

Fully Equipped Restaurant Space

At the Jensen Beach Technologies Building

3795 NE Indian River Dr., Jensen Beach, FL 34957

FOR LEASE

\$40.00/SF NNN



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PROPERTY OVERVIEW

The kitchen is built. Bring the menu. This 1,405 SF ground-floor restaurant is fully built out, so an operator skips the cost and months of a kitchen build-out.

The suite anchors the ground floor of the Jensen Beach Technologies Building on the Causeway roundabout, where beach, boating and downtown traffic passes the door to and from Hutchinson Island.

Key Highlights

Fully equipped restaurant	21,600 combined AADT (2025)
1,405 SF on the ground floor	Gateway to Hutchinson Island
Frontage on the roundabout	Minutes to downtown Jensen Beach



The information contained herein has been obtained from sources deemed reliable but is not guaranteed. All information should be independently verified. This offering is subject to prior sale, lease, price change, or withdrawal without notice.

Address	3795 NE Indian River Dr.
Lease Rate	\$40.00/SF NNN
Total Indoor SF	1,405 SF
Available Suites	1
Suite Sizes	1,405 SF
Construction Type	Block/Stucco
Parking Spaces	Street + dedicated lot
Zoning	Jensen Beach Redevelopment (JBRZD)
Land Use	CRA Center

SPACE HIGHLIGHTS

\$40.00/SF

Base Rent (NNN)

1,405 SF

Ground Floor Suite

21,600

Daily Traffic (2025 AADT)

Turnkey

Restaurant Build-Out

Why This Property

Ready to open

The space comes equipped for restaurant use, so a new operator skips most of the cost and time of a kitchen build-out.

Roundabout visibility

The building faces the roundabout where the Causeway meets Indian River Dr., in view of every driver heading to or from Hutchinson Island.

Steady traffic

13,400 vehicles a day (AADT) on the Jensen Beach Causeway and 8,200 on NE Indian River Dr. (2025).

Waterfront destination

The Indian River Lagoon, Causeway Park and the Hutchinson Island beaches bring residents and visitors past the site year-round.

Ideal For

Café / coffee shop

Fast-casual restaurant

Breakfast & lunch

Seafood / waterfront dining

Bakery / deli

Juice & smoothie bar

EQUIPMENT & AMENITIES

Building & Parking

HVAC

(1) 5-ton Carrier system

Security

Pye & Barker security and camera system

Parking

Street parking plus a dedicated lot on the north side of the roundabout

Kitchen Equipment

2× Double-door upright coolers

1× Single-door upright freezer

1× Condiment cooler, 16 spots

1× Salad cooler

1× Under-counter beverage cooler

1× 6-burner range

1× Gas griddle

1× Gas charbroiler

1× Hot/cold well

1× Gas fryer, 2 batteries

1× Commercial exhaust hood system

1× Tank water heater

See original drawings for full kitchen details.

SITE PHOTOS



ZONING INFORMATION

Jensen Beach Redevelopment Zoning District (JBRZD), CRA Center Future Land Use. Martin County LDR Article 12, Division 2. A form-based code that organizes development by building form rather than strict separation of uses, supporting a pedestrian-oriented mix of dining, shopping, offices, lodging and housing in the Jensen Beach CRA. Permitted uses vary by subdistrict on the Jensen Beach Regulating Plan.

Restaurants & Dining

Restaurants, general; convenience restaurants without drive-through; cafés and bakeries; outdoor dining

Retail & Personal Services

Retail shops; specialty and convenience retail; personal services such as salons, studios and dry cleaning

Office & Professional

Business and professional offices; medical and dental offices; financial and real estate services

Lodging

Bed and breakfast inns; hotels, motels and resort accommodations

Residential

Residences above or behind storefronts in mixed-use buildings; multifamily; accessory dwelling units

Civic & Recreation

Limited institutional uses; indoor commercial amusement; parks and public open space

Representative permitted use groups condensed from Martin County LDR Art. 12. Tenant to verify intended use and subdistrict with Martin County Growth Management.

LOCATION OVERVIEW

Jensen Beach is a waterfront community in Martin County on the Indian River Lagoon. The site sits on the roundabout where NE Causeway Blvd. (SR 732) meets NE Indian River Dr. (CR 707), the mainland end of the Jensen Beach Causeway to Hutchinson Island.

Beach, park and boating traffic passes the building in both directions, and downtown Jensen Beach is about half a mile away.

Area Highlights

Jensen Beach Causeway Park

Lagoon park with boat moorings, just east of the site.

Hutchinson Island beaches

Jensen Beach Park at the east end of the Causeway.

Downtown Jensen Beach

Jammin' Jensen every Thursday; A Taste of Jensen in December.

Indian RiverSide Park

63-acre waterfront park on Indian River Dr.



13,400

Causeway AADT (2025); 8,200 on Indian River Dr.

1.9 mi

To SR A1A on Hutchinson Island

0.5 mi

To downtown Jensen Beach

DEMOGRAPHICS

1-Mile Radius

Population **3,471**

Households **1,743**

Median HH Income **\$84,289**

Median Age **53.6**

3-Mile Radius

Population **33,968**

Households **17,032**

Median HH Income **\$83,191**

Median Age **56.8**

5-Mile Radius

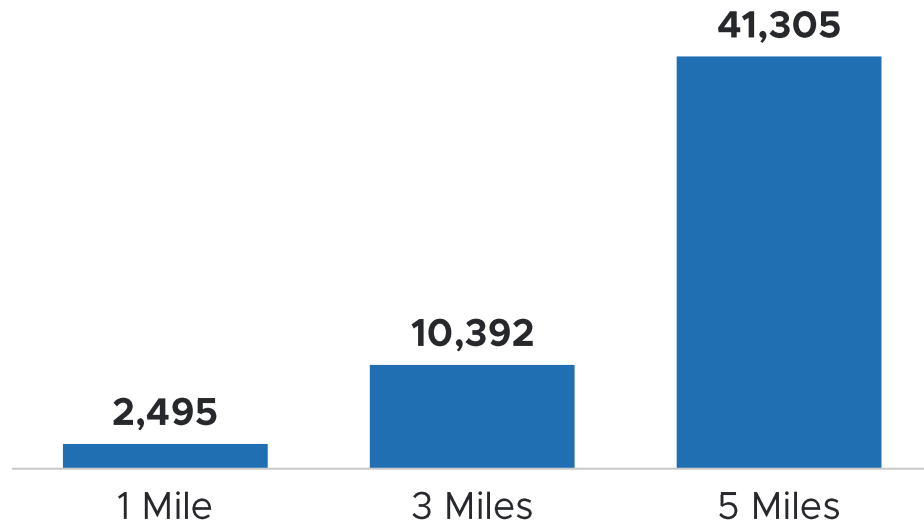
Population **74,862**

Households **35,500**

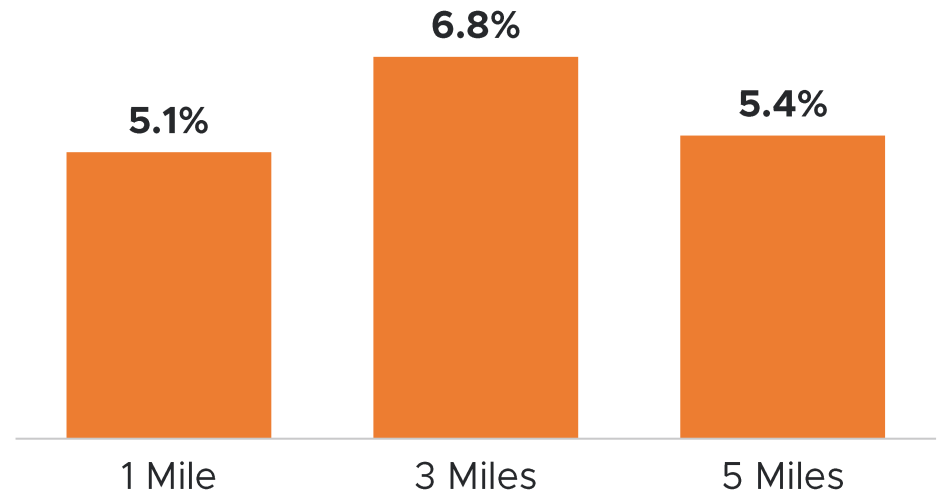
Median HH Income **\$84,200**

Median Age **53.0**

Employees



5-Year Population Growth



TRADE AREA MAP

