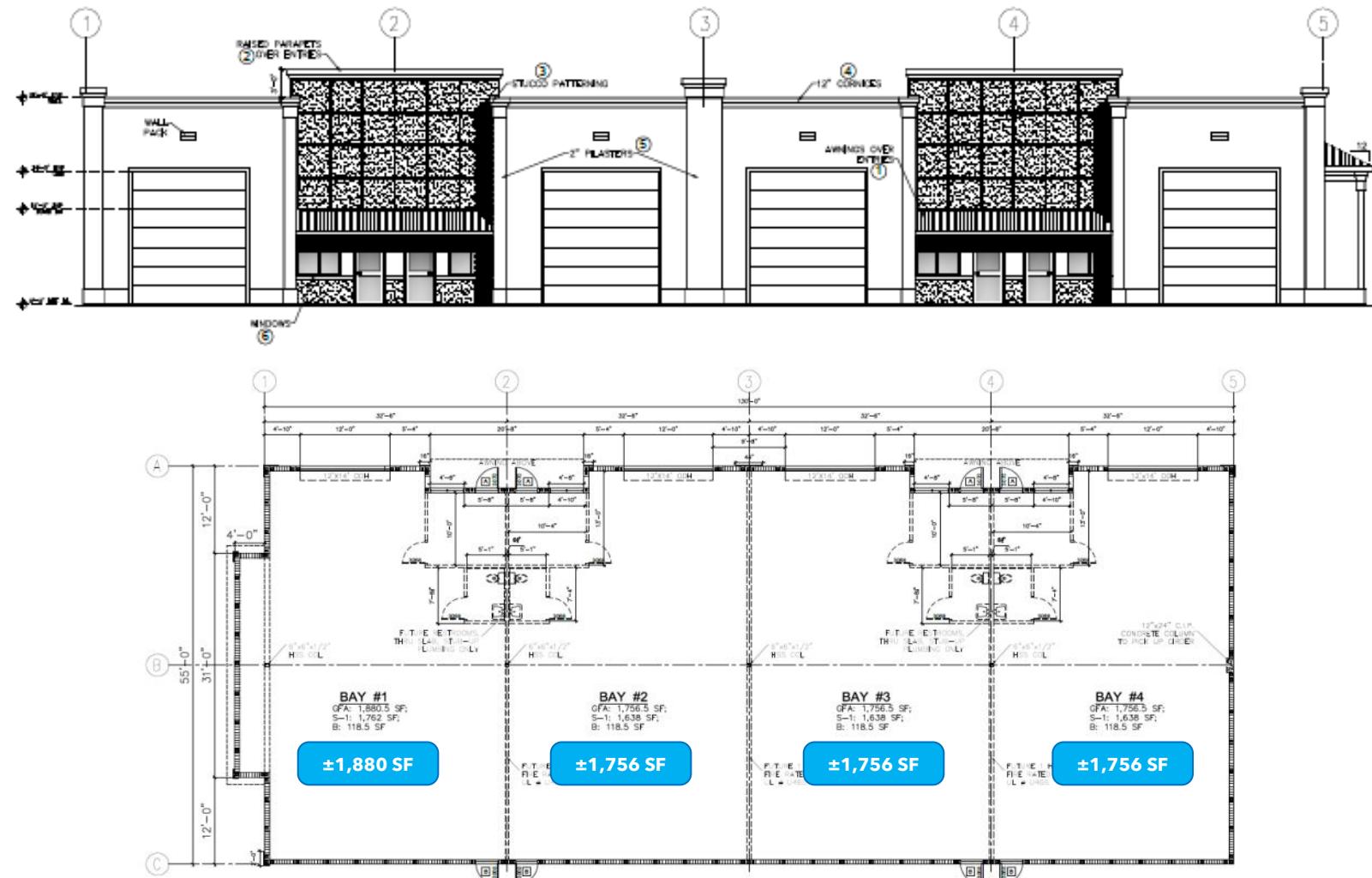
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BUILDING 1–FLOOR PLAN & ELEVATION

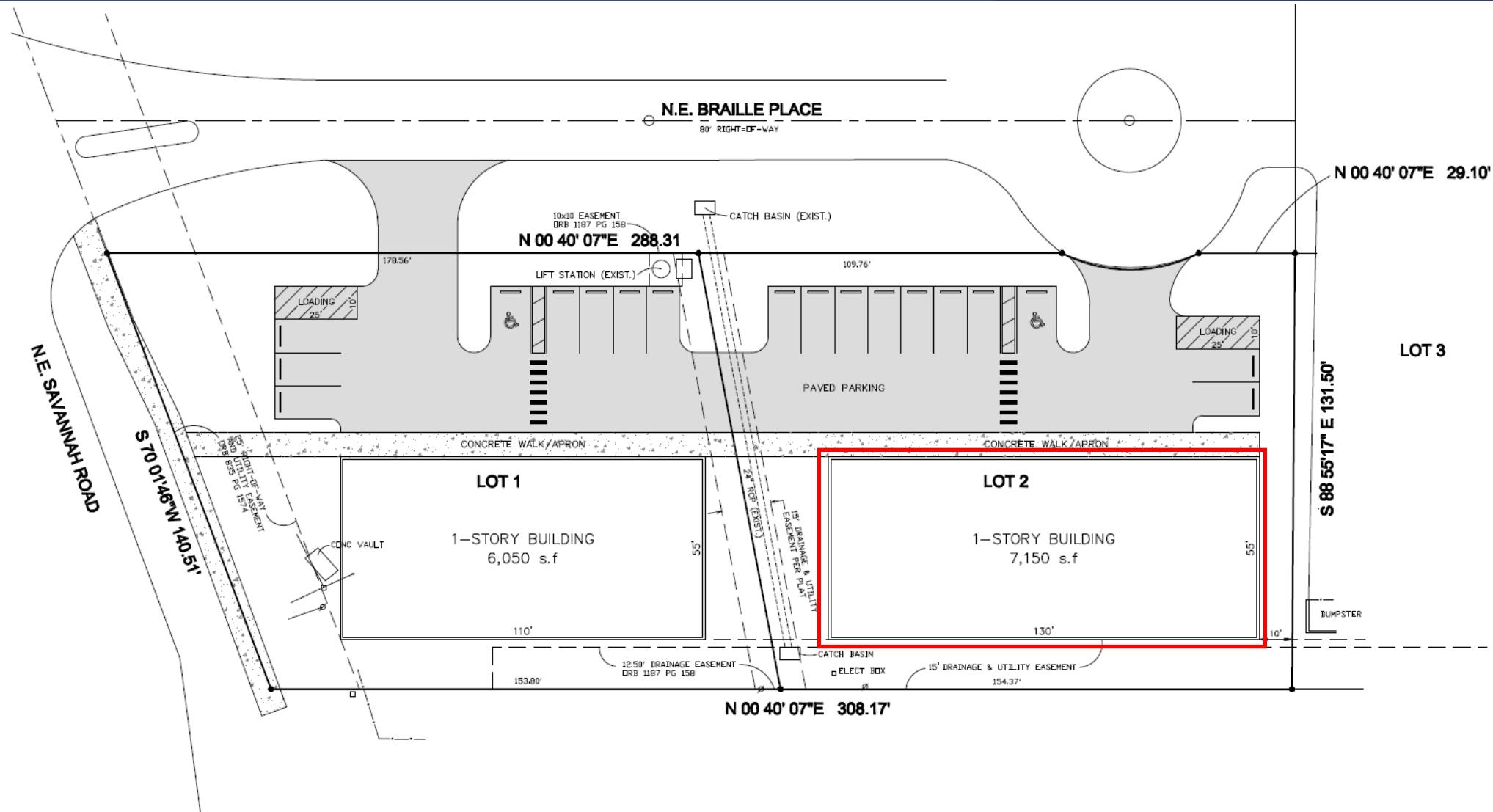


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SITE PLAN



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DEMOGRAPHICS

Population	1 mile	3 miles	5 miles
2020 Population	5,080	35,852	92,810
2024 Population	5,611	38,573	105,971
2029 Population Projection	5,979	40,971	117,727
Annual Growth 2020-2024	2.6%	1.9%	3.5%
Annual Growth 2024-2029	1.3%	1.2%	2.2%
Median Age	52.6	54.9	55.4
Bachelor's Degree or Higher	30%	32%	34%
U.S. Armed Forces	0	26	108

Income	1 mile	3 miles	5 miles
Avg Household Income	\$77,966	\$86,136	\$89,178
Median Household Income	\$54,383	\$57,638	\$64,164
< \$25,000	530	3,846	8,935
\$25,000 - 50,000	653	4,333	10,695
\$50,000 - 75,000	466	2,678	7,789
\$75,000 - 100,000	190	1,778	5,784
\$100,000 - 125,000	286	1,738	4,854
\$125,000 - 150,000	135	1,008	2,914
\$150,000 - 200,000	155	1,105	2,888
\$200,000+	150	1,606	4,274



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ZONING INFORMATION

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

TRADE AREA MAP



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