

# STOREFRONT RETAIL SPACE

1989 NE Jensen Beach Blvd. Jensen Beach FL, 34957



1,700 SF

Lease Rate: \$30.00/sf NNN

**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301  
Stuart FL, 34994  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Josh Johnson**  
772.286.5744 Office  
772.631.5805 Mobile  
[jjohnson@commercialrealestatellc.com](mailto:jjohnson@commercialrealestatellc.com)

# PROPERTY OVERVIEW

- Excellent storefront space located in the heart of Downtown Jensen Beach.
- Great spot for a specialty boutique shop or other general retail uses.
- Space features an open floor plan interior with a large window that allows plenty of natural lighting.
- Area gets an abundance of walking traffic due to its quaint location and its close proximity to the Mulligan's Restaurant and other local shops.
- This sought after location will not last!!



<b>LEASE RATE</b>	\$30.00/sf NNN
<b>SPACE AVAILABLE</b>	1,700 sf
<b>BUILDING TYPE</b>	Storefront/Retail
<b>TRAFFIC COUNT</b>	20,500 ADT
<b>YEAR BUILT</b>	1951
<b>CONSTRUCTION TYPE</b>	CBS
<b>PARKING SPACE</b>	Ample/Street
<b>ZONING</b>	Jensen Beach Redevelopment
<b>LAND USE</b>	Shopping Center
<b>UTILITIES</b>	Martin County City/Sewer

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# DEMOGRAPHICS

2020 Population Estimate		2020 Average Household Income		Average Age	
1 Mile	4,568	1 Mile	\$62,449	1 Mile	48.6
3 Mile	30,320	3 Mile	\$82,681	3 Mile	52.3
5 Mile	81,224	5 Mile	\$82,791	5 Mile	50.8

2025 Population Projection		2020 Median Household Income		Median Age	
1 Mile	4,734	1 Mile	\$46,225	1 Mile	53.2
3 Mile	32,689	3 Mile	\$56,721	3 Mile	58.1
5 Mile	81,224	5 Mile	\$57,722	5 Mile	56.40

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# ZONING INFORMATION

## Jensen Beach Community Redevelopment Area - Permitted Business & Professional Uses

Amusement, Commercial <sup>(7)</sup>	P	Rental Center <sup>(2)</sup>	P
Artisan, Art Studios, Galleries <sup>(2)</sup>	P	Residential Storage Facility <sup>(2)</sup>	P
Flea Market <sup>(2,4)</sup>	P	Restaurant, General	P
Funeral Home	P	Restaurant, Convenience	P
Health and Fitness Club	P	Retail Sales & Service, Limited <sup>(2)</sup>	P
Hotel or Motel	P	Retail Sales & Service, General <sup>(2)</sup>	P
Kiosks <sup>(5)</sup>	P	Theater, Indoors	P
Office, Business or Professional	P	Theater, Outdoor <sup>(2)</sup>	P
Office, Medical	P	Trade and Skilled Services <sup>(2)</sup>	P
Parking, Commercial	P	Veterinary Medical Services <sup>(2)</sup>	P
Pet Shop and Supplies	P	Wholesale & Warehousing <sup>(2,4)</sup>	P

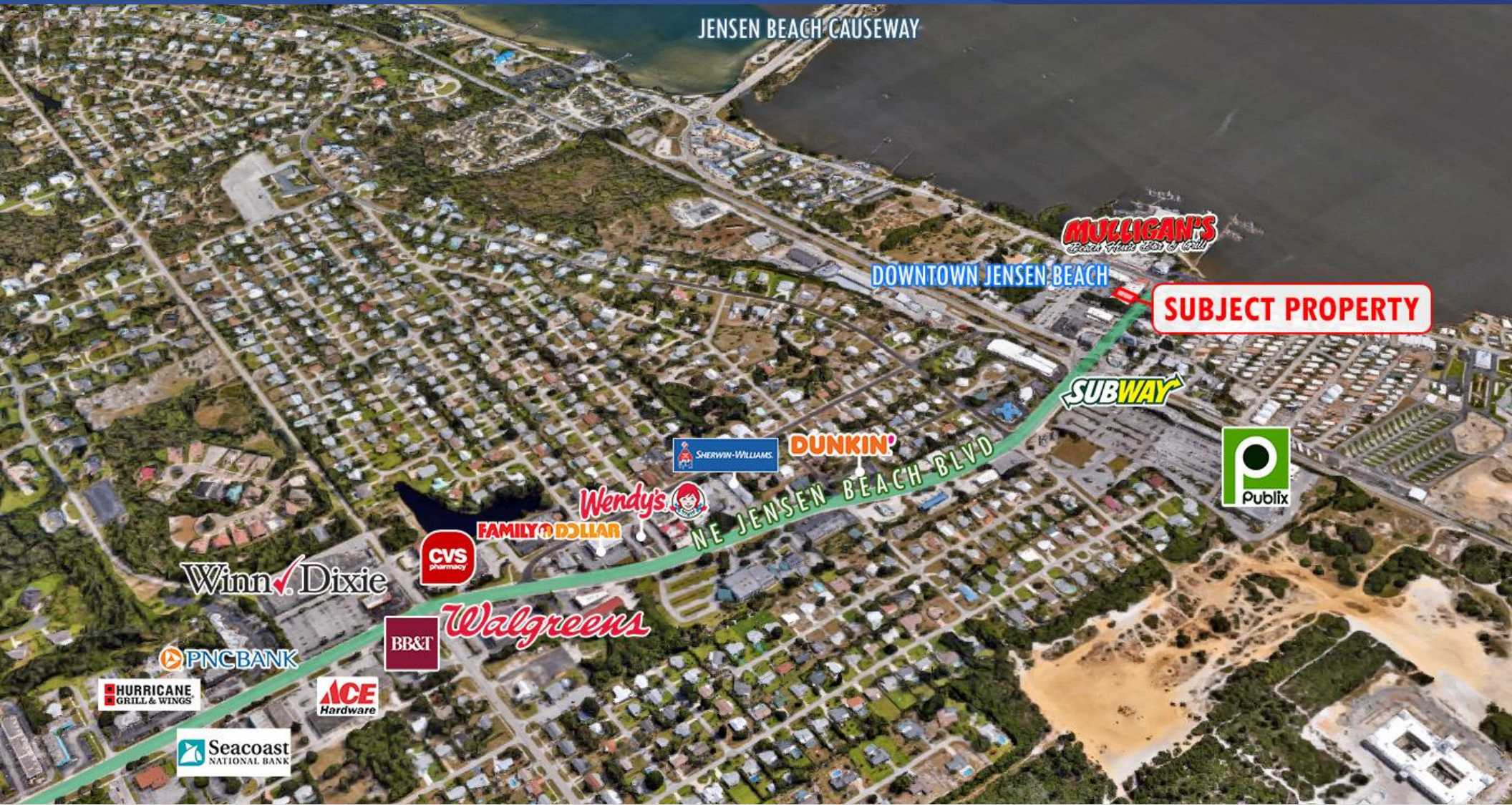
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# TRADE AREA MAP



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