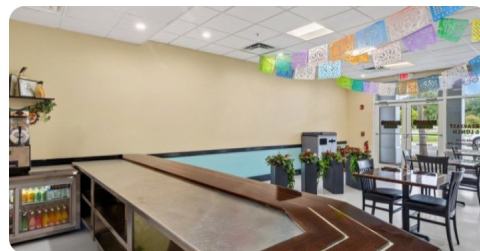


FOR LEASE · SUITE B105 · FORMER BURRITO RESTAURANT

QUICK-SERVICE RESTAURANT WITH PATIO

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

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SPACE SIZE
1,376 SF

LEASE RATE
\$40.00/SF

BASE RENT
\$4,586/mo.

NNN / HOA
\$8.52/SF

A fully equipped quick-service kitchen with its own patio at the end of the 3750 building. The existing hood, cooking line and refrigeration suit fast-casual, Mexican, grill or any concept built around a compact, high-throughput kitchen.

Equipment Highlights

- **Cooking line:** 6-burner range, gas griddle, gas charbroiler and 2-battery gas fryer.
- **Refrigeration:** (2) double-door upright coolers, single-door upright freezer and a 16-spot condiment cooler.
- **Mechanical:** Full exhaust hood system, tanked water heater and a 5-ton Carrier HVAC system.

B105 Space Details

Seating
31 dining + 8 outside; up to 48

Additional Space
320 SF patio

Restrooms
2

Parking
16 spaces (6 rear + 10 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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