

FOR LEASE



WATERFRONT RESTAURANT OPPORTUNITY

HIGH-EXPOSURE CORNER LOCATION

2019 NE JENSEN BEACH BLVD. JENSEN BEACH, FL 34957

PRESENTED BY: MATT CRADY & CHRIS BELLAND

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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Waterfront Restaurant Opportunity

Jensen Beach, FL

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CONTACT INFORMATION

Matt Crady

VP of Sales & Leasing

772.260.1655

mcrady@commercialrealestatellc.com

Chris Belland

Senior VP of Sales & Leasing

772.418.4506

cbelland@commercialrealestatellc.com



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EXECUTIVE SUMMARY

Position your concept at one of the most recognizable dining destinations in Jensen Beach. The former Mulligan's Beach House location offers a rare second-generation restaurant opportunity at the highly trafficked intersection of Jensen Beach Blvd and NE Indian River Drive.

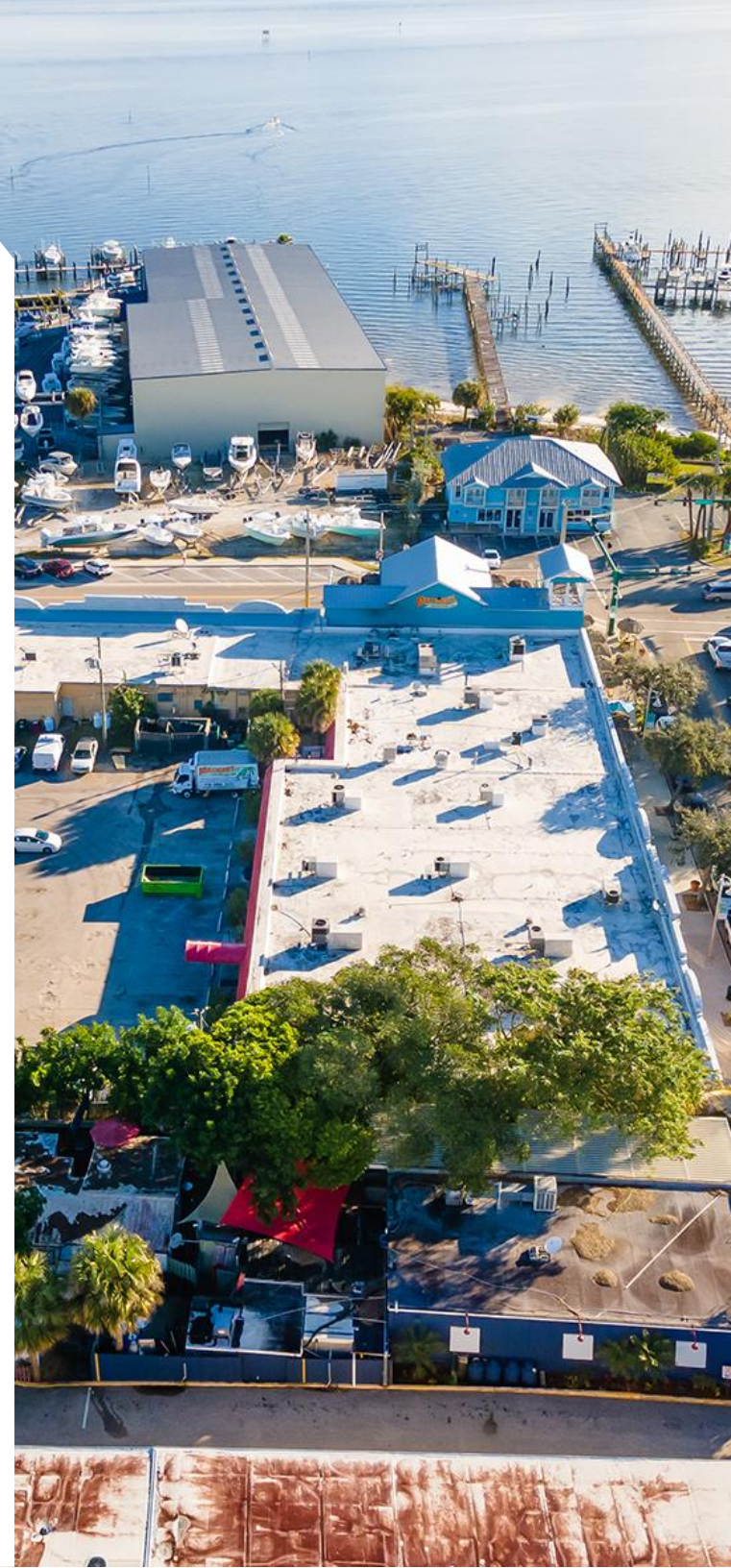
This premier anchor site has served as a staple of the local dining scene for over 23 years, drawing consistent foot traffic from both residents and the steady influx of visitors to the downtown waterfront district.

Location Advantages

Situated in the heart of Downtown Jensen Beach, the property benefits from a vibrant mix of:

- Boutique retail and local shops
- Dense surrounding residential neighborhoods
- Strong tourism and seasonal visitor traffic
- Walkable waterfront district atmosphere

This is a true "center-of-it-all" location where dining, entertainment, and coastal lifestyle converge—making it an ideal setting for a standout restaurant or hospitality concept.



PROPERTY OVERVIEW

LEASE RATE	Call for Pricing
SPACE SIZE	10,960 SF
BUILDING TYPE	Restaurant
FRONTAGE	±112' (NE Jensen Beach Blvd) ±90' (NE Indian River Dr)
TRAFFIC COUNT	17,600 ADT (JB Blvd) 7,800 ADT (IR Dr.)
YEAR BUILT	2017 (2024 Improvements)
CONSTRUCTION TYPE	Concrete Block
ZONING	Jensen Beach Redevelopment
LAND USE	CRA Center

Property Highlights

10,960 SF | Two-Story Restaurant Space

Fully built-out for restaurant use with existing infrastructure in place

Outdoor Seating Opportunity

Ideal for capitalizing on the area's waterfront ambiance and walkability

Prime Corner Exposure

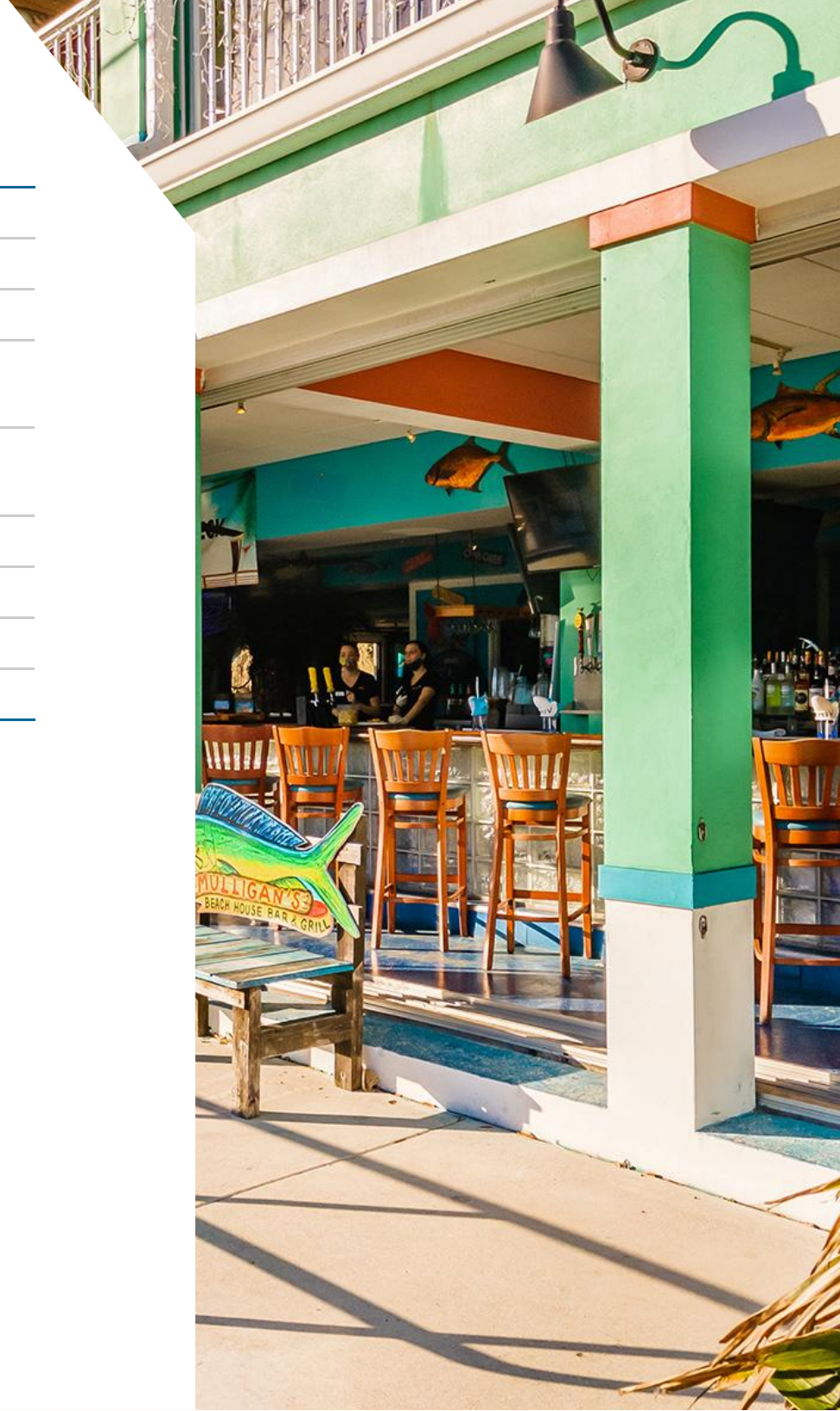
Exceptional visibility at one of the most active intersections in downtown

Established Destination Location

Long-standing presence with strong community recognition and repeat traffic

Second-Generation Restaurant Space

Significant cost and time savings for incoming operators



SITE SURROUNDINGS



HUTCHINSON ISLAND

JENSEN BEACH
CAUSEWAY BRIDGE

**SUBJECT
PROPERTY**

NE PINEAPPLE AVE

MD NOW
URGENT CARE

NE JENSEN BEACH BLVD

CLABBY'S
OYSTER BAR

Goodfella's
PIZZA

Scoop

CINCO
MAYO

Jo Jo's KITCHEN

BROTH

Artistic Creamery

Lures

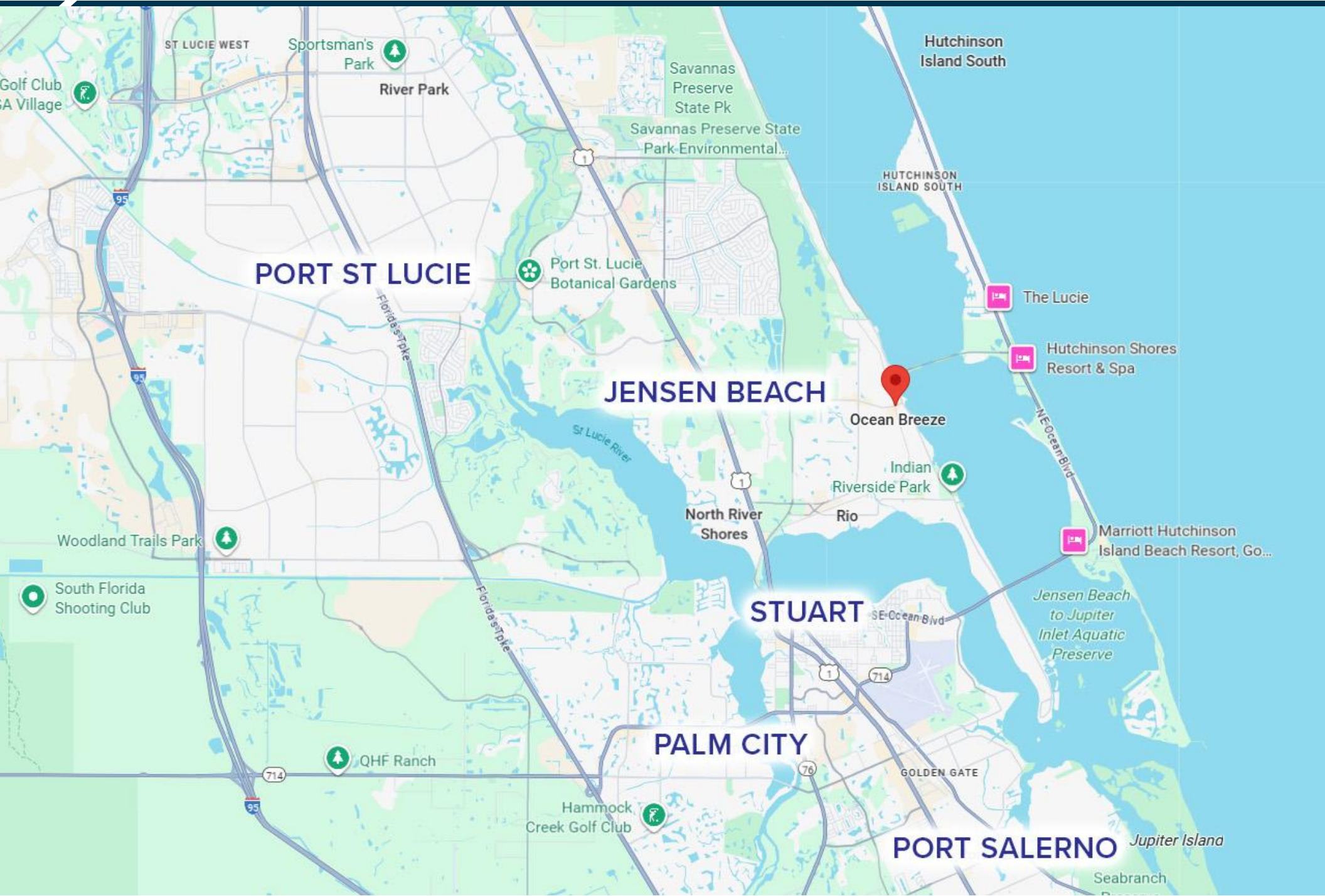
STS
Aviation Group

OCEAN BREEZE RESORT

goodwill

Publix

SURROUNDING NEIGHBORHOODS



PROPERTY PHOTOS



INTERIOR PHOTOS **KITCHEN**



INTERIOR PHOTOS



Original



Reimagined Rendering



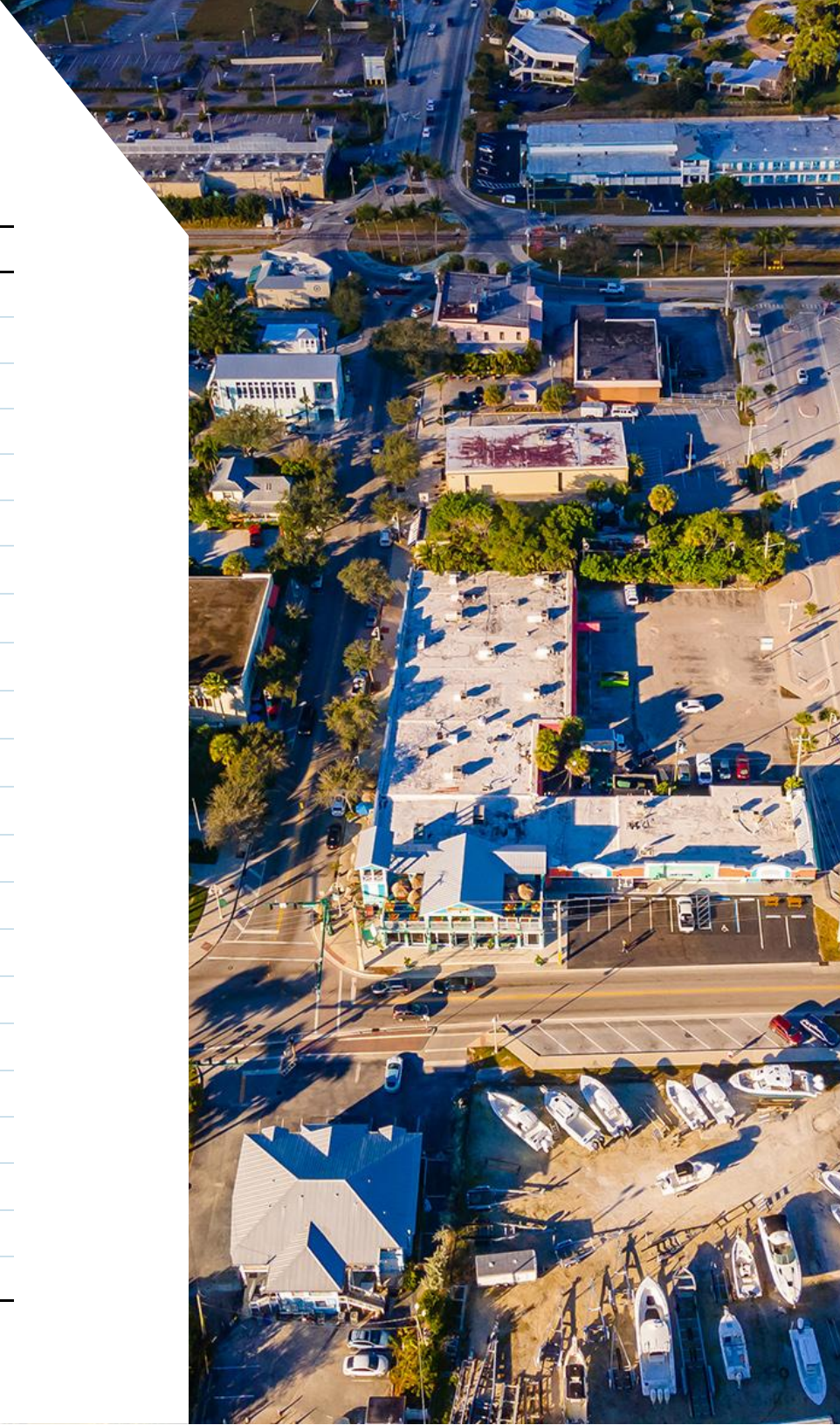
Original



Reimagined Rendering

DEMOGRAPHICS

Radius	1 mile	3 miles	5 miles
Population			
2020 Population	4,548	24,632	67,851
2025 Population	5,120	33,156	84,033
2030 Population Projection	5,389	36,719	92,807
Annual Growth 2020-2025	2.5%	6.9%	4.8%
Households			
2020 Households	2,227	12,028	31,477
2025 Households	2,491	16,438	39,421
2030 Household Projection	2,621	18,285	43,593
Households by Income			
Avg Household Income	\$84,695	\$92,683	\$96,134
Median Household Income	\$51,316	\$64,038	\$67,548
Population Summary			
Median Age	54.40	61.00	57.50
Avg Age	49.50	53.90	51.50
Housing			
Owner Occupied Households	1,849	14,293	33,056
Renter Occupied Households	772	3,991	10,537



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Lease Rate

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