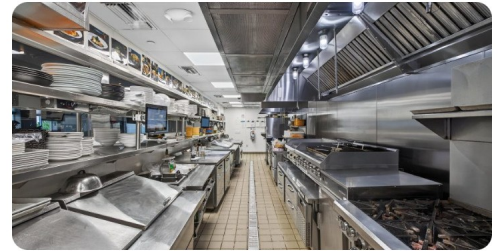


FOR LEASE · SUITE B100-B104 · CURRENTLY CIRCA 69

FULL-SERVICE RESTAURANT & BAR

At JBCCC Shops · 3750 NE Indian River Dr. Jensen Beach, FL 34957

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COMMERCIAL REAL ESTATE



SPACE SIZE
5,506 SF

LEASE RATE
\$30.00/SF

BASE RENT
\$13,765/mo.

NNN / HOA
\$8.52/SF

A fully built and equipped full-service restaurant and bar with a showpiece kitchen line and a river-facing patio, ready for an experienced operator to step in with their own concept.

Equipment Highlights

- ▶ **Kitchen:** Wood Stone gas pizza oven, (2) stacked convection ovens, (2) 10-burner ranges, 36" griddle and gas charbroiler.
- ▶ **Refrigeration:** (2) walk-in coolers, walk-in freezer and walk-in beverage cooler feeding a 24-tap draft system.
- ▶ **Bar & dish:** Commercial dishwasher, double glass washer and 750 lb ice machine.
- ▶ **Mechanical:** Full exhaust hood; 5 HVAC systems totaling ~25.5 tons, incl. dedicated make-up air unit.

B100-B104 Space Details

Seating

114 dining + 104 bar; up to 240 with patio open

Additional Space

800 SF patio + 600 SF storage

Restrooms

4

Parking

64 spaces (14 rear + 50 front)

Lease Options

NNN, MTM, or 5+ yr term w/ annual increases

Monthly NNN figure reflects the HOA/condominium assessment; property taxes, insurance and CAM, if applicable, will be confirmed at LOI. Rents exclusive of utilities. Information deemed reliable but not guaranteed; subject to change, prior lease or withdrawal without notice.

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