

**3980 NW Federal Hwy
Jensen Beach, FL 34957**

**RESTAURANT / RETAIL UNIT IN
HIGH-TRAFFIC SHOPPING CENTER
ON US-1**



FOR LEASE



ALBERT BROWN
Sales Associate
T: 772.631.7989
E: albert@albertbrownre.com

2,400 SF

EXECUTIVE SUMMARY

3980 NW FEDERAL HWY, JENSEN BEACH, FL 34957 | RESTAURANT / RETAIL UNIT IN HIGH-TRAFFIC SHOPPING CENTER ON US-1

SPECS

Unit Size:	2,400 SF
Plaza Size:	21,915 SF
Lease Price:	\$25 Per SF / YR / GROSS
Term:	3-5 Year Lease
Year Built:	2005
Zoning:	PUD-WJ (Commercial General)

PROPERTY OVERVIEW

Position your restaurant for success in this highly visible US-1 location within a busy retail center. Featuring large storefront glass windows, excellent exposure, and steady daily traffic, this turnkey restaurant space offers a spacious dining area, a 14-foot commercial hood, walk-in cooler, grease trap, floor drains throughout, and two beautifully finished private restrooms with subway tile. Simply bring your equipment and open for business. The center is home to popular destinations including Red Crab, Polka Restaurant, a nail salon, hair salon, and spa, and is anchored by Bassett Furniture. Surrounded by the Treasure Coast Square area and numerous national and local retailers, this location provides outstanding visibility and customer traffic.



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FLORIDA COMMERCIAL
REAL ESTATE COMPANY



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309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • florida-commercial.net

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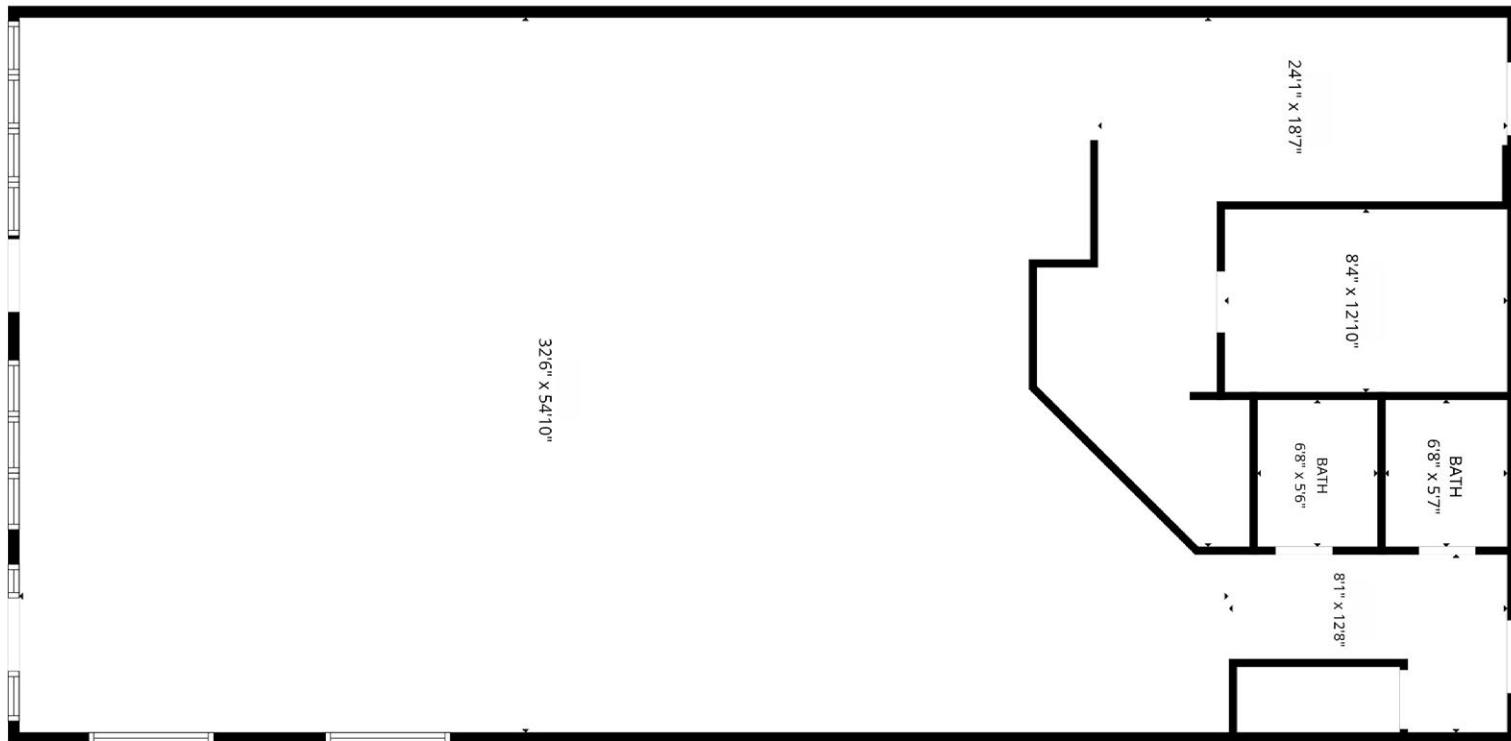
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FLOOR PLAN

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**Note: Floor plan is an estimate created by CubiCasa*



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LOCATION & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Population	22.5K	97.6K	182K
Median Age	47	47	47



HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7.2K	27.3K	65.3K
# of Employees	15.5K	58K	137K
Average HH Income	\$67.1K	\$69.9K	\$71.6K

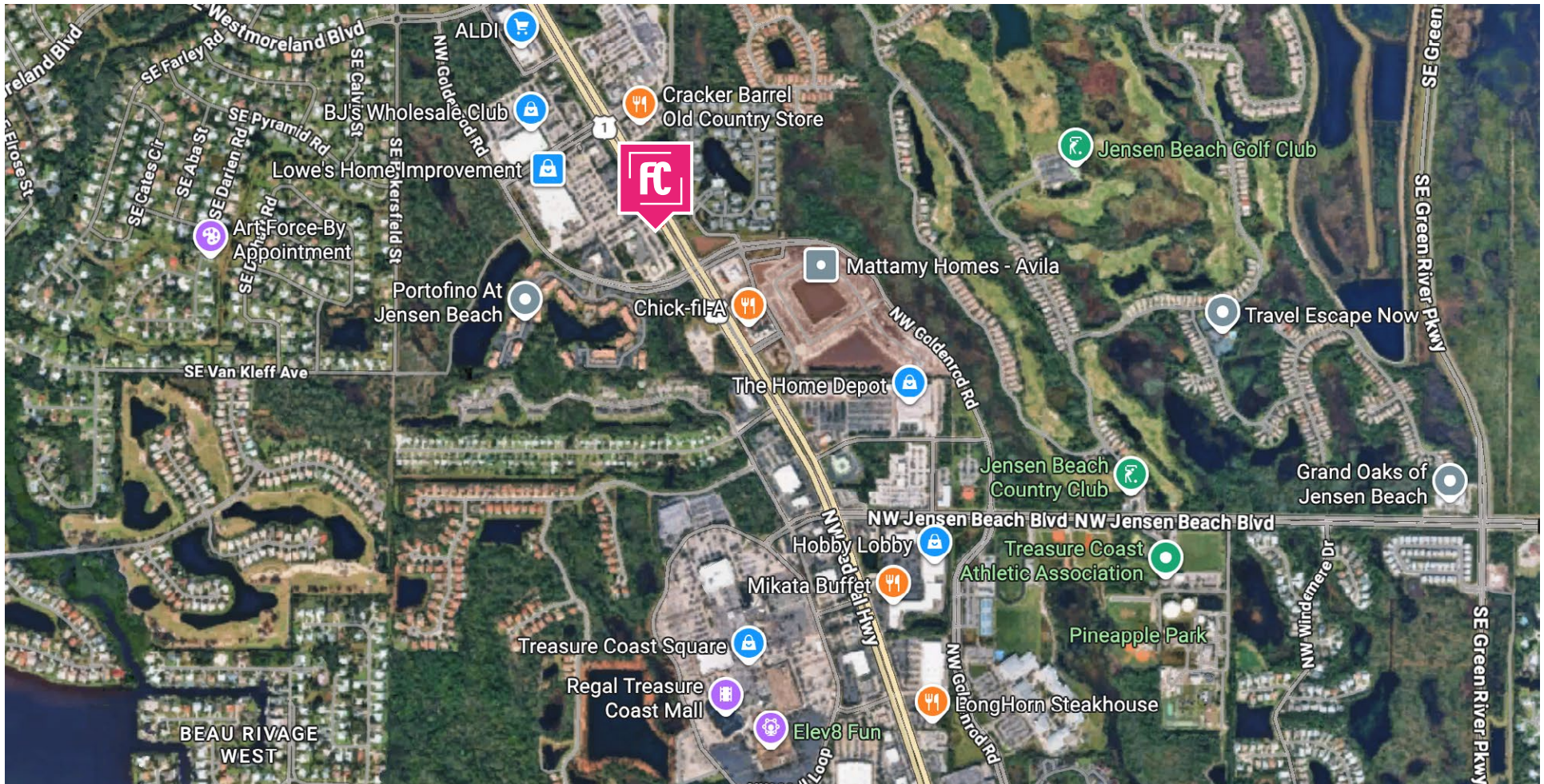


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RETAIL MAP

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