

FOR LEASE

LOGGERHEAD PLAZA

14255 U.S. HIGHWAY ONE, JUNO BEACH, FL 33408



PROPERTY DESCRIPTION

This highly visible retail and office space is located in the northwest corridor of U.S. Highway One and Donald Ross Road, directly across from Loggerhead Marinelife Center and Loggerhead Park in Juno Beach. The property offers strong visibility, easy access, and proximity to popular community attractions..

PROPERTY HIGHLIGHTS

- Beautiful center facing U.S. Highway One in close proximity to Loggerhead Marina and Juno Beach Pier
- 2nd generation restaurant opportunity coming available
- Retail, medical, or office space available
- Former bank outparcel available with existing drive-thru
- Strong demographics with an average household income exceeding \$155,000 within a one-mile radius

SPACES

LEASE RATE

SPACE SIZE

| SPACES | LEASE RATE | SPACE SIZE |
|-------------|------------|------------|
| 302 | Negotiable | 1,320 SF |
| 205-210 | Negotiable | 2,740 SF |
| 14151 | Negotiable | 1,000 SF |
| 14241 | Negotiable | 2,200 SF |
| 14235 | Negotiable | 3,786 SF |
| 14127-14129 | Negotiable | 2,400 SF |
| 14137-14139 | Negotiable | 2,400 SF |

BRYAN COHEN

561.471.0212

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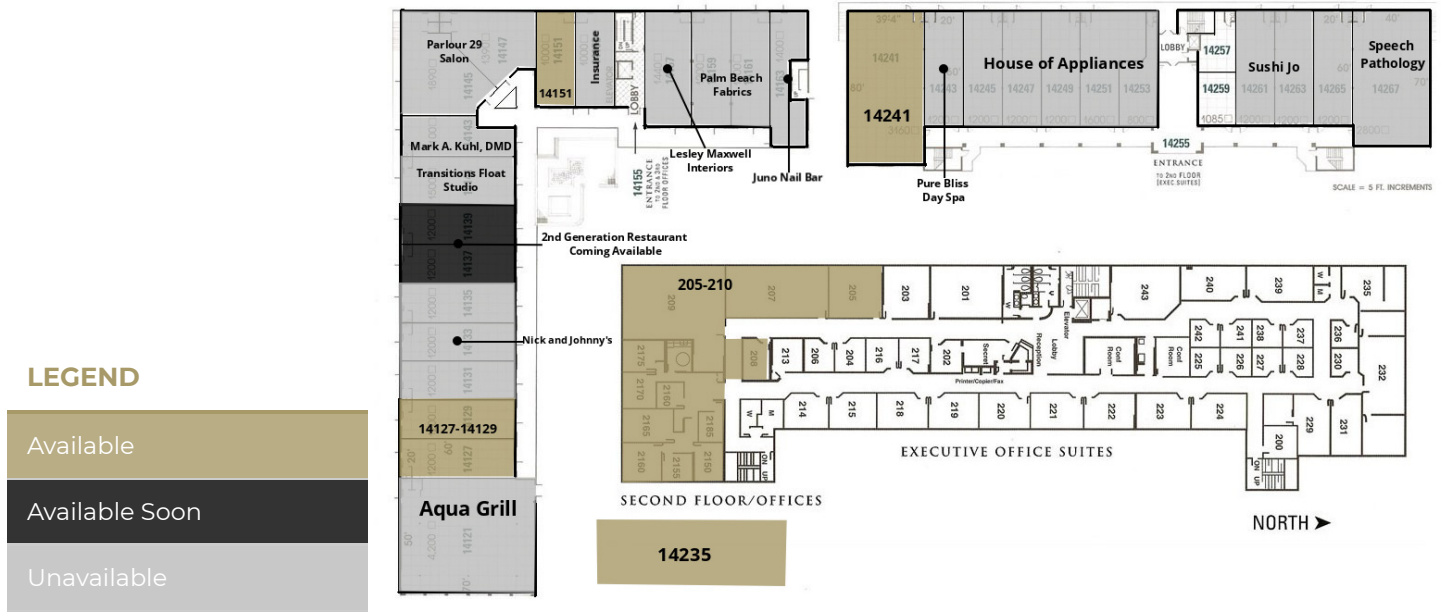
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LEASE INFORMATION

| | | | |
|--------------|------------------|-------------|------------|
| Lease Type: | NNN | Lease Term: | Negotiable |
| Total Space: | 1,000 - 3,786 SF | Lease Rate: | Negotiable |

AVAILABLE SPACES

| SUITE | TENANT | SIZE | TYPE | RATE |
|---------|-----------|----------|------|------------|
| 302 | Available | 1,320 SF | NNN | Negotiable |
| 205-210 | Available | 2,740 SF | NNN | Negotiable |
| 14151 | Available | 1,000 SF | NNN | Negotiable |
| 14241 | Available | 2,200 SF | NNN | Negotiable |
| 14235 | Available | 3,786 SF | NNN | Negotiable |

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| SUITE | TENANT | SIZE | TYPE | RATE |
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| 14127-14129 | Available | 2,400 SF | NNN | Negotiable |

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| TENANT NAME | UNIT NUMBER | UNIT SIZE (SF) |
|--|-------------|----------------|
| Aqua Grille | 14121 | 4,200 |
| AVAILABLE | 14127-14129 | 2,400 |
| Nick and Johnny's | 14131-14135 | 3,600 |
| 2nd Generation Restaurant Space Coming Available | 14137-14139 | 2,400 |
| Transitions Float Studio | 14141 | 1,500 |
| Mark A. Kuhl, DMD | 14143 | 1,100 |
| Parlour 29 Salon | 14145-14147 | 3,280 |
| AVAILABLE | 14151 | 1,000 |
| INSURANCE | 14153 | 1,000 |
| Lesley Maxwell Interiors | 14157 | 1,440 |
| Osteostrong | 14159-14161 | 2,400 |
| Juno Nail Bar | 14163 | 1,400 |

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| TENANT NAME | UNIT NUMBER | UNIT SIZE (SF) |
|---------------------|-------------|----------------|
| AVAILABLE | 14241 | 2,200 |
| Pure Bliss Day Spa | 14243 | 2,375 |
| House of Appliances | 14245-14253 | 6,000 |
| Sushi Jo | 14261-14263 | 2,400 |
| Speech Pathology | 14265 | 1,200 |
| Speech Pathology | 14267 | 2,800 |
| AVAILABLE | 205-210 | 2,740 |
| AVAILABLE | 302 | 1,320 |
| AVAILABLE | 14235 | 3,786 |

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| TENANT NAME | UNIT NUMBER | UNIT SIZE (SF) |
|------------------------|-------------|----------------|
| TOTALS/AVERAGES | | 50,541 |

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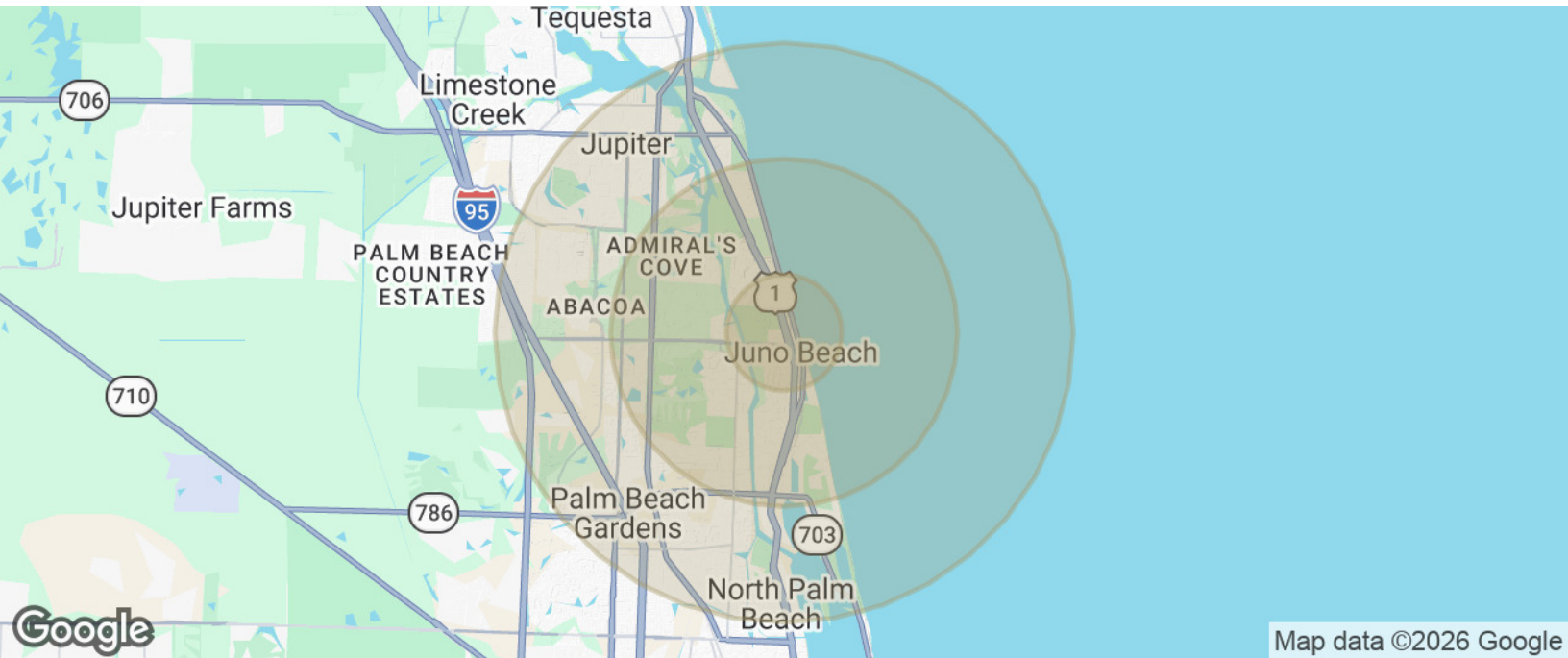
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Population | | 30,165 | 101,286 |
| Average Age | 61.0 | 57.1 | 49.5 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 1,827 | 30,165 | 101,286 |
| # of Persons per HH | 1.8 | 2.0 | 2.2 |
| Average HH Income | \$90,217 | \$57 | \$49 |
| Average House Value | \$367,830 | \$490,841 | \$463,504 |

2020 American Community Survey (ACS)

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