

FOR LEASE · SUITE A103 · FORMER ICE CREAM SHOP

DESSERT-READY RIVERFRONT STOREFRONT

At JBCCC Shops · 3706 NE Indian River Dr. Jensen Beach, FL 34957

CMB
CRADY MACKIN BELLAND
COMMERCIAL REAL ESTATE



SPACE SIZE
997 SF

LEASE RATE
\$40.00/SF

BASE RENT
\$3,323/mo.

NNN / HOA
\$8.52/SF

A 997 SF former ice cream shop with seating for up to 24 on the JBCCC Shops plaza frontage. An affordable way for a dessert shop, café or service business into a waterfront downtown address.

Key Highlights

- ▶ Dedicated 3-ton Lennox HVAC; equipment available upon request.
- ▶ Waterfront location along the Indian River near downtown Jensen Beach.
- ▶ Built-in neighbors in a mixed-use condominium building.
- ▶ Street parking plus an adjacent dedicated parking lot.

A103 Space Details

Seating
10 dining + 6 outside; up to 24

Restrooms
1

HVAC
3-ton Lennox system

Parking
12 total (6 front + 6 rear)

Equipment
Available upon request

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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