

FOR SALE



OFFERING MEMORANDUM

RARE MIXED-USE DOWNTOWN INVESTMENT

BOUTIQUE HOTEL WITH LONG TERM RESTAURANT

1893 NE JENSEN BEACH BLVD. JENSEN BEACH, FL 34957

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

www.CommercialRealEstateLLC.com



TABLE OF CONTENTS

RARE MIXED-USE DOWNTOWN INVESTMENT

Jensen Beach, FL

- 3 EXECUTIVE SUMMARY
- 4 INVESTMENT OVERVIEW
- 5 SITE SURROUNDINGS
- 6 SURROUNDING NEIGHBORHOODS
- 7 PROPERTY PHOTOS
- 8 DEMOGRAPHICS
- 9 TENANT OVERVIEW
- 10 CONTACT INFORMATION

CONTACT INFORMATION

Matt Crady

Vice President of Sales and Leasing

772.260.1655

mcrady@commercialrealestatellc.com

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

EXECUTIVE SUMMARY

Presenting a rare opportunity to acquire a prominent commercial asset located at the high-visibility corner of NE Jensen Beach Blvd and NE Pineapple Avenue in the heart of Downtown Jensen Beach. This two-story, 9,140 SF mixed-use building combines stable long-term income with exceptional upside potential in one of the Treasure Coast's most desirable coastal districts.

INVESTMENT HIGHLIGHTS

Boutique Hotel with Adaptive Use Potential

The second floor features the Jensen Beach Inn, an 9-room boutique hotel with charming common areas and a **roof deck boasting scenic waterfront views and the downtown area**. The hospitality component offers immediate appeal to coastal travelers while also providing conversion potential for short-term rental/Airbnb operations or other boutique hospitality concepts—unlocking significant value-add potential for future ownership.

Stabilized, Long-Term Ground Floor Tenant

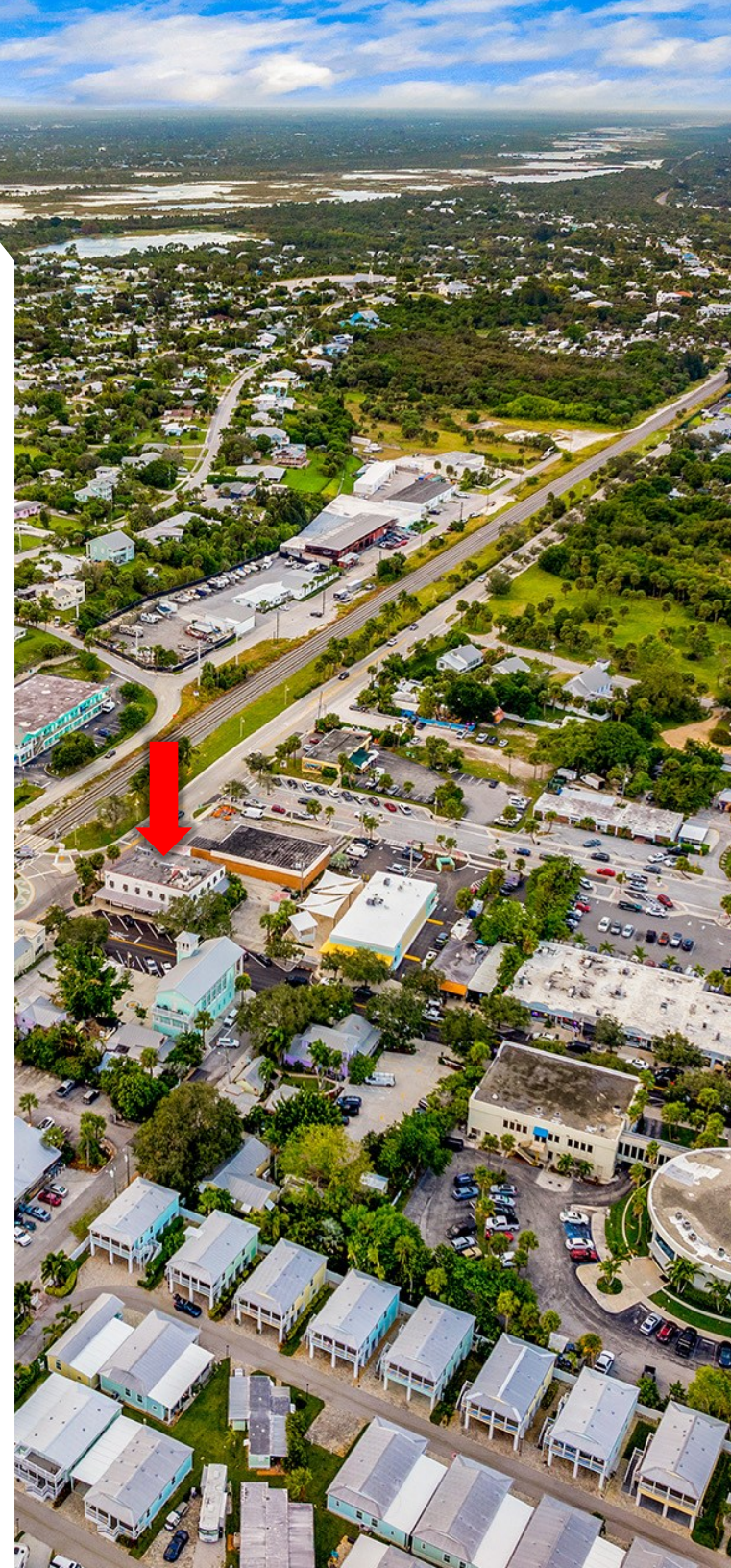
The first floor is fully occupied by Thirsty Turtle, a well-known casual seafood restaurant operating under a 10-year NNN lease. This established local favorite delivers reliable, passive income with minimal landlord responsibilities.

Exceptional Location & Visibility

Situated directly within Downtown Jensen Beach, the property benefits from strong walkability, vibrant nearby retailers and restaurants, and proximity to year-round events. Its position at the town's well-trafficked roundabout ensures consistent exposure and visitor flow. The Jensen Beach Causeway is just minutes away, offering quick, convenient access to area beaches.

Highly Sought-After Coastal Market

Jensen Beach continues to experience strong demand from residents, visitors, and investors alike due to its waterfront charm, boutique business environment, and limited commercial inventory. Properties in this corridor rarely come to market, making this offering a strategic long-term hold.

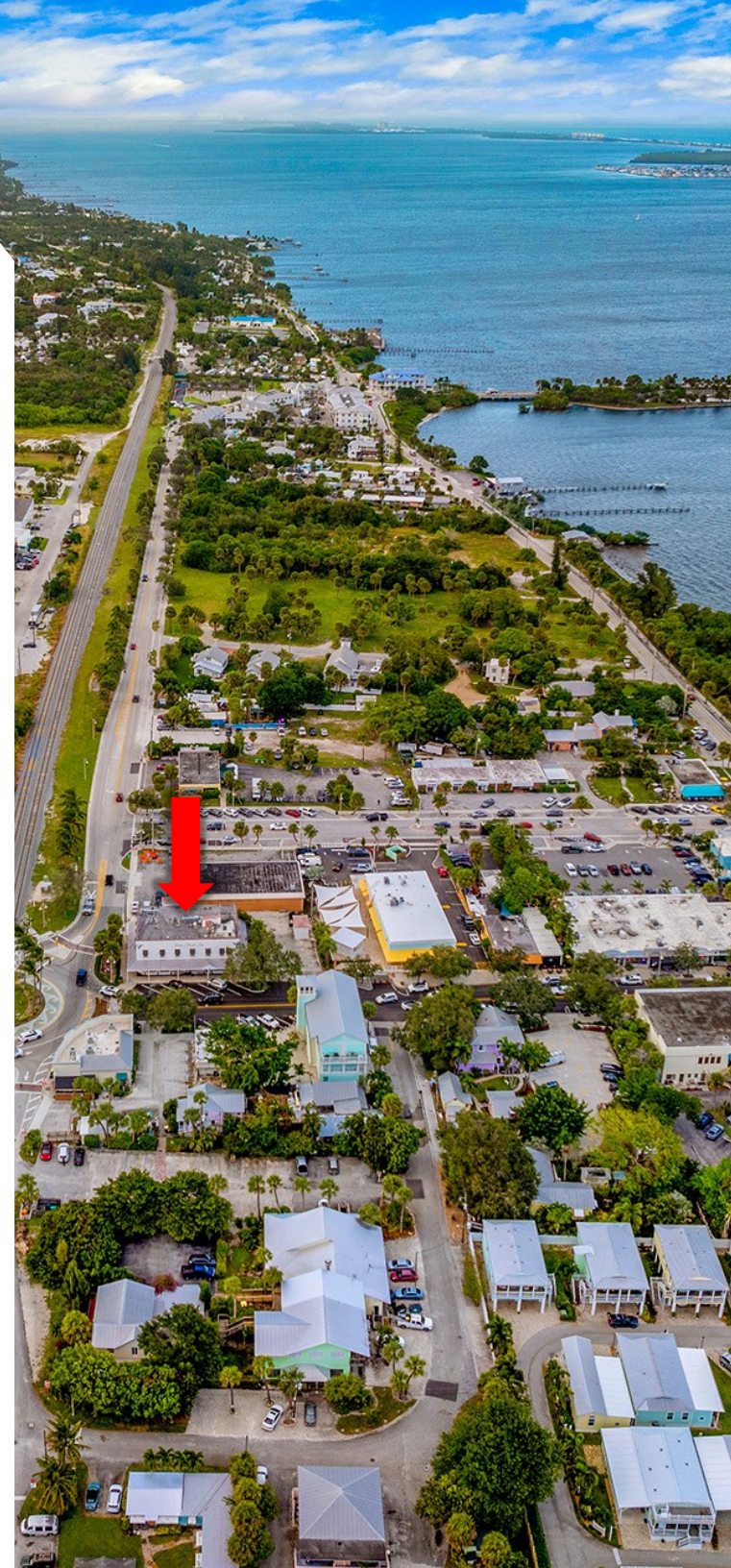


INVESTMENT OVERVIEW

| | |
|-------------------|-----------------------------------|
| PRICE | \$4,300,000 |
| BUILDING SIZE | 9,140 SF |
| BUILDING TYPE | Restaurant / Hotel |
| ACREAGE | 0.33 AC |
| FRONTAGE | 146' along Jensen Beach Blvd. |
| TRAFFIC COUNT | 17,600 ADT / 12,700 ADT |
| YEAR BUILT | 1909 |
| CONSTRUCTION TYPE | Block with Stucco |
| ZONING | Jensen Beach Redevelopment Zoning |
| LAND USE | CRA Center |
| PARCEL ID | 22-37-41-017-000-00051-9 |

INVESTMENT SUMMARY

- **Ground Floor Tenant:** Thirsty Turtle - 10-Year NNN Lease
- **Second Floor:** Jensen Beach Inn -9 Rooms + Common Area
- **Third Floor:** Roof-top deck with waterfront views
- **Zoning & Use Flexibility:** Opportunity to reposition the inn for Airbnb or other hospitality models
- **Location:** Corner of NE Jensen Beach Blvd & NE Pineapple Ave
- **Market Advantages:** Downtown walkability, tourism draw, proximity to beaches, strong visibility at roundabout



FINANCIALS

Hotel Revenue Analysis

The projected revenue is based on **9 guest rooms** with an average daily rate of **\$183 per night** with an assumed **occupancy of 70%** applied to estimate the net operating income.

Property Financial Summary

| | |
|--------------------|---|
| Restaurant NOI | \$120,000 (NNN lease with annual increases) |
| Hotel NOI | \$186,769.80* |
| Total Property NOI | \$306,769.80 |

**Hotel NOI per management discretion*

\$415,044.00

+

\$228,274.20

=

\$186,769.80

Annual Gross Revenue
(At 70% Occupancy)

Operating Expenses

Hotel NOI

Annual Gross Revenue by Occupancy

| Occupancy Rate | Annual Gross Revenue |
|----------------|----------------------|
| 50% | \$299,152.50 |
| 60% | \$358,983.00 |
| 70% | \$415,044.00 |
| 80% | \$478,644.00 |
| 90% | \$538,474.50 |
| 100% | \$598,305.00 |

Operating Expenses Breakdown

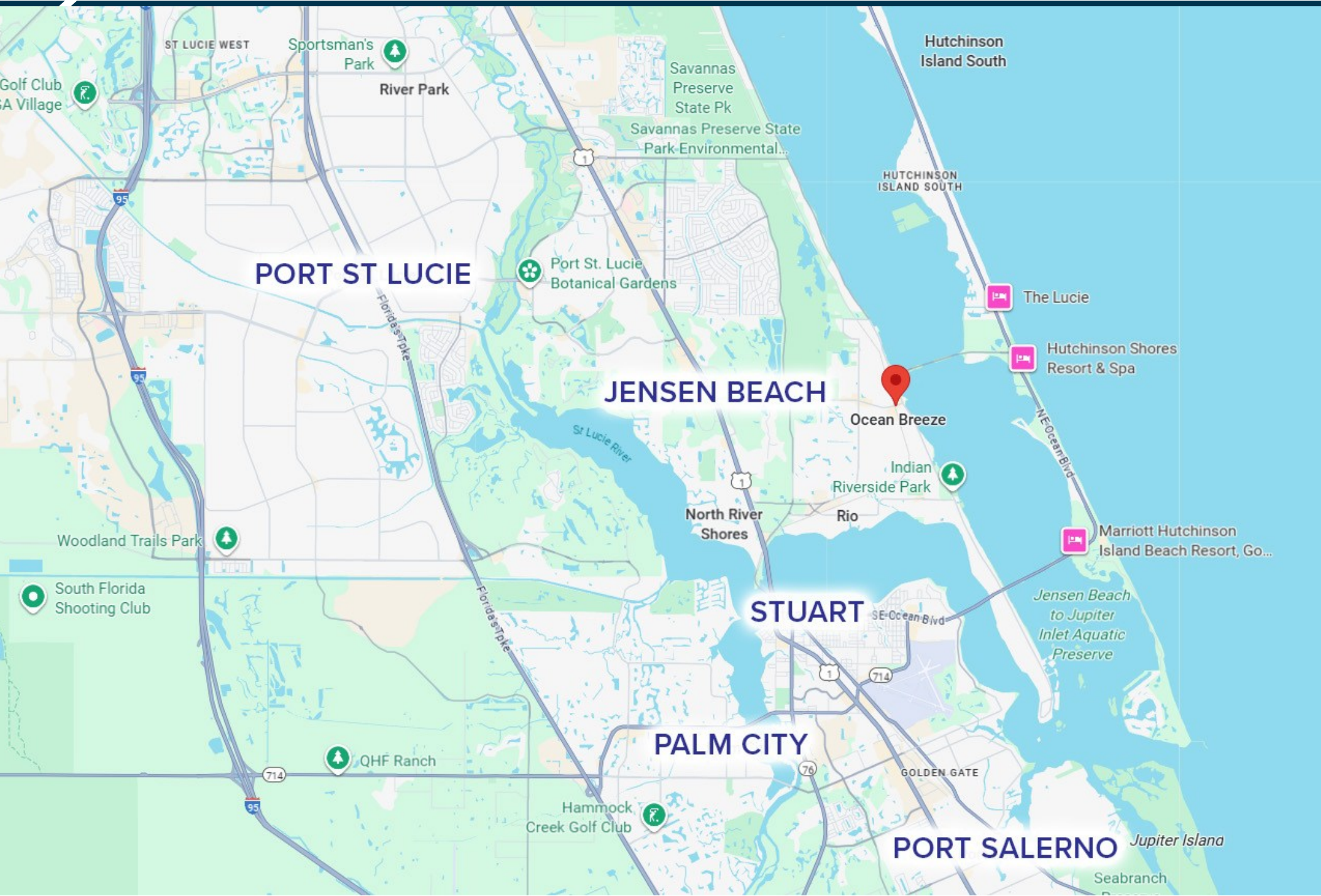
| | |
|--------------------|--------------|
| Payroll | \$79,896.97 |
| Utilities | \$22,827.42 |
| Maintenance | \$34,241.13 |
| Marketing | \$18,261.94 |
| Property Taxes | \$18,250.00 |
| Insurance | \$18,261.94 |
| Cleaning & Laundry | \$15,979.19 |
| Miscellaneous | \$20,555.61 |
| Total | \$228,274.20 |



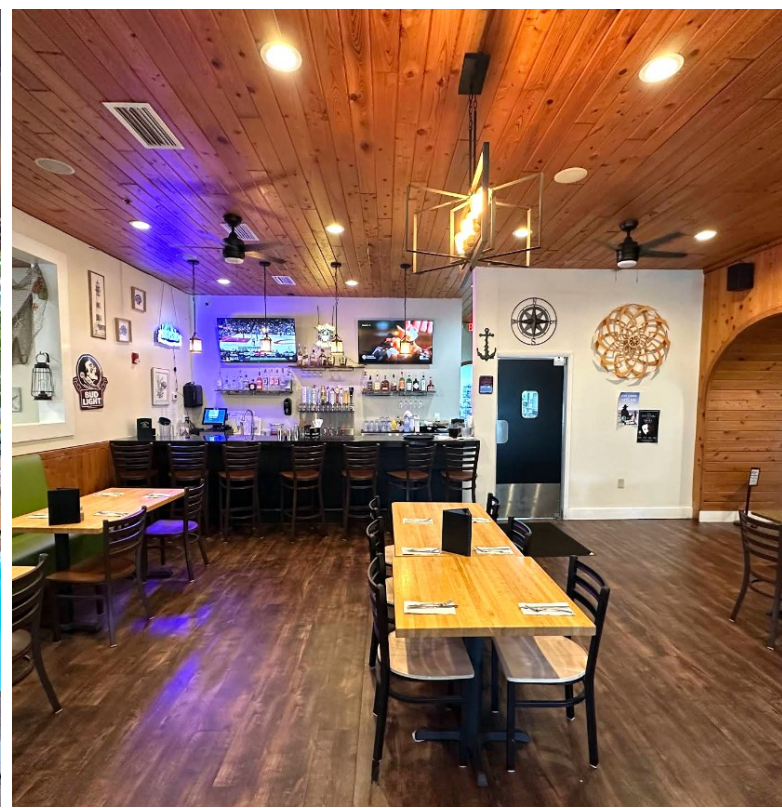
SITE SURROUNDINGS



SURROUNDING NEIGHBORHOODS



PROPERTY PHOTOS

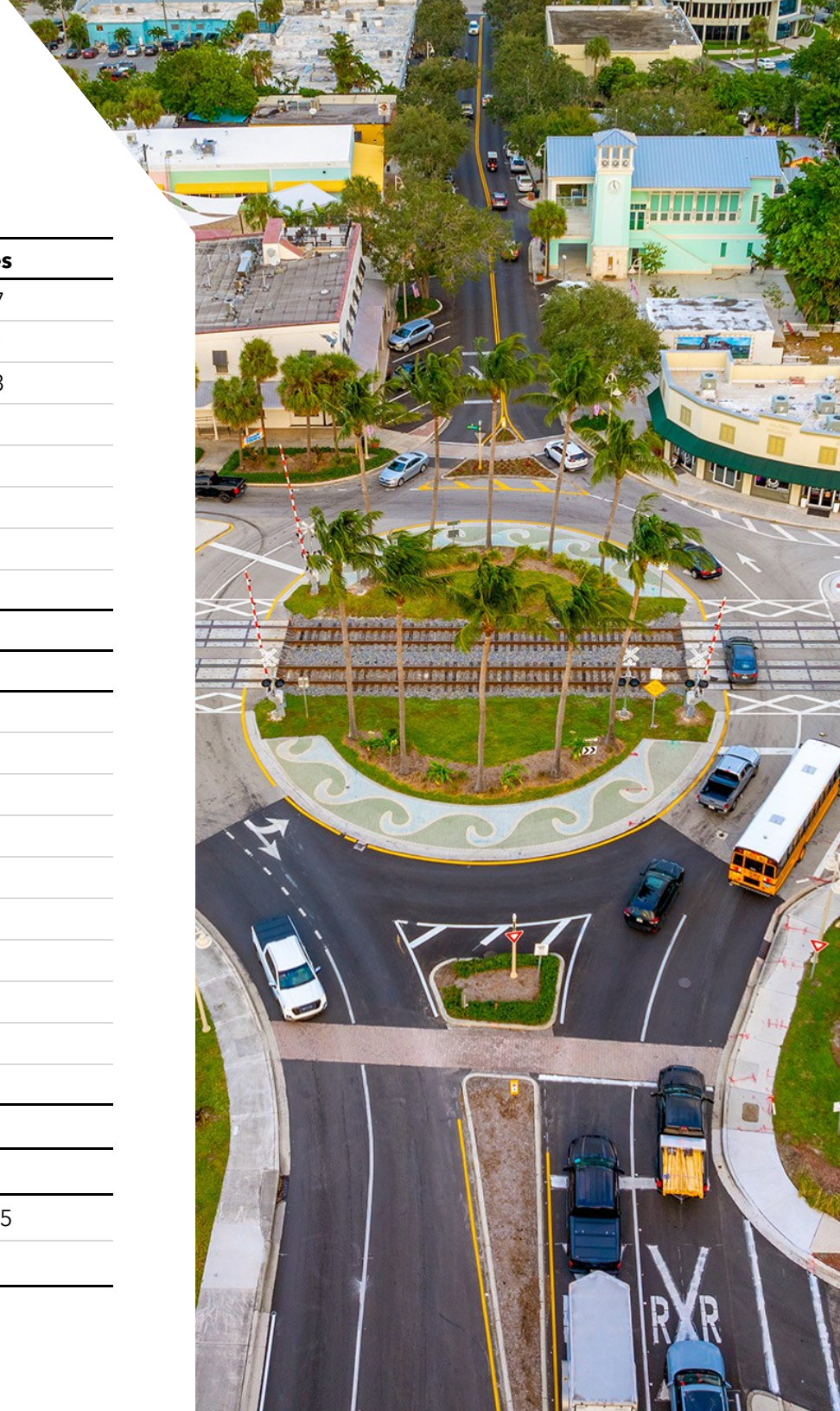


DEMOGRAPHICS

| Population | 1 mile | 3 miles | 5 miles |
|-----------------------------|--------|---------|---------|
| 2020 Population | 4,802 | 25,086 | 69,067 |
| 2024 Population | 4,934 | 31,566 | 81,781 |
| 2029 Population Projection | 5,195 | 35,484 | 92,653 |
| Annual Growth 2020-2024 | 0.7% | 6.5% | 4.6% |
| Annual Growth 2024-2029 | 1.1% | 2.5% | 2.7% |
| Median Age | 54.8 | 60.4 | 57.6 |
| Bachelor's Degree or Higher | 31% | 35% | 33% |
| U.S. Armed Forces | 4 | 16 | 82 |

| Income | 1 mile | 3 miles | 5 miles |
|-------------------------|----------|----------|----------|
| Avg Household Income | \$76,873 | \$84,765 | \$87,335 |
| Median Household Income | \$42,008 | \$59,146 | \$62,169 |
| < \$25,000 | 577 | 2,900 | 7,210 |
| \$25,000 - 50,000 | 687 | 3,858 | 8,728 |
| \$50,000 - 75,000 | 275 | 2,598 | 6,246 |
| \$75,000 - 100,000 | 204 | 1,589 | 4,478 |
| \$100,000 - 125,000 | 174 | 1,436 | 3,870 |
| \$125,000 - 150,000 | 122 | 993 | 2,104 |
| \$150,000 - 200,000 | 134 | 948 | 2,254 |
| \$200,000+ | 170 | 1,168 | 3,230 |

| Housing | 1 mile | 3 miles | 5 miles |
|-------------------|-----------|-----------|-----------|
| Median Home Value | \$237,470 | \$322,750 | \$325,155 |
| Median Year Built | 1978 | 1985 | 1985 |



TENANT OVERVIEW

Thirsty Turtle

Thirsty Turtle is a well-established casual seafood and grill concept known throughout the Treasure Coast for its relaxed atmosphere, quality menu, and loyal local following. The Jensen Beach location is a high-performing outpost that benefits from strong year-round traffic from both residents and tourists.

Operating under a long-term 10-year NNN lease, the restaurant provides steady, predictable income with minimal landlord obligations. Thirsty Turtle's brand recognition and operational stability make it an attractive anchor tenant in the Downtown Jensen Beach district.



The Jensen Beach Inn

The Jensen Beach Inn is an 9-room boutique hotel occupying the second floor of the property. Blending coastal charm with personalized hospitality, the inn caters to beachgoers, business travelers, and visitors exploring Downtown Jensen Beach.

Guests enjoy comfortable accommodations, a welcoming common area, and access to a private rooftop deck with scenic views of the Downtown area and surrounding inlet.

With its intimate scale and prime location steps from shops, restaurants, and the causeway, the Jensen Beach Inn offers strong occupancy potential and flexibility for future operators, including repositioning into an Airbnb-style short-term rental model or other specialized lodging concepts.

CONTACT INFORMATION

Premier Mixed-Use Investment

1893 NE Jensen Beach Blvd.
Jensen Beach, FL 34957

\$4,300,000

PURCHASE PRICE

Matt Crady

Vice President of Sales and Leasing
772.260.1655
mcrady@commercialrealestatellc.com

CONFIDENTIALITY & DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Jeremiah Baron & Co. Commercial Real Estate LLC and it should not be made available to any other person or entity without the written consent of Jeremiah Baron & Co. Commercial Real Estate LLC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Jeremiah Baron & Co. Commercial Real Estate LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Jeremiah Baron & Co. Commercial Real Estate LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements

thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Jeremiah Baron & Co.

Commercial Real Estate LLC has not verified, and will not verify, any of the information contained herein, nor has Jeremiah Baron & Co. Commercial Real Estate LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

www.CommercialRealEstateLLC.com

