

# OFFICE SUITES AT PINEAPPLE CHALET

3472 NE Savannah Road, Jensen Beach FL 34957



FOR LEASE | Starting at \$275.00/mo.

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

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# PROPERTY OVERVIEW

- Discover the ideal workspace at the Pineapple Chalet in Jensen Beach, offering a range of office solutions tailored to your business needs.
- With options ranging from cubicle spaces to private executive suites, this location provides the ideal environment for startups and small businesses.
- Leases available for a minimum of 1 year, with flexible options for shorter terms upon negotiation.
- Access to meeting rooms at an additional fee.
- Conveniently located on NE Savannah Road, with quick access to Jensen Beach Blvd.



<b>SPACE(S) AVAILABLE</b>	See next page.
<b>BUILDING SIZE</b>	4,000 SF
<b>BUILDING TYPE</b>	Office
<b>ACREAGE</b>	0.54 AC
<b>FRONTAGE</b>	138'
<b>TRAFFIC COUNT</b>	21,000 ADT (from Jensen Beach Blvd)
<b>YEAR BUILT</b>	1984 (2006 renovations)
<b>CONSTRUCTION TYPE</b>	Block with Stucco
<b>PARKING SPACE</b>	14
<b>ZONING</b>	B-1
<b>LAND USE</b>	Commercial General

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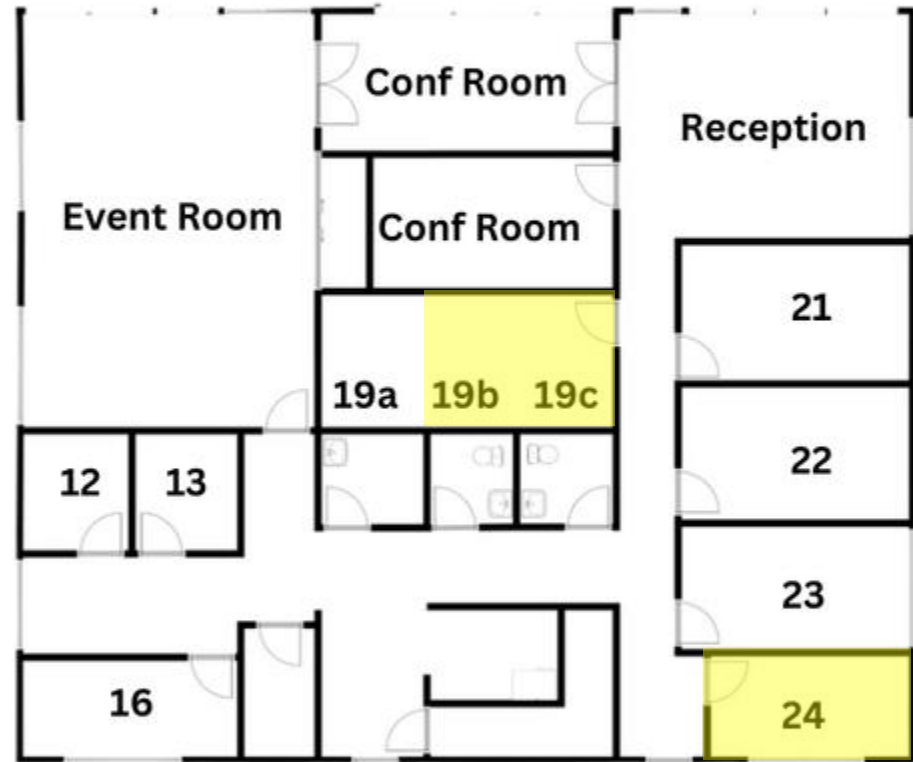
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# SPACE AVAILABILITY



Office	Size	Monthly
3	85 sqft	\$500
5	99 sqft	\$550
7	117 sqft	Occupied
9	40 sqft	Occupied
12	48 sqft	Occupied
13	48 sqft	Occupied
16	90 sqft	Occupied
19a	36 sqft	Occupied
19b	36 sqft	\$275
19c	36 sqft	\$275
21	120 sqft	Occupied
22	120 sqft	Occupied
23	120 sqft	Occupied
24	90 sqft	\$650



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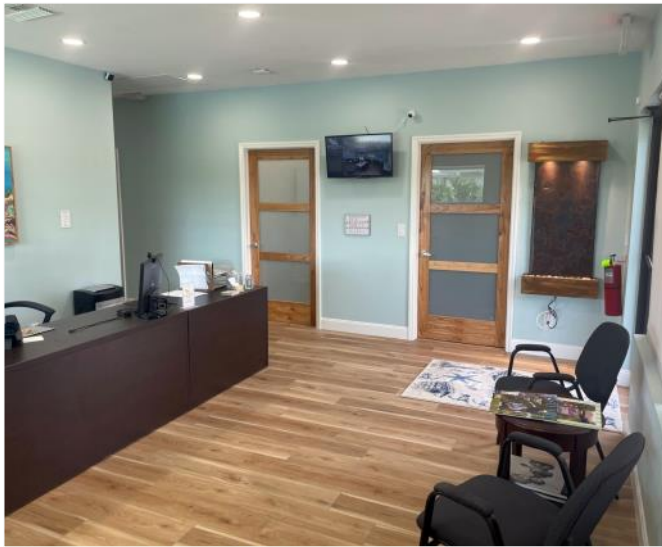
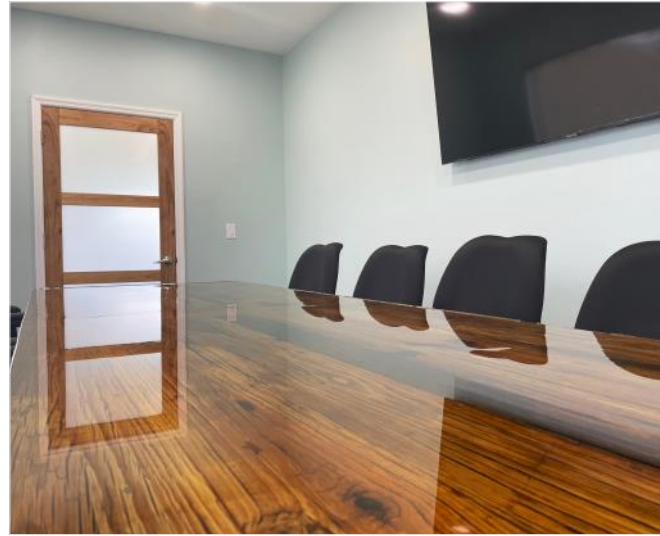
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# INTERIOR PHOTOS



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# DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	4,986	1 Mile	\$90,213	1 Mile	48.8
3 Mile	35,992	3 Mile	\$85,302	3 Mile	51.5
5 Mile	89,257	5 Mile	\$87,079	5 Mile	50.9

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	5,230	1 Mile	\$54,375	1 Mile	54.0
3 Mile	40,310	3 Mile	\$59,117	3 Mile	57.6
5 Mile	101,572	5 Mile	\$62,341	5 Mile	56.8

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# ZONING INFORMATION

## **Sec. 3.417. B-1 Business District.**

3.417.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 use permitted in a HB-1 Limited Business District.
  2. Churches or schools may be constructed on property presently owned and held for such purposes, if such construction is commenced within five years from the date of September 14, 1965.
  3. Offices, banks, theatres (not drive-ins), beauty parlors, bars and nightclubs, photograph studios, dry cleaning and laundry pickup stations, barbershops, florists, automobile salesrooms, used car lots, parking lots and storage garages, telephone exchanges, restaurants and lunchrooms, police and fire stations, motels and hotels, golf driving ranges and putt-putt golf.
  4. Mechanical garages and gasoline and other motor fuel stations, so long as such work is confined within a building, and vehicles awaiting repair shall be screened from view on the street and abutting property.
  5. Signs appertaining to the above uses.
- Refuse and storage areas, which shall be screened from view.

## **Sec. 3.416. HB-1 Limited Business District.**

3.416.A. Uses permitted. In this district, buildings, structures, land or water shall be used only for the following purposes, subject to any additional limitations pursuant to section 3.402:

1. Appliance stores including radio and television service.
2. Art and antique shops.
3. Banks or drive-in banks.
4. Bakeries.
5. Barber and beauty shops.
6. Book, stationery, camera or photographic supplies.
7. Cafes or restaurants, but excluding drive-in restaurants.
8. Clothing, shoes, millineries, dry goods and notions.
9. Furniture and home furnishings, including office furniture and equipment.
10. Florists, nurseries or gift shops.
11. Gasoline stations, subject to the approval of the planning and zoning board and the County commission after public hearing, as not creating traffic or safety hazards and as being in accordance with the spirit and purpose of this chapter.

12. Groceries, fruit, vegetables, meat markets, delicatessens, catering and supermarkets.
13. Hardware and paints.
14. Jewelry stores.
15. Laundry and dry cleaning pickup stations and self-service laundries.
16. Professional Offices; medical, dental; real estate; lawyer; engineer, architect; tax consultant; veterinary clinics, provided no animals are boarded or kept overnight. No animals shall be permitted outside of the walls of the main structure.
17. Shoe repair shops.
18. Storage garages or private automobile parking.
19. Theatres, but excluding drive-in theatres.
20. Pharmacies and medical marijuana dispensing facilities, provided any medical marijuana dispensing facility shall be located no closer than 500 feet from any public or private school. The distance between school property and licensed premises shall be measured on a straight line connecting the nearest point of the school property to the nearest point of the building of the licensed premises, as documented by a survey prepared by a licensed surveyor.



# TRADE AREA MAP



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