

Retail/Office Space For Lease

1900 NE Dixie Hwy, Jensen Beach, FL 34957

NAI Southcoast



Presented by

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FOR LEASE:

\$23.00/SF NNN

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Property Details

Address:	1900 NE Dixie Hwy, Jensen Beach, FL 34957
Finished Area/Under Air:	1,386 SF
Construction:	Concrete Block
Year Built:	1957
Land Size:	0.3007 Acres
PCN:	27-37-41-016-000-00500-6
Zoning:	General Retail
Future Land Use:	Retail

Property Overview

Highly visible along Dixie Hwy, this unit is a perfect fit for any retail, office, or service orientated use. It could be a great real estate or professional office and would also be a great fit for a tradesman who wanted to service the highly affluent area. Features include a loading area in the rear with a large motorized roll up door, as well as a large yard that can be used for additional storage or to park a fleet of vehicles.

The property is also within the Rio Community Redevelopment Area along with nearby new developments including the luxury Langford Landing community with homes from the \$700's, newly completed Tide House waterfront restaurant and bar, and the Rio Town Center riverfront mixed use development project which includes plans for over 200,000 sf of residential, commercial, mixed use, and restaurant space.

The Rio community is experiencing a modern renaissance and is slated to become one of the most desirable places to live along the Treasure Coast of Florida. Its diverse population, skilled workforce, coastal and riverfront location, energetic and civic minded volunteers, indigenous architecture, and colorful history all blend to create an intimate small-town village with a laid-back and desirable quality of life.

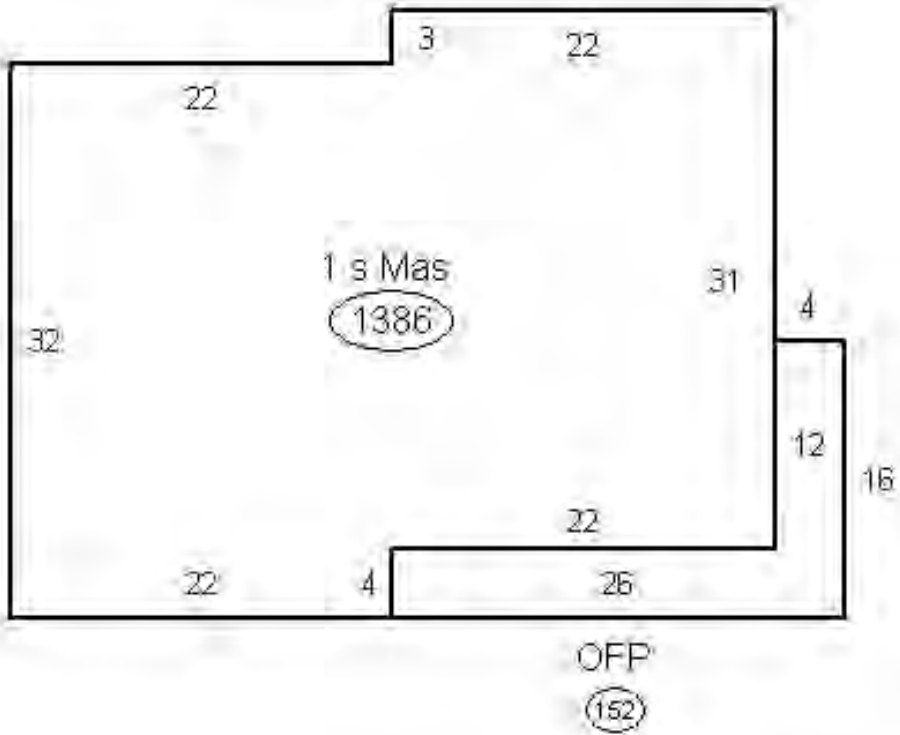


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Floor Plan

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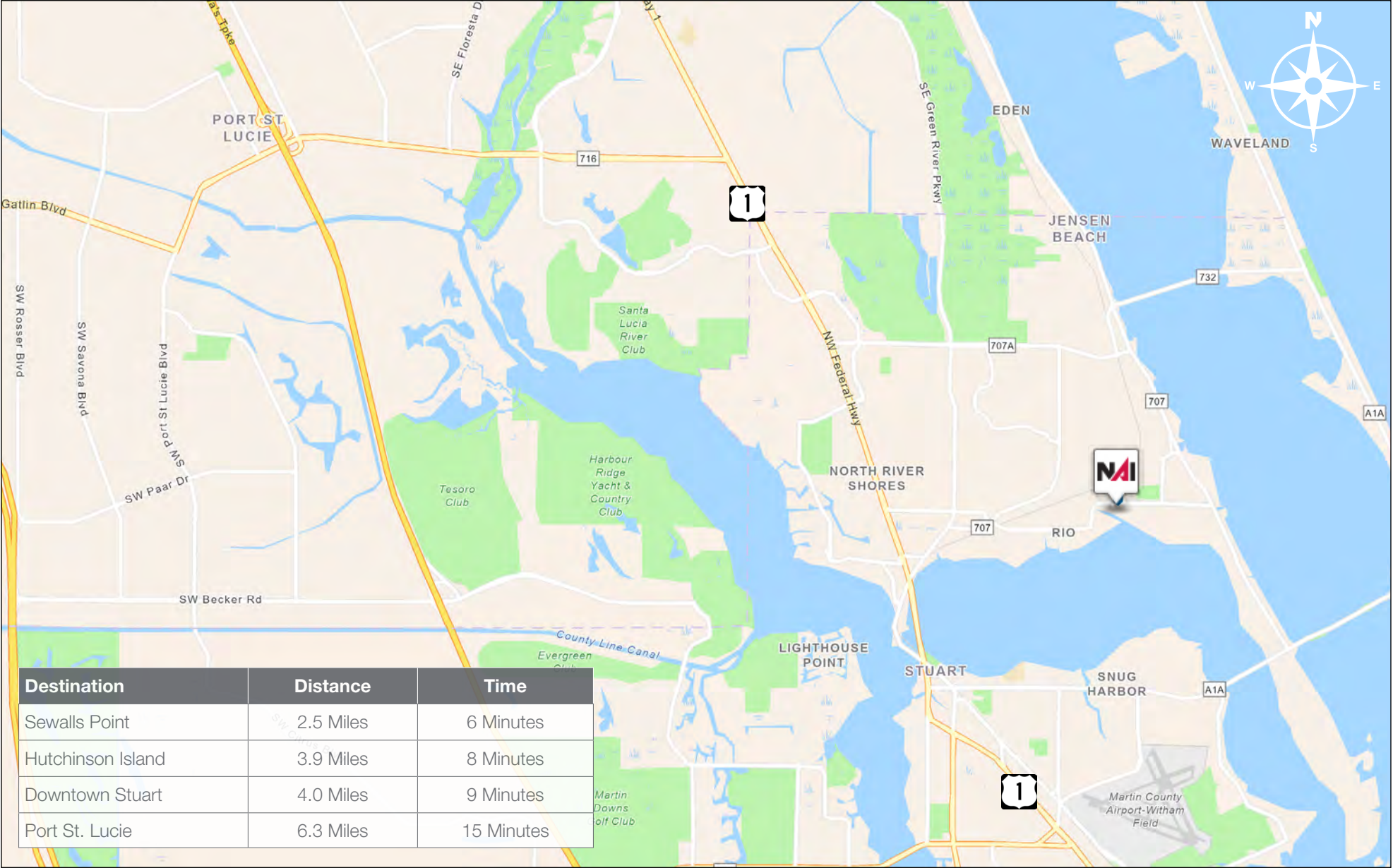
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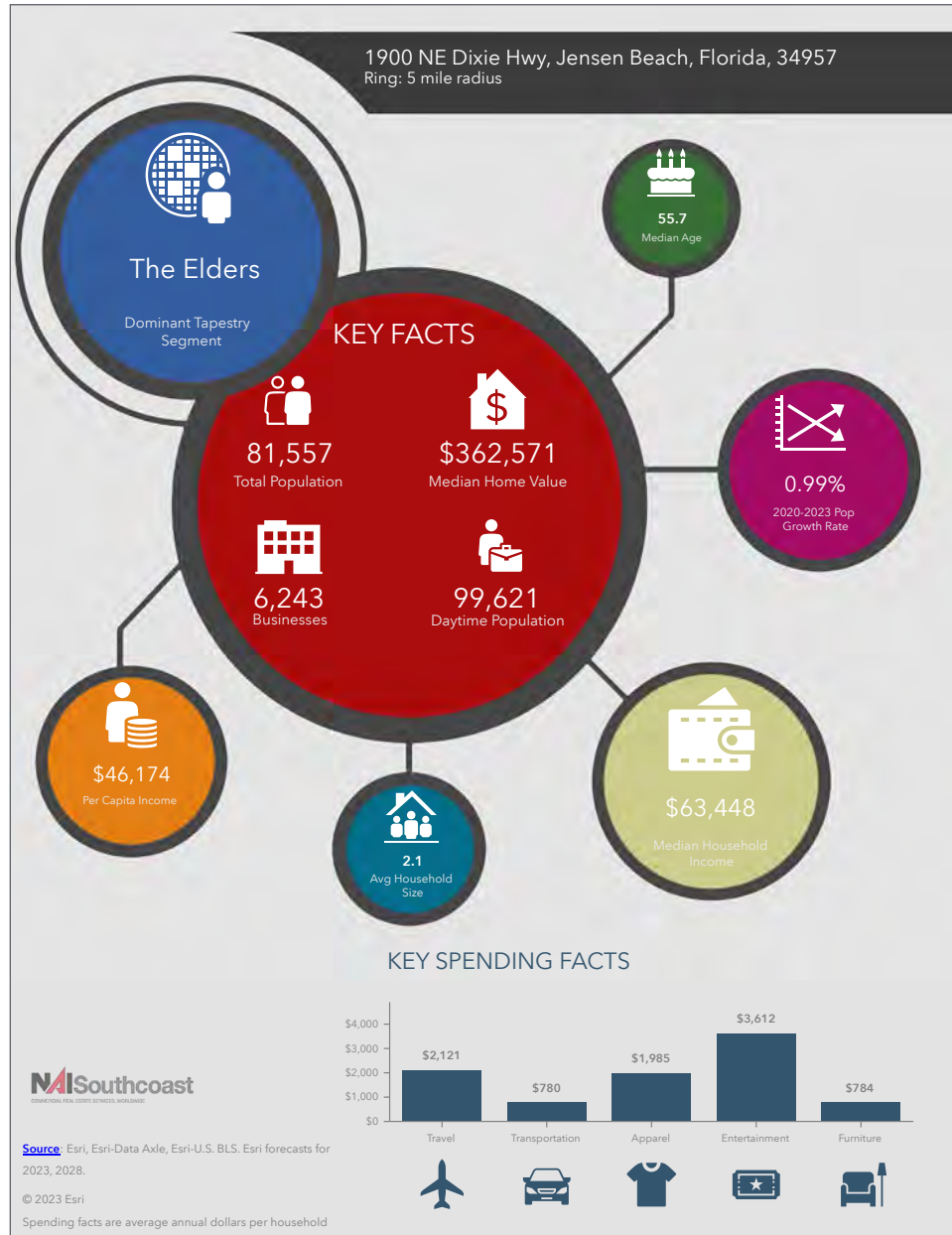
Drive Time



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2023 Demographics



Population

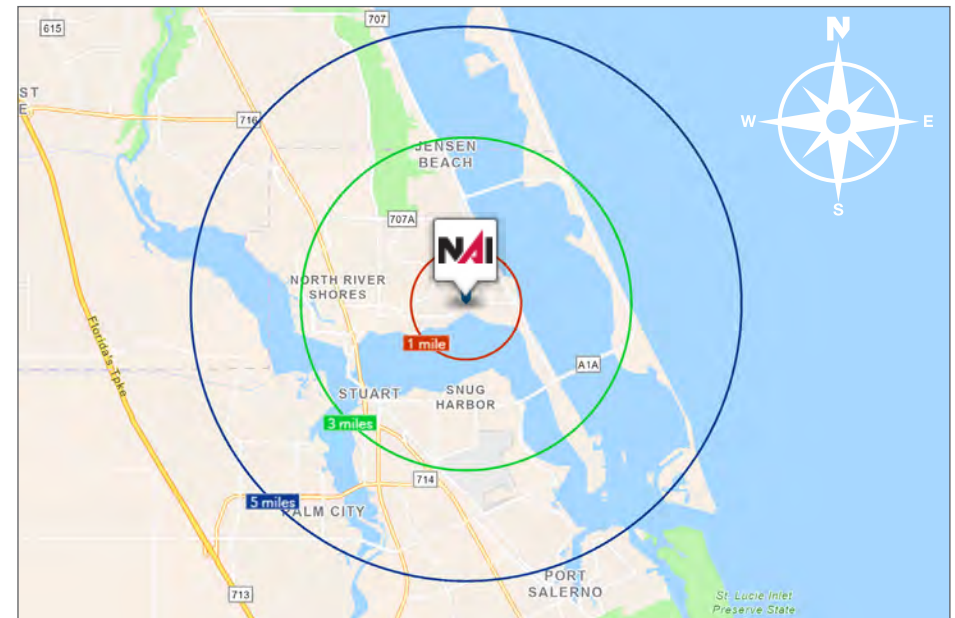
- 1 Mile: 6,050
- 3 Mile: 33,005
- 5 Mile: 81,557

Average Household Income

- 1 Mile: \$70,746
- 3 Mile: \$99,615
- 5 Mile: \$100,416

Median Age

- 1 Mile: 56.2
- 3 Mile: 56.1
- 5 Mile: 55.7



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.

Regional Overview

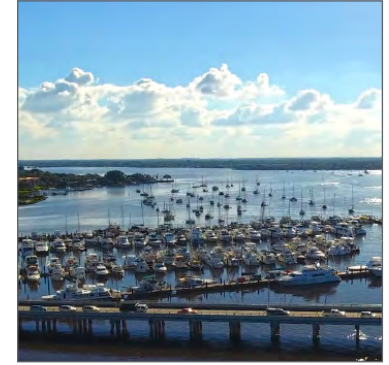
Martin County, FL

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 fist 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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