

RIVERFRONT HEALTHCARE FACILITY

2625 & 2645 NE Indian River Dr. Jensen Beach, FL 34957



FOR LEASE | Call for Pricing

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart FL, 34996
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PROPERTY OVERVIEW

- Excellent opportunity to lease and expansive riverside medical facility offering a capacity of 65 to 95 beds.
- The property comprises numerous buildings, including two capable of accommodating a multitude of patients, along with five freestanding bungalows, plus office areas and administrative spaces.
- Highlighted by a spacious tiki adorned with pavers and towering palm trees, the property also features a kitchen with some commercial equipment.
- Additional amenities include a substantial dock, a waterfront lounge area, and a refreshing pool.
- Situated just a brief 7-minute drive from the beach, and less than a mile from the quaint downtown area of Jensen Beach, with convenient access to US1 located only 3.5 miles away.
- Perfectly suited for a variety of medical treatment types or a hotel.



PRICE	Call for Pricing
SIZE	13,244 sf Combined
BUILDING TYPE	Medical
ACREAGE	1.71
FRONTAGE	214'
TRAFFIC COUNT	10,700 ADT
PARKING SPACE	Ample
ZONING	R3-A (Liberal Multi-Family)
LAND USE	High Density
PARCEL ID	22-37-41-003-000-00812-0

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SITE PHOTOS



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DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	4,954	1 Mile	\$102,544	1 Mile	49.1
3 Mile	28,095	3 Mile	\$95,997	3 Mile	53.1
5 Mile	76,437	5 Mile	\$92,858	5 Mile	50.6

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	4,923	1 Mile	\$78,209	1 Mile	54
3 Mile	28,670	3 Mile	\$70,291	3 Mile	59.6
5 Mile	78,271	5 Mile	\$70,487	5 Mile	56.0

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ZONING INFORMATION

Sec. 3.407. - R-3A Liberal Multiple-Family District.

3.407.A. Uses permitted. In this district, a building or structure or land shall be used for only the following purposes subject to any additional limitations pursuant to section 3.402:

1. Any uses permitted in the R-3 Multiple-Family Residential District.
2. Restaurants and/or lunchrooms with an enclosed seating capacity of ten persons or more, excluding drive-ins, microbreweries or craft distilleries.
3. Beauty parlors and barbershops.
4. Dry cleaning and laundry pickup stations.
5. Fire stations.
6. Boat docks and dry and wet storage facilities under cover, and facilities for maintenance and repairs of boats or yachts, upon submission of plans for review and approval of the planning and zoning board.
7. Mobile home and travel trailer sales.
8. Gasoline or other motor fuel stations, provided all structures and buildings, except principal use signs, and including storage tanks shall be placed not less than 25 feet from any side or rear property lines.
9. Professional and business offices.
10. Retail stores.



3.407.B. Required lot area and width. Lots or building sites shall have an area of not less than 7,500 square feet, with a minimum width of 60 feet measured at the building line:

1. Single-family structures: The minimum lot size shall be the same as above. A minimum of 600 square feet of living area shall be required, exclusive of carports, breezeways or utility rooms.
2. Two-family structures: The minimum lot size shall be 7,500 square feet, with a minimum width of 75 feet a minimum of 800 square feet of living area per two-family structure shall be required, exclusive of carports, breezeways or utility rooms.
3. Apartment buildings: There shall be a minimum building site of 15,000 square feet with a minimum width of 100 feet measured at the building line for the first four apartment units. For each additional apartment unit, 2,600 square feet shall be added to the required minimum building site and an additional five feet shall be added to the required minimum width at the building line. A maximum density of 15 apartment units may be permitted per acre depending on available community services and capital improvements. There shall be a minimum of 325 square feet of living area in each apartment unit.
4. Triplex structures: The minimum lot size shall be 11,250 square feet, with a minimum width of 88 feet; a minimum of 1,200 square feet of living area per three-family structure shall be required, exclusive of carports, breezeways or utility rooms.

**Reasonable Accommodation Granted—See Listing Agent for Details*

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