



Available
±28,004 SF

Available
±1,078 SF

curaleaf.

PIZZA
PAPA JOHN'S

COLD STONE
CREAMERY

MILLER'S
ALE HOUSE

SMOOTHIE
KING

goodwill

DICKEY'S
BARBECUE PIT

THE HOME
DEPOT

Olive
Garden
ITALIAN KITCHEN

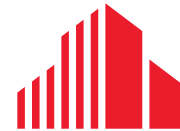
NW FEDERAL HWY

FOR LEASE \$15.00-\$20.00/SF NNN

AADT: 65,500

SQUARE ONE SHOPPING CENTER

3471-3631 NW FEDERAL HIGHWAY
JENSEN BEACH, FL 34957



CUSHMAN &
WAKEFIELD

SQUARE ONE SHOPPING CENTER

3471-3631 NW FEDERAL HWY, JENSEN BEACH, FL 34957

Property Details

Location:	Treasure Coast's main retail corridor
Frontage:	774 feet along US Hwy 1
Traffic Count:	65,500 AADT
Property Type:	Regional Shopping
Available Space:	3535 NW Federal Hwy: ±1,078 SF 3563 NW Federal Hwy: ±28,004 SF
Ceiling Height:	24'
Lease Rate:	3535 NW Federal Hwy: \$20.00/SF NNN 3563 NW Federal Hwy: \$15.00/SF NNN
Total Plaza:	±205,534 SF
Parking:	790 spaces

Property Overview

Join Home Depot, Olive Garden, Goodwill, Dickey's Barbecue Pit, Then & Now Gallery, Cold Stone Creamery, Papa John's, Curaleaf, and the popular Miller's Ale House in the Treasure Coast's best retail corridor.

This is the best opportunity to secure a prime big box space in this vibrant retail market at 3563 NW Federal Hwy, or a smaller retail unit in a bustling retail center at 3535 NW Federal Hwy.

Positioned on US Hwy 1 at a signalized intersection in the heart of the Treasure Coast.



SQUARE ONE SHOPPING CENTER

3471-3631 NW FEDERAL HWY, JENSEN BEACH, FL 34957

3563 NW Federal Hwy



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3535 NW Federal Hwy: $\pm 1,078$ SF



mattamyHOMES

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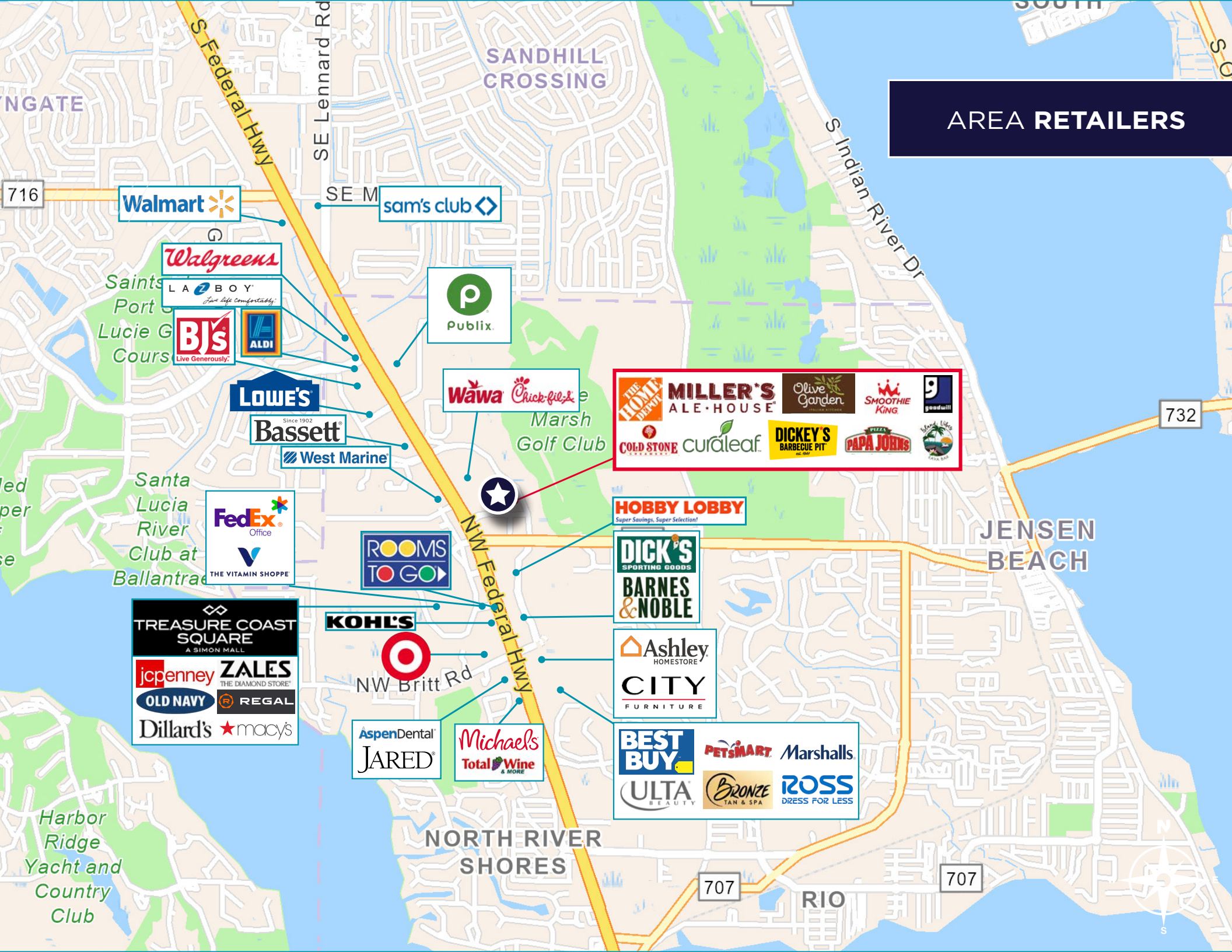
NW FEDERAL HWY

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LOOKING
NORTHEAST



AREA RETAILERS



Walmart

sam's club

Walgreens

LA BOY

BJ's

ALDI

Publix

LOWE'S

Bassett

West Marine

Wawa

Chick-fil-A

THE HOME DEPOT MILLER'S ALE-HOUSE Olive Garden SMOOTHIE KING goodwill
COLD STONE CREAMERY curaleaf DICKEY'S BARBECUE PIT PAPA JOHN'S

FedEx Office

THE VITAMIN SHOPPE

ROOMS TO GO



HOBBY LOBBY

DICK'S SPORTING GOODS
BARNES & NOBLE

TREASURE COAST SQUARE A SIMON MALL
jcpenny ZALES THE DIAMOND STORE
OLD NAVY REGAL
Dillard's macy's

KOHL'S



NW Britt Rd

Ashley HOMESTORE
CITY FURNITURE

AspenDental
JARED

Michaels
Total Wine & MORE

BEST BUY PETS MARTH Marshalls
ULTA BEAUTY BRONZE TAN & SPA ROSS DRESS FOR LESS

NORTH RIVER SHORES

707

707

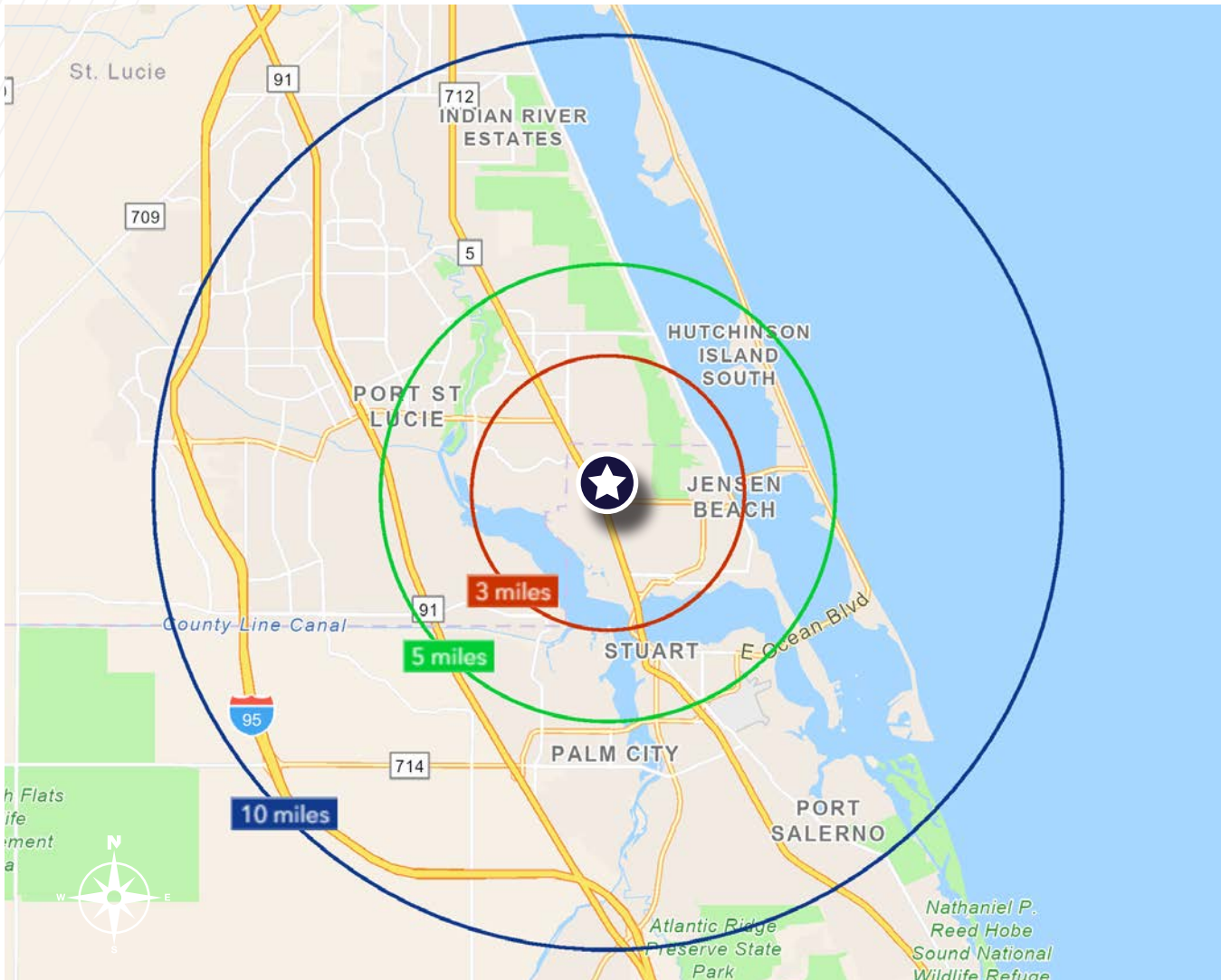
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2025 DEMOGRAPHICS



Population

3 Miles:	45,753
5 Miles:	112,822
10 Miles:	359,943

Average Household Income

3 Miles:	\$106,823
5 Miles:	\$107,184
10 Miles:	\$107,729

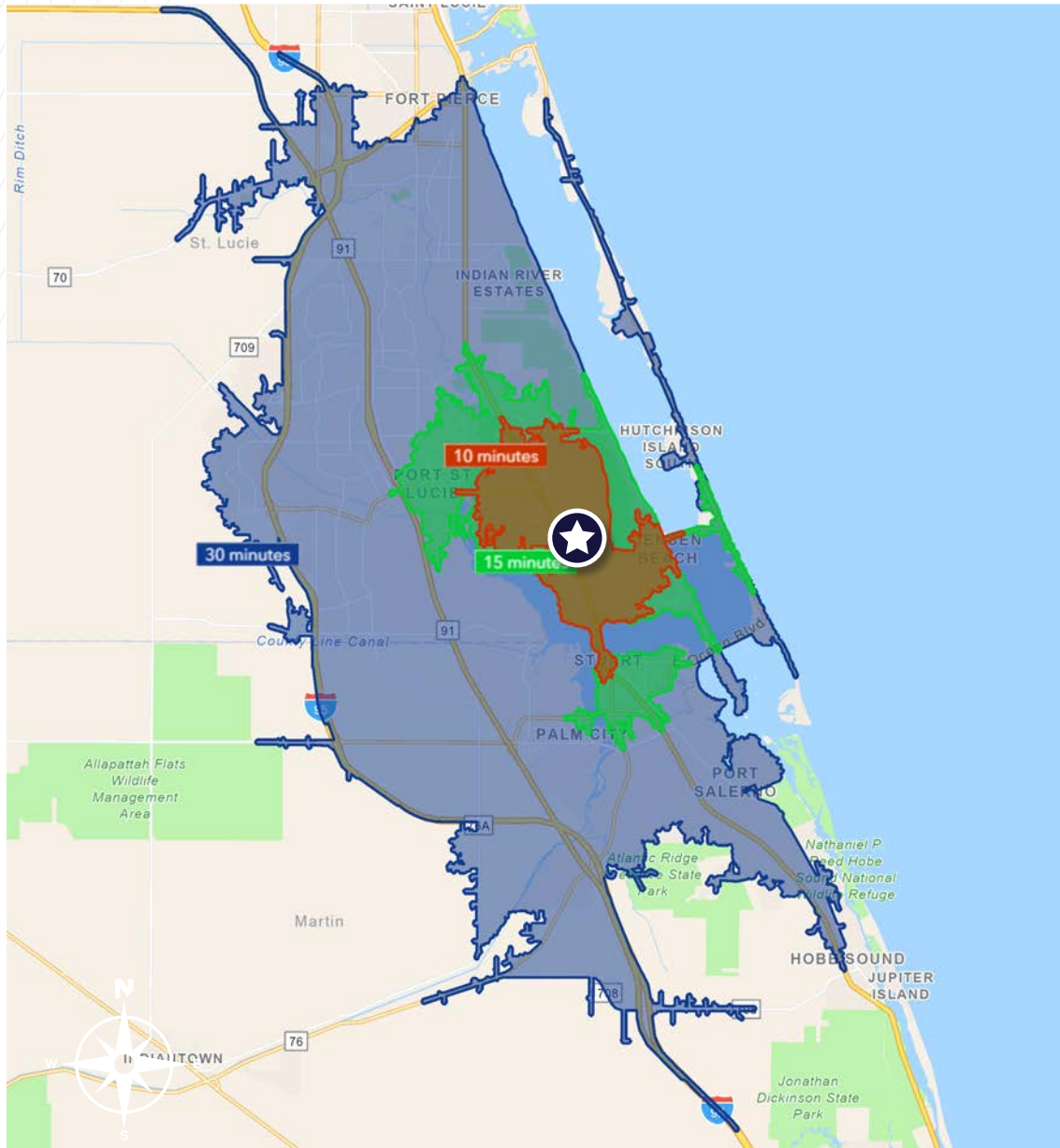
Median Age

3 Miles:	51.6
5 Miles:	53.7
10 Miles:	48.3

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DRIVE TIME



10 Minutes	15 Minutes	30 Minutes
41,099 2010 Population	89,431 2010 Population	337,556 2010 Population
49,845 2025 Population	104,982 2025 Population	426,109 2025 Population
21.3% 2010-2025 Population Growth	17.4% 2010-2025 Population Growth	26.2% 2010-2025 Population Growth
1.75% 2025-2030 (Annual) Est. Population Growth	1.57% 2025-2030 (Annual) Est. Population Growth	1.83% 2025-2030 (Annual) Est. Population Growth
50.0 2025 Median Age	51.7 2025 Median Age	48.1 2025 Median Age
\$102,249 Average Household Income	\$94,935 Average Household Income	\$104,575 Average Household Income
45.4% Percentage with Associates Degree or Better	43.3% Percentage with Associates Degree or Better	43.5% Percentage with Associates Degree or Better
59.1% Percentage in White Collar Profession	58.7% Percentage in White Collar Profession	58.9% Percentage in White Collar Profession

MARTIN COUNTY, FLORIDA

The cities that make up Martin County include Jensen Beach/Rio, Stuart/Sewall's Point, Hutchinson Island, Hobe Sound, Jupiter/ Tequesta, Palm City, Port Salerno and Indiantown. Martin County is a wonderful place to visit and live, with beaches, golf, fishing and boating. The County boasts arts, quaint downtowns with shops, gourmet dining, galleries, museums, historic places, festivals and more.

Martin County is for...

The golf enthusiast... Martin County is home to over 35 world-class golf courses all within a 15-mile radius. The sun worshiper... The County offers its visitors and residents alike some of the finest beaches on the east coast. The discriminating arts shopper... More than 20 galleries participate in a monthly First Thursday gallery night. Many of these galleries are in the historic downtowns of Stuart, Jensen Beach, Port Salerno and Hobe Sound. The music lover... The historic Lyric Theatre offers a wide array of first-class talent nearly 300 days a year... This acoustically amazing theatre features concerts for all music lovers, from classical to rock and roll, and theatrical performances by local and national talent.

Mark your calendars for a plethora of events to look forward to in Martin County, Florida. The Stuart Air Show, Stuart Boat Show, ArtsFest, and the Martin County Fair are just some of the many events taking place throughout the year. The Treasure Coast Children's Museum, located at Indian Riverside Park, is a great place for kids and families, offering a water play area, fishing, and a riverfront view. Often, there are events in the park including concerts, orchid shows, and more. Indian Riverside Park also features the Maritime and Yachting Museum. Hutchinson Island is home to the Elliott Museum which celebrates the genius of innovation, creativity and the historical events of Martin County. Named after the prolific inventor Sterling Elliott, the museum hosts permanent exhibits showcasing Model A Trucks, early transportation, the history of Stuart and its surrounding regions, and baseball memorabilia. For the scientifically minded and curious kids, the Florida Oceanographic Coastal Center offers fun opportunities to learn about our local ecosystem.

REGIONAL OVERVIEW



CITY OVERVIEW

Jensen Beach, Florida

Jensen Beach, located in the Treasure Coast region of Florida, is a beautiful seaside town known for its stunning beaches, crystal-clear waters, and abundant wildlife. The town is surrounded by the Indian River Lagoon, St. Lucie River, and the Atlantic Ocean, providing visitors with ample opportunities for water-based activities such as fishing, boating, and swimming. Jensen Beach is also known for its vibrant downtown area, which features numerous restaurants, shops, and art galleries. The area is home to several festivals and events throughout the year, including the Pineapple Festival, which celebrates the town's history as a pineapple producer.

One of the most popular attractions in Jensen Beach is Hutchinson Island, which is located just across the St. Lucie Inlet. The island is home to miles of unspoiled beaches, perfect for swimming, sunbathing, and shelling. The island is also home to several state parks, including the Savannas Preserve State Park, which features hiking trails and a variety of wildlife viewing opportunities. Whether you're looking for a relaxing beach vacation or an outdoor adventure, Jensen Beach has something for everyone.



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FOR MORE INFORMATION, CONTACT:

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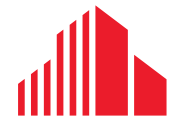


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