

For sublease

4110 NW Federal Hwy
Jensen Beach, FL 34957

Property highlights:

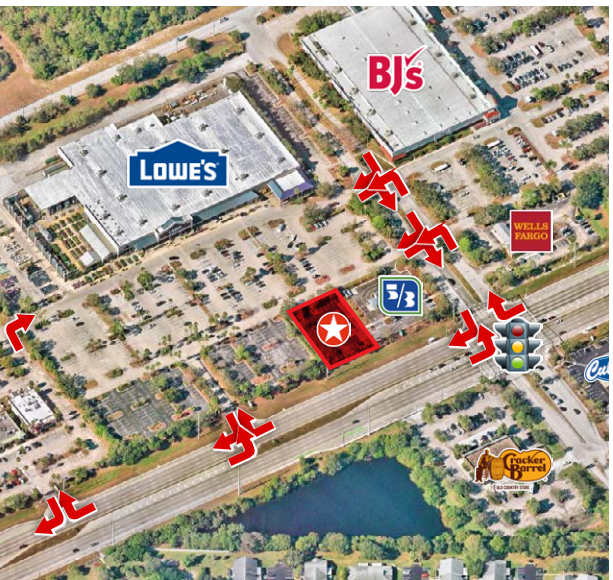
- 27,685 s.f. / 0.63 a.c. for sublease
- Adjacent to a newly-constructed and opened Fifth Third Bank
- Fifth Third Bank's ground lease term is through 9/30/2045
- Directly on NW Federal Hwy / US-1 (57,000 VPD)
- Sits on a signalized, lighted intersection with a dedicated right-turn lane and convenient access
- Centrally located in Jensen Beach's corridor for shopping, restaurants and entertainment
- Next to or across from Lowe's, BJ's Wholesale, Publix, Bassett Furniture, Cracker Barrel and so many more
- 2 minutes from Treasure Coast Square
- Surrounded by numerous existing residential communities and new communities underway

Subject

Shopping center

Residential

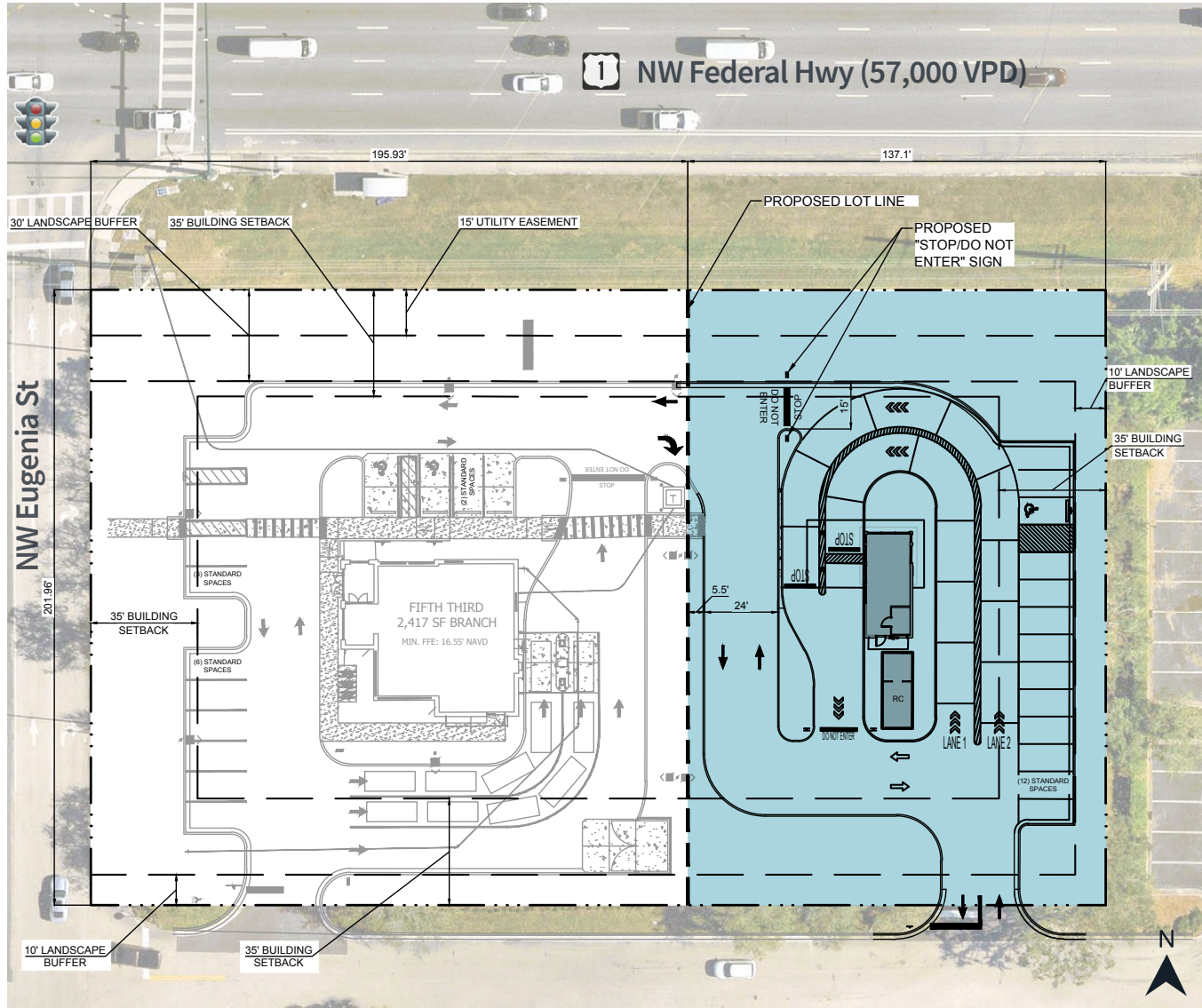
Education



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Site plan

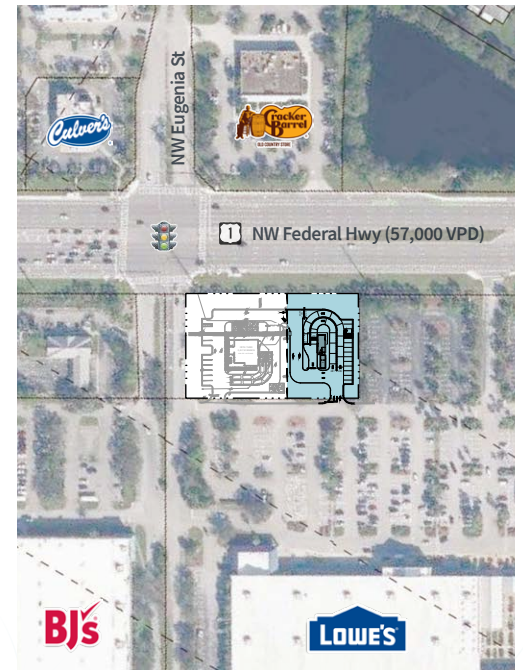


PARCEL AREA

Total 67,082 s.f. / 1.54 a.c.

Fifth Third 39,566 s.f. / 0.91 a.c.

Subject 27,685 s.f. / 0.63 a.c.



Demographic analysis

Who lives in the three-mile radius?



Dreambelt

Ambitious suburban families building wealth through strategic living and planning

Median Age: 41.5

Median HH Income: \$94,802

Lifemode Group: Suburban Shine

Traits: Forward-thinking households that are brand-loyal warehouse shoppers and invest in their properties, pets and health.



Silver and Gold

Affluent retirees living their golden years with financial security

Median Age: 64.4

Median HH Income: \$102,652

Lifemode Group: Mature Reflections

Traits: Retirement done right - highly-educated and great wealth. Living a cultured, active retirement traveling, golfing and reading.



Moderate Metros

Singles and young families in suburban metro peripheries

Median Age: 38.1

Median HH Income: \$70,055

Lifemode Group: Metro Vibes

Traits: Frequently work in healthcare and retail with short commutes. Essential-item shoppers who utilize often credit unions.



Burbs and Beyond

Wealthy empty nesters enjoying premium lifestyles near nature's doorstep

Median Age: 51.5

Median HH Income: \$119,769

Lifemode Group: Suburban Shine

Traits: High-value homeownership near outdoor recreation. Self-employed or retired individuals who enjoy luxury and fine dining.



	1 mile	3 miles	5 miles
Est. Population	5,197	46,921	119,955
Est. # of Households	2,516	20,200	52,134
Est. Average HH income	\$119,875	\$105,113	\$105,505
Est. Daytime Population	7,097	45,996	121,761



FIFTH THIRD

JLL

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