

RETAIL STOREFRONT SPACES

1,200 SF & 1,682 SF in Downtown Jensen Beach

3290 & 3300 NE Indian River Dr., Jensen Beach, FL 34957

FOR LEASE

\$30.00/SF



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PROPERTY OVERVIEW

- ▶ Discover an exceptional leasing opportunity in the heart of Downtown Jensen Beach. Two adjacent storefronts, totaling 1,200 SF and 1,682 SF, are available along NE Indian River Drive, one of the area's most active retail corridors.
- ▶ Formerly occupied by an ice cream shop and a liquor store, these spaces offer strong visibility within a thriving downtown district surrounded by restaurants, boutiques, and waterfront attractions.
- ▶ Located next to Ian & Kye's Pizza, the property benefits from consistent pedestrian traffic, year-round tourism, and a vibrant mix of neighboring businesses.
- ▶ The spaces are well suited for retailers, restaurants, specialty food concepts, salons, boutiques, galleries, or service-oriented businesses seeking a prominent downtown location.



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein; submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

Lease Rate	\$30.00/SF
3290 Space	1,200 SF
3300 Space	1,682 SF
Total Available	2,882 SF
Frontage	±107'
Traffic Count	7,800 ADT
Signage	Building & storefront
Parking	On-street / public parking
Zoning	Jensen Beach Redevelopment
Land Use	CRA Center / Core

CONCEPT RENDERINGS

3290 SPACE · 1,200 SF | Ice cream concept



3300 SPACE · 1,682 SF | Convenience concept



Renderings are conceptual and for illustrative purposes only. They do not depict actual tenants, signage, improvements, or current conditions of the property.

DEMOGRAPHICS

1-Mile Radius

2025 Population	5,120
2030 Projection	5,389
Annual Growth '20-'25	2.5%
2025 Households	2,491
Avg HH Income	\$84,695
Median HH Income	\$51,316

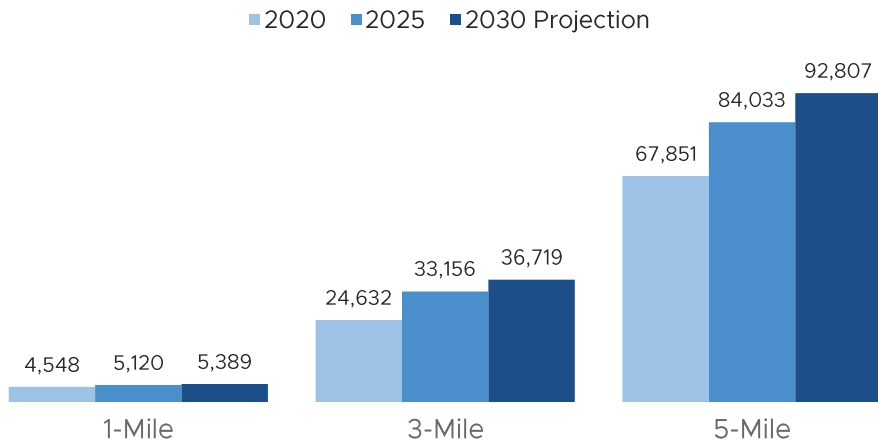
3-Mile Radius

2025 Population	33,156
2030 Projection	36,719
Annual Growth '20-'25	6.9%
2025 Households	16,438
Avg HH Income	\$92,683
Median HH Income	\$64,038

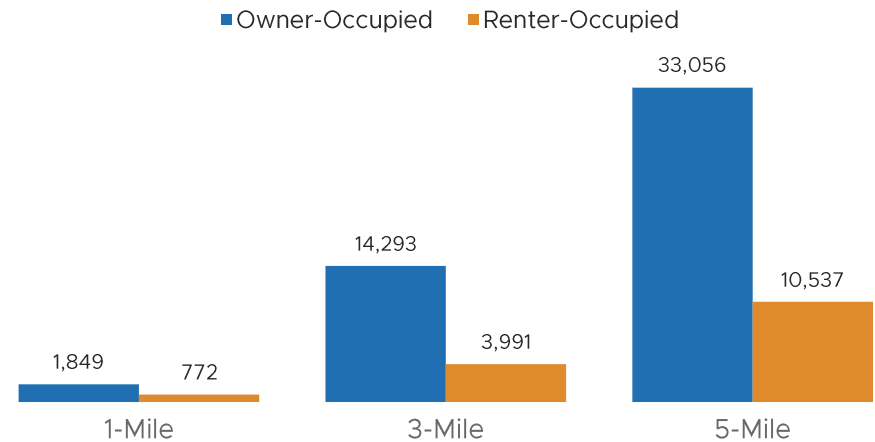
5-Mile Radius

2025 Population	84,033
2030 Projection	92,807
Annual Growth '20-'25	4.8%
2025 Households	39,421
Avg HH Income	\$96,134
Median HH Income	\$67,548

Population Growth



Housing Occupancy



LOCATION HIGHLIGHTS



Downtown Jensen Beach

Walkable Shopping District

Waterfront Location

Year-Round Community Events

Strong Local & Tourist Traffic

Minutes to US-1

High Visibility Location

TRADE AREA MAP

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