

PRIME RESTAURANT SPACE

1897 NE Jensen Beach Blvd. Jensen Beach, FL 34957



FOR LEASE | \$40.00/SF NNN

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

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Josh Johnson

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Matt Crady

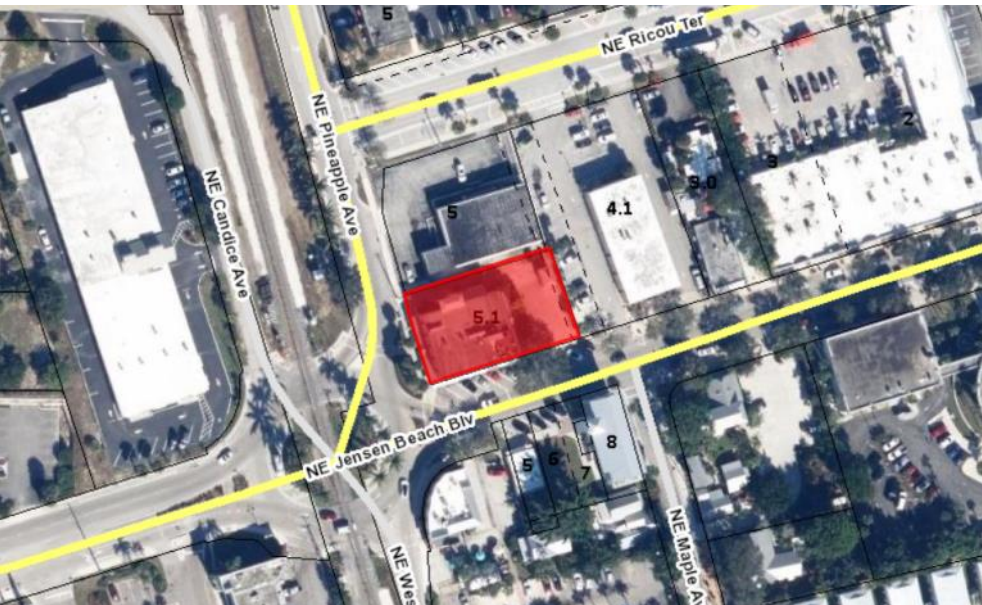
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PROPERTY OVERVIEW

- Rare opportunity to lease a fully built out restaurant space situated in the heart of Downtown Jensen Beach.
- Located below the iconic Jensen Beach Inn Hotel and within an area with heavy foot traffic from locals and visitors alike.
- Well-maintained property with ample interior and exterior seating, a bar, and more.
- Liquor license inclusive with the space.
- Kitchen equipment, current fixtures and furniture included.
- Highly sought out area; will not be on the market for long!



LEASE RATE	\$40.00/SF NNN
SPACE AVAILABLE	4,480 SF
BUILDING SIZE	9,140 SF
BUILDING TYPE	Restaurant/Inn
ACREAGE	0.32 AC
FRONTAGE	136'
TRAFFIC COUNT	20,300 ADT
YEAR BUILT	1909
CONSTRUCTION TYPE	Block with Stucco
PARKING SPACE	Ample
ZONING	Jensen Beach Redevelopment
LAND USE	CRA Center
PARCEL ID	22-37-41-017-000-00051-9

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SITE PHOTOS



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DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	5,121	1 Mile	\$72,211	1 Mile	49.10
3 Mile	30,366	3 Mile	\$86,372	3 Mile	52.60
5 Mile	76,494	5 Mile	\$87,635	5 Mile	51.20
2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	5,259	1 Mile	\$49,819	1 Mile	54.20
3 Mile	32,718	3 Mile	\$64,057	3 Mile	58.80
5 Mile	83,116	5 Mile	\$67,472	5 Mile	57.00

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ZONING INFORMATION

Commercial & Business Use Groups, see Section 12.1.03		CORE
Business & professional offices		P
Construction services, limited		P ¹
Construction services, extensive		-
Convenience store with fuel		-
Drive-through facility		-
Drive-through restaurant		-
Hotels, motels, resorts spas		P
Marinas		-
Medical offices		P
Parking lots and garages		P
Restaurants		P
Retail & services, limited impact		P ^{1,4}
Retail & services, general impact		P ^{1,4}
Retail & services, extensive impact		-
Recreational vehicle parks		-
Vehicular service and maintenance		-
Wholesale trades and services		P ¹
Working waterfront		-
Public & Institutional Use Groups, see Section 12.1.03		
Institutional uses, limited impact		P
Institutional uses, general impact		P
Industrial Use Groups, see Section 12.1.03		
Limited impact industries		
Extensive impact industrial industries		-



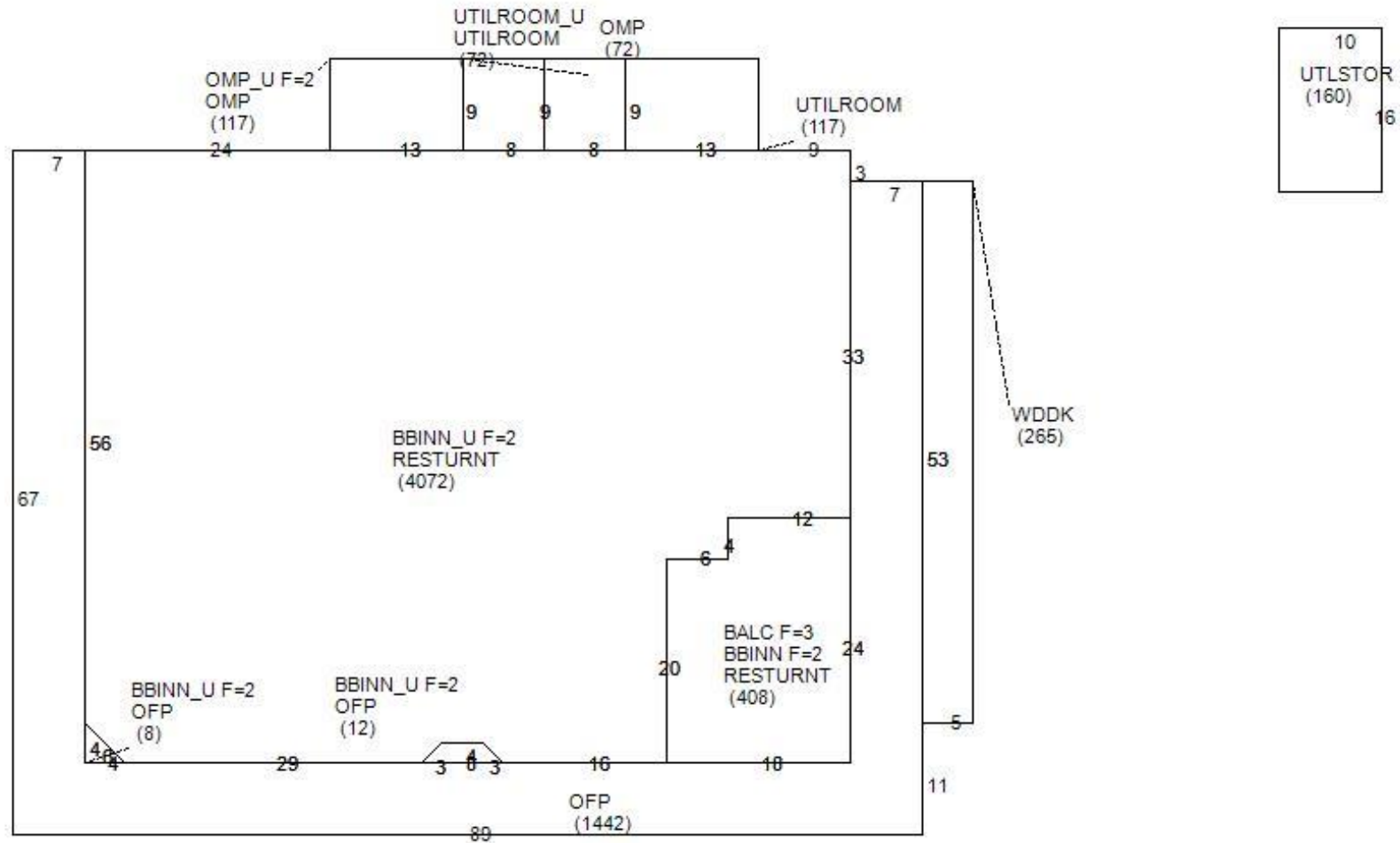
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FLOOR SKETCH



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TRADE AREA MAP



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