

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

End Cap Retail/Restaurant Space

1868 NE Jensen Beach Blvd. Jensen Beach FL, 34957



For Lease
Call For Pricing

Listing Contact:

Chris Belland

772-418-4506

cbelland@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:	1868 NE Jensen Beach Blvd. Jensen Beach FL, 34957
Lease Rate:	Call for Pricing
Lease Space:	2,000 SF
Building Type:	Retail
Acreage:	11.72 AC
Frontage:	300'
Traffic Count:	16,097 average daily traffic
Year Built:	1983 (2010 Renovations)
Construction Type:	Masonry
Parking Spaces:	400+
Zoning:	B-1
Land Use:	Shopping Center
Utilities:	Martin County Utilities

Rare lease opportunity!!! The Ocean Breeze Plaza shopping center currently has a 2,000 SF end cap space available with high visibility to NE Jensen Beach Blvd. This place could be suitable for a restaurant business since it was formerly occupied by a Dunkin' Donuts/Baskin Robbins. Retail or professional establishment also allowed. The Plaza is anchored by a Publix store, and other neighboring tenants include: Big Apple Pizza, Subway, Mail Box Plus, and many others! Located in downtown Jensen Beach, less than 1/2 mile south of the Jensen Beach Causeway.



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Property Demographics

2017 Demographics

Total Population

1 mile	5,712
3 mile	28,239
5 mile	71,507

Average Household Income

1 mile	\$55,873
3 mile	\$68,169
5 mile	\$69,799

Average Age

1 mile	48.00
3 mile	50.50
5 mile	49.50

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B-1 Business District

The purpose and intent of this district is to provide suitable site for the development of commercial activities of a community-oriented general office, retail and service nature in a centralized location consistent with the Town's adopted Comprehensive Land Use Plan.

- a) Antique shops
- b) Appliance stores
- c) Art galleries
- d) Bakeries: Provided that any such use shall be limited to the preparation of products for on-premises sales and consumption only
- e) Barber, beauty, and skin care shops
- f) Bars and lounges
- g) Bath shops
- h) Bicycle sales, rental and repair
- i) Book and stationary shops
- j) Candy and ice cream shop
- k) Carpet stores
- l) Clothing stores, including specialty apparel item shops
- m) Copying services and printing shops
- n) Cosmetic stores
- o) Department stores
- p) Drapery stores
- q) Drug stores and pharmacies
- r) Dry goods stores
- s) Fabric stores
- t) Florists
- u) Food stores
- v) Furniture stores
- w) Garden supplies and plant nurseries
- x) Gift shops
- y) Hardware stores
- z) Health and exercise studio
- aa) Hobby and handicraft shops
- bb) Home furnishing store
- cc) Jewelry stores
- dd) Laundry and dry cleaning operations
- ee) Luggage and leather goods stores
- ff) Liquor package stores
- gg) Medical and dental laboratories
- hh) Motion picture theatre (indoors only)
- ii) Newspaper offices and stands
- jj) Novelty and curio shops
- kk) Office supply stores
- ll) Optical stores
- mm) Paint and wallpaper stores
- nn) Pet supply and pet shops
- oo) Photographic suppliers, processors, and studios
- pp) Post offices
- qq) Restaurants (fast foods)
- rr) Shoe repair shops

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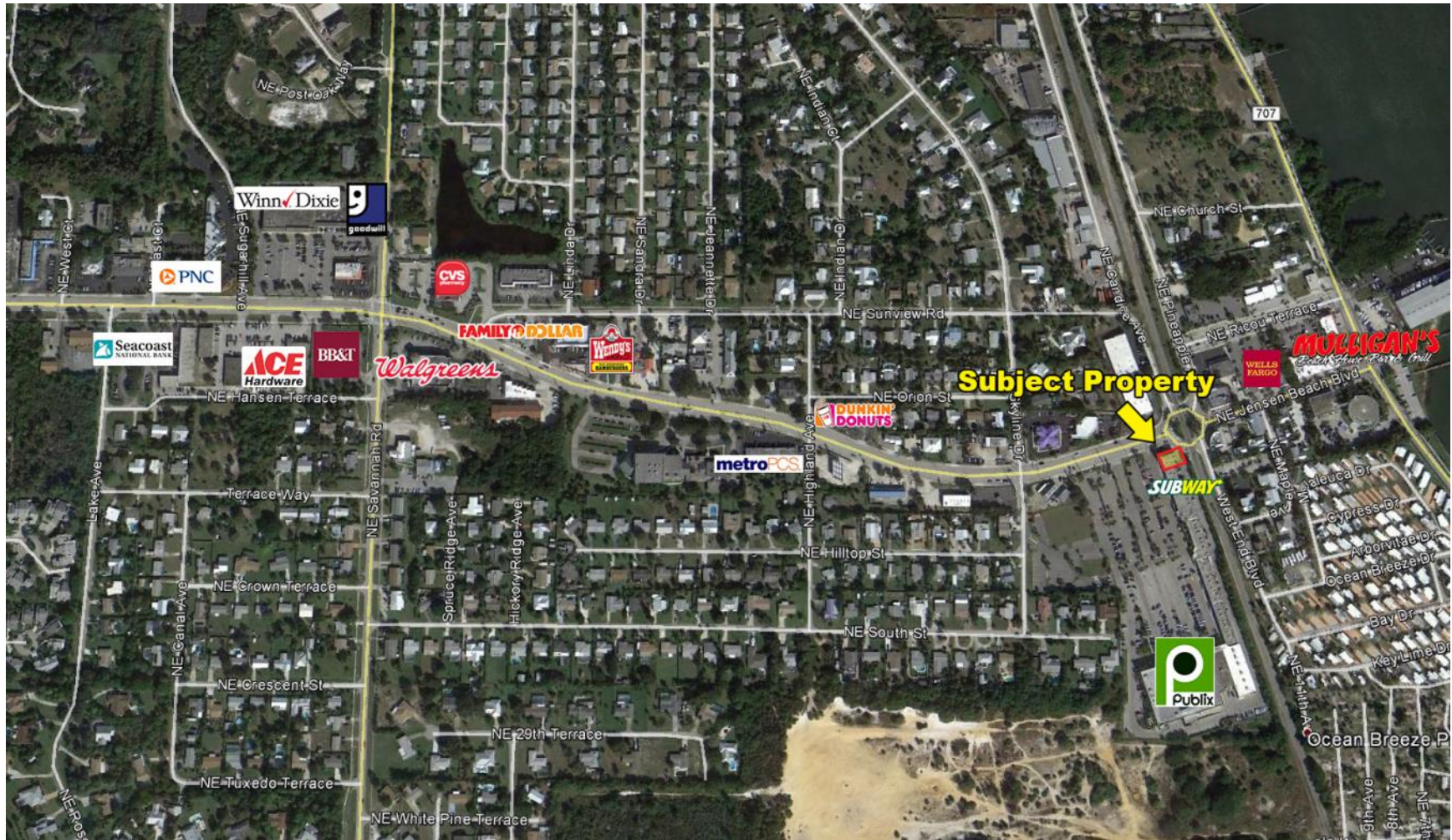
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Property Aerial



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