

STOREFRONT RETAIL SPACE

3290 NE Indian River Dr. Jensen Beach FL, 34957



FOR LEASE | \$30.00/sf NNN

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

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PROPERTY OVERVIEW

- Excellent storefront open concept retail space located in the Pineapple Plaza shopping strip.
- Ideal for a variety of uses including but not limited to general retail sales and services, office/professional business, and more.
- Exterior renovations include fresh paint and an updated façade.
- Located next door to the Mulligan's Restaurant and other local shops and restaurants.
- The Downtown Jensen Beach area brings an abundance of foot traffic from locals and visitors alike.



LEASE RATE	\$30.00/sf NNN
UNIT SIZE	1,200 SF
BUILDING TYPE	Community Shopping Center
FRONTAGE	190.15'
TRAFFIC COUNT	6,200 ADT (from NE Indian River Dr.)
YEAR BUILT	1951
CONSTRUCTION TYPE	CBS
PARKING SPACE	Ample/Street
ZONING	Jensen Beach Redevelopment District
LAND USE	Shopping Center
UTILITIES	Martin County Utilities (Water/Sewer)

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SITE PHOTOS



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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 ⁽⁷⁾	P
Artisan, Art Studios, Galleries ⁽²⁾	P
Flea Market ^(2, 4)	P
Funeral Home	P
Health and Fitness Club	P
Hotel or Motel	P
Kiosks ⁽⁵⁾	P
Office, Business or Professional	P
Office, Medical	P
Parking, Commercial	P
Pet Shop and Supplies	P

Rental Center ⁽²⁾	P
Residential Storage Facility ⁽²⁾	P
Restaurant, General	P
Restaurant, Convenience	P
Retail Sales & Service, Limited ⁽²⁾	P
Retail Sales & Service, General ⁽²⁾	P
Theater, Indoors	P
Theater, Outdoor ⁽²⁾	P
Trade and Skilled Services ⁽²⁾	P
Veterinary Medical Services ⁽²⁾	P
Wholesale & Warehousing ^(2, 4)	P

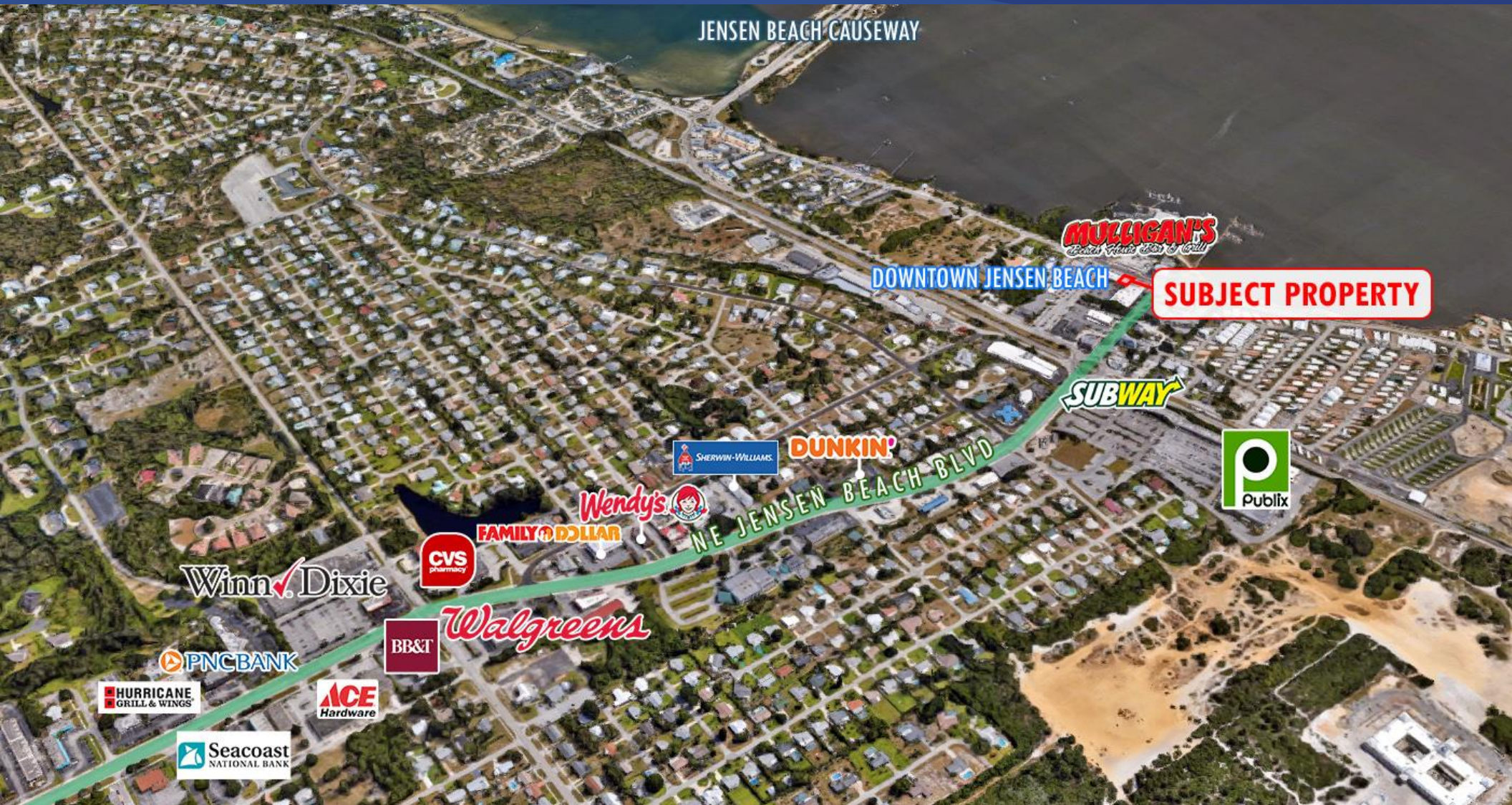
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TRADE AREA MAP



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