

RETAIL STOREFRONT SPACE

1892 NE Jensen Beach Blvd. Jensen Beach, FL 34957



FOR LEASE | \$30.00/SF MG

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

- Discover this versatile 1,171 SF storefront retail space available for lease in the vibrant heart of downtown Jensen Beach. Formerly a tattoo shop, the space features a modern interior layout that includes a reception area, multiple restrooms, partitioned spaces, and a private office.
- This space is perfectly suited for comparable services, professional offices, or retail establishments looking to establish themselves in a bustling and high-traffic location.
- Situated across the train tracks leading directly into Downtown Jensen Beach, the property enjoys excellent visibility and foot traffic.
- Surrounding tenants include popular destinations like Maki Sushi, The Jensen Beach Inn, Thirsty Turtle, and an array of boutique shops and trendy restaurants, creating a dynamic and attractive environment for businesses.



LEASE RATE	\$30.00/SF Modified Gross
SPACE AVAILABLE	1,171 SF
BUILDING SIZE	2,342 SF
BUILDING TYPE	Mixed Retail / Office
FRONTAGE	+/- 45'
TRAFFIC COUNT	21,000 ADT
YEAR BUILT	2003
CONSTRUCTION TYPE	Block with Stucco
PARKING SPACE	Street
ZONING	Jensen Beach Redevelopment
LAND USE	CRA Center

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SITE PHOTOS



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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	5,005	1 Mile	\$76,829	1 Mile	49.3
3 Mile	31,278	3 Mile	\$84,946	3 Mile	53.4
5 Mile	82,377	5 Mile	\$87,274	5 Mile	51.4

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	5,270	1 Mile	\$41,935	1 Mile	54.7
3 Mile	35,076	3 Mile	\$59,139	3 Mile	60.3
5 Mile	93,258	5 Mile	\$62,169	5 Mile	57.5

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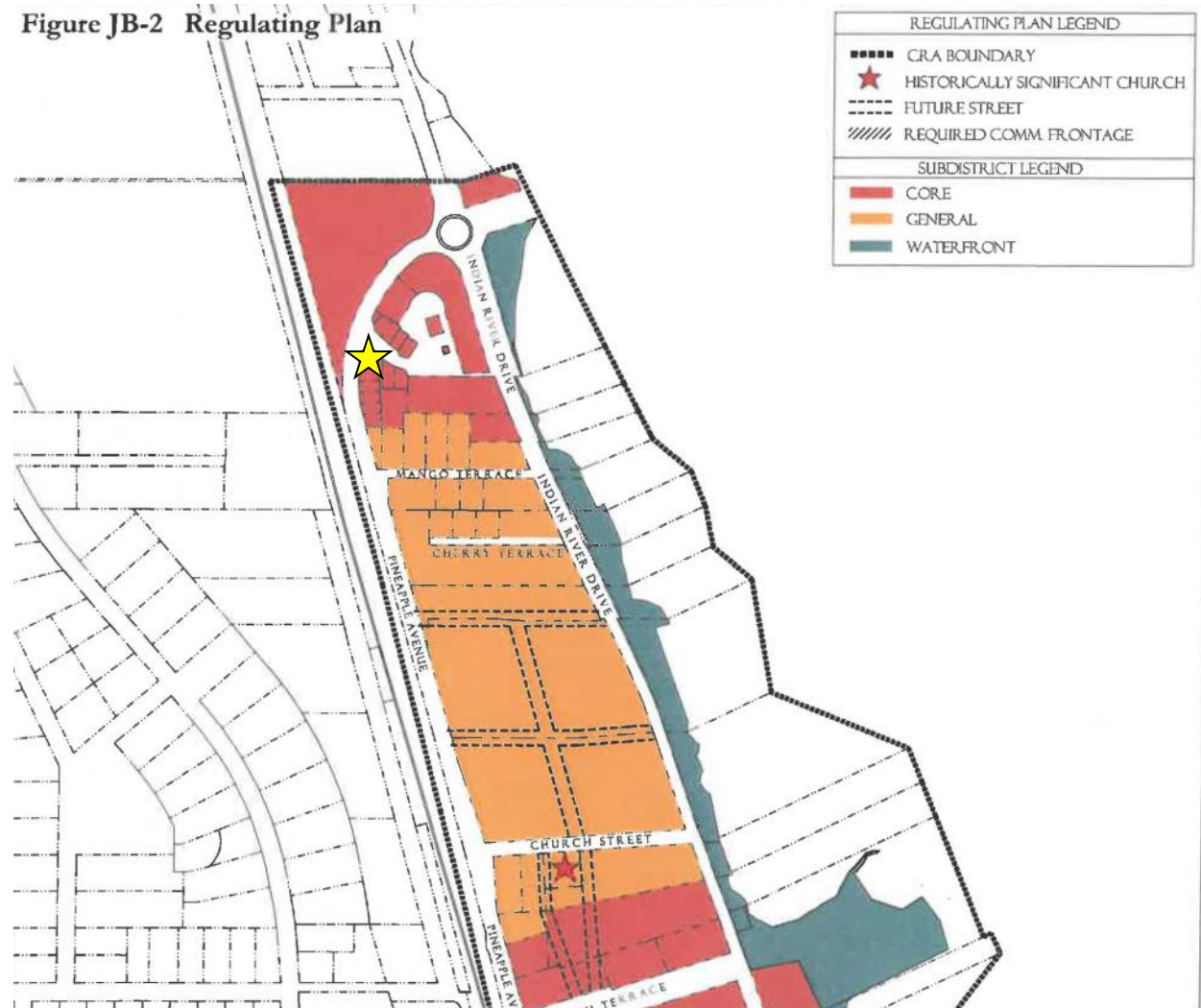
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ZONING INFORMATION

Commercial & Business

Business & professional offices	P
Construction services, limited	P1
Construction services, extensive	-
Convenience store with fuel	-
Drive-through facility	-
Drive-through restaurant	-
Hotels, motels, resorts spas	P
Marinas	-
Medical offices	P
Microbreweries & Craft Distilleries	P
Parking lots and garages	P
Restaurants	P
Retail & services, limited impact	P1, 4
Retail & services, general impact	P1, 4
Wholesale trades and services	P1
Institutional uses, limited impact	P
Institutional uses, general impact	P

Figure JB-2 Regulating Plan



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TRADE AREA MAP



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