

RIVERFRONT RESTAURANT SPACE

8735 S Ocean Dr. Jensen Beach, FL 34957



FOR LEASE | \$20 psf | Available 2023

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

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PROPERTY OVERVIEW

Stunning restaurant space with panoramic views of the Indian River located on Hutchinson Island in Jensen Beach.

The space can accommodate both public guests & private parties of up to 250.

Property features include indoor & outdoor dining spaces, floor to ceiling windows and an *equipment ready* kitchen space.



PRICE	\$20psf
BUILDING SIZE	7,500sf
BUILDING TYPE	Restaurant
ACREAGE	48.36
RIVER FRONTAGE	600'
TRAFFIC COUNT	15,100 ADT
YEAR BUILT	1983
CONSTRUCTION TYPE	BC Stucco
ZONING	Comm Neigh
PARCEL ID	3534-111-0005-000-5

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SITE PHOTOS



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DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	8,464	1 Mile	\$87,451	1 Mile	42
3 Mile	44,381	3 Mile	\$73,523	3 Mile	42
5 Mile	249,536	5 Mile	\$80,155	5 Mile	42

2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	10,095	1 Mile	\$72,014	1 Mile	41
3 Mile	49,755	3 Mile	\$58,254	3 Mile	40
5 Mile	226,488	5 Mile	\$62,871	5 Mile	41

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AREA MAP



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