

Jeremiah Baron & CO.

Commercial Real Estate, LLC

Shoppes of Jensen Beach

2800 NW Federal Highway, Stuart FL 34994



For Lease
\$27.00/psf + CAM

Listing Agent:
Jeremiah Baron
772-528-0506
jbaron@commercialrealestatellc.com

Office:
49 SW Flagler Ave. Suite 301
Stuart FL, 34994
772-286-5744

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Disclaimer Statement

This information has been prepared only for information purposes to assist a potential buyer in determining whether it wishes to proceed with an in-depth investigation of the property and/or business. Seller and any of its officers, employees or agents specifically disclaims any representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or agents shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating the property/business and the purchase. The property/business is being sold on as "AS IS, WHERE IS" and "WITH ALL FAULTS" basis. Your complete inspection of the property/business is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its agents or contractors. The purchase of this property will be based solely on a Buyer's own independent investigation and findings and not in reliance on any information provided by Seller, its agent or contractors. Seller, its agents or contractors shall have no liability for any incorrect information.

Seller reserves the right at all times to reject, in its sole and absolute discretion, any and all offers received by it, for any reason whatsoever, notwithstanding that a particular offer is for the highest purchase price among those offers received and meets all the terms and conditions of this offering. Seller also reserves the right at all times to waive any or all technical defects in any offers, in Seller's sole and absolute discretion. The sales process may be terminated or modified without notice at any time. In the event two or more offers are determined to fall within a competitive range, Seller reserves the right to request a best and final offer from those parties.

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Property Details

Location:	2800 NW Federal Highway, Stuart FL 34994
Lease Rate:	\$27.00/psf + CAM
Lease Space:	1,500 - 3,000 SF
Building Size:	30,376 SF
Building Type:	Shopping Center
Acreage:	3.56 AC
Frontage:	333'
Traffic Count:	62,798 average daily traffic
Year Built:	2001
Construction Type:	Unknown
Parking Spaces:	55
Zoning:	B1 / GC
Land Use:	Store Building

Great leasing opportunity available at the most highly profiled plaza on the Treasure Coast, directly in front of the Treasure Coast Simon Mall. Anchored by all national & regional tenants including: Panera Bread, Men's Warehouse, Play N Trade, T-Mobile, Stanton Optical & Vapor Shark.

Jensen Beach Shoppes boasts one of the most visible plaza's on US Highway 1 with some of the highest traffic counts on the Treasure Coast.



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2016 Demographics

Total Population

1 mile	5,002
3 mile	36,042
5 mile	108,804

Average Household Income

1 mile	\$76,795
3 mile	\$71,523
5 mile	\$66,412

Average Age

1 mile	43.60
3 mile	46.30
5 mile	47.30

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Zoning & Future Land Use Map



B1 - 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.
6. Refuse and storage areas, which shall be screened from view.

GC - General Commercial

The GC district is intended to implement the CGMP policies for lands designated Commercial General on the Future Land Use Map of the CGMP.

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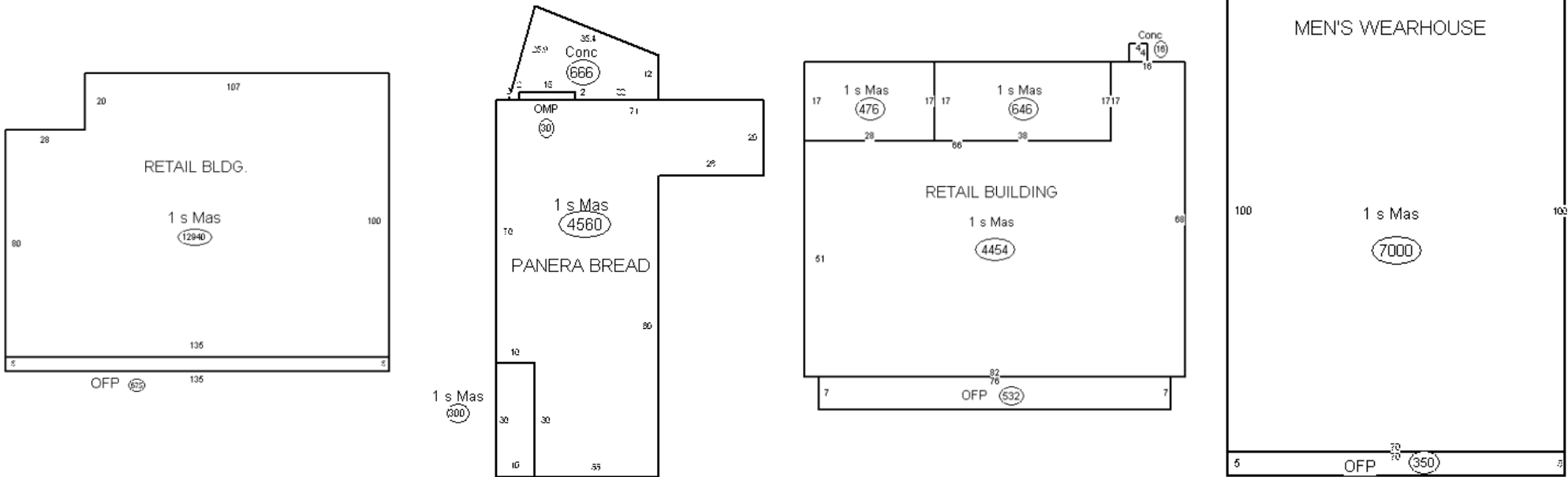
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Property Aerial



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