

RETAIL STOREFRONT SPACES

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



FOR LEASE | \$30.00/SF

CMB CRADY
MACKIN
BELLAND
COMMERCIAL REAL ESTATE

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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.



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 SPACE	On-street / public parking
ZONING	Jensen Beach Redevelopment
LAND USE	CRA Center / Core

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INTERIOR PHOTOS



Unit 3290



Unit 3290



Unit 3300



Unit 3300

DEMOGRAPHICS

Radius	1 mile	3 miles	5 miles
Population			
2020 Population	4,548	24,632	67,851
2025 Population	5,120	33,156	84,033
2030 Population Projection	5,389	36,719	92,807
Annual Growth 2020-2025	2.5%	6.9%	4.8%
Households			
2020 Households	2,227	12,028	31,477
2025 Households	2,491	16,438	39,421
2030 Household Projection	2,621	18,285	43,593
Households by Income			
Avg Household Income	\$84,695	\$92,683	\$96,134
Median Household Income	\$51,316	\$64,038	\$67,548
Population Summary			
Median Age	54.40	61.00	57.50
Avg Age	49.50	53.90	51.50
Housing			
Owner Occupied Households	1,849	14,293	33,056
Renter Occupied Households	772	3,991	10,537



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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



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TRADE AREA MAP



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