

FOR LEASE

# CONCOURSE VILLAGE

131 N. ALTERNATE A1A, JUPITER, FL 33477



## PROPERTY DESCRIPTION

Concourse Village is a vibrant, retail destination located in the heart of Jupiter, Florida. Strategically positioned along the bustling N. Alternate A1A, this property offers unmatched exposure to a diverse and affluent customer base. Anchored by well-known national retailers such as Office Depot, Ross Dress for Less, and T.J. Maxx, Concourse Village is an ideal location for businesses seeking a thriving, high-traffic environment.

## PROPERTY HIGHLIGHTS

- Situated in Jupiter, FL, a sought-after coastal community known for its upscale demographics and robust economic growth
- Located on N. Alternate A1A, ensuring maximum visibility and accessibility for customers
- Our last availability includes a 1,200 SF 2nd generation fitness space
- Opportunity to join Jersey Mikes, Dunkin Donuts, Playa Bowls and more

## OFFERING SUMMARY

|                |                     |
|----------------|---------------------|
| Lease Rate:    | \$40.00 SF/yr (NNN) |
| Available SF:  | 1,200 SF            |
| Building Size: | 133,752 SF          |

| DEMOGRAPHICS            | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------------|-----------|-----------|-----------|
| Postal Count Population | 9,610     | 61,909    | 103,093   |
| Median Age              | 45.2      | 49.4      | 49.7      |
| Average HH Income       | \$104,665 | \$118,715 | \$130,592 |

**BRYAN COHEN**

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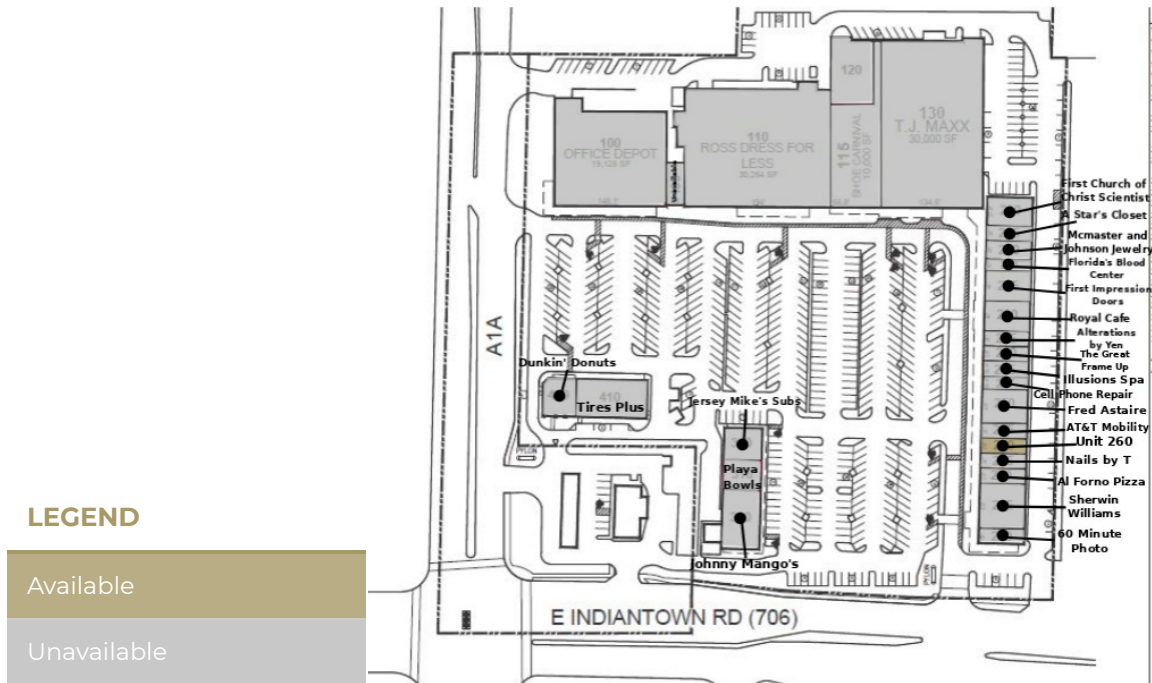
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## LEASE INFORMATION

|              |          |             |               |
|--------------|----------|-------------|---------------|
| Lease Type:  | NNN      | Lease Term: | Negotiable    |
| Total Space: | 1,200 SF | Lease Rate: | \$40.00 SF/yr |

## AVAILABLE SPACES

| SUITE    | TENANT    | SIZE     | TYPE | RATE          |
|----------|-----------|----------|------|---------------|
| Unit 260 | Available | 1,200 SF | NNN  | \$40.00 SF/yr |

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| TENANT NAME                      | UNIT NUMBER | UNIT SIZE (SF) |
|----------------------------------|-------------|----------------|
| Office Depot                     | 100         | 19,125         |
| Unavailable                      | 105         | 1,414          |
| Ross Dress For Less              | 110         | 30,264         |
| Shoe Carnival                    | 115         | 10,000         |
| T.J. Maxx                        | 130         | 30,000         |
| First Church of Christ Scientist | 200         | 2,400          |
| A Star's Closet                  | 205         | 1,200          |
| Mcmaster and Johnson Jewelry     | 210         | 1,421          |
| Florida's Blood Centers          | 220         | 900            |
| First Impression Doors           | 225         | 2,400          |
| Royal Cafe                       | 230         | 2,400          |
| Alterations By Yen               | 235         | 1,200          |
| The Great Frame Up               | 240         | 1,200          |
| Illusions Spa                    | 245         | 1,260          |
| Cell Phone Repair                | 247         | 1,000          |
| Fred Astaire                     | 250         | 2,700          |
| AT&T Mobility                    | 255         | 1,200          |
| AVAILABLE                        | 260         | 1,200          |
| Nails by T                       | 265         | 1,200          |

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| TENANT NAME                     | UNIT NUMBER | UNIT SIZE (SF) |
|---------------------------------|-------------|----------------|
| Al Forno Pizza                  | 270         | 1,200          |
| Sherwin Williams                | 275         | 3,600          |
| 60 Minute Photo                 | 280         | 1,200          |
| Jersey Mike's Subs              | 300         | 2,118          |
| Playa Bowls                     | 310         | 2,000          |
| Johnny Mango's Tiki Bar & Grill | 320         | 4,000          |
| Dunkin' Donuts                  | 400         | 2,400          |
| Tires Plus                      | 410         | 4,750          |
| TOTALS/AVERAGES                 |             | 133,752        |

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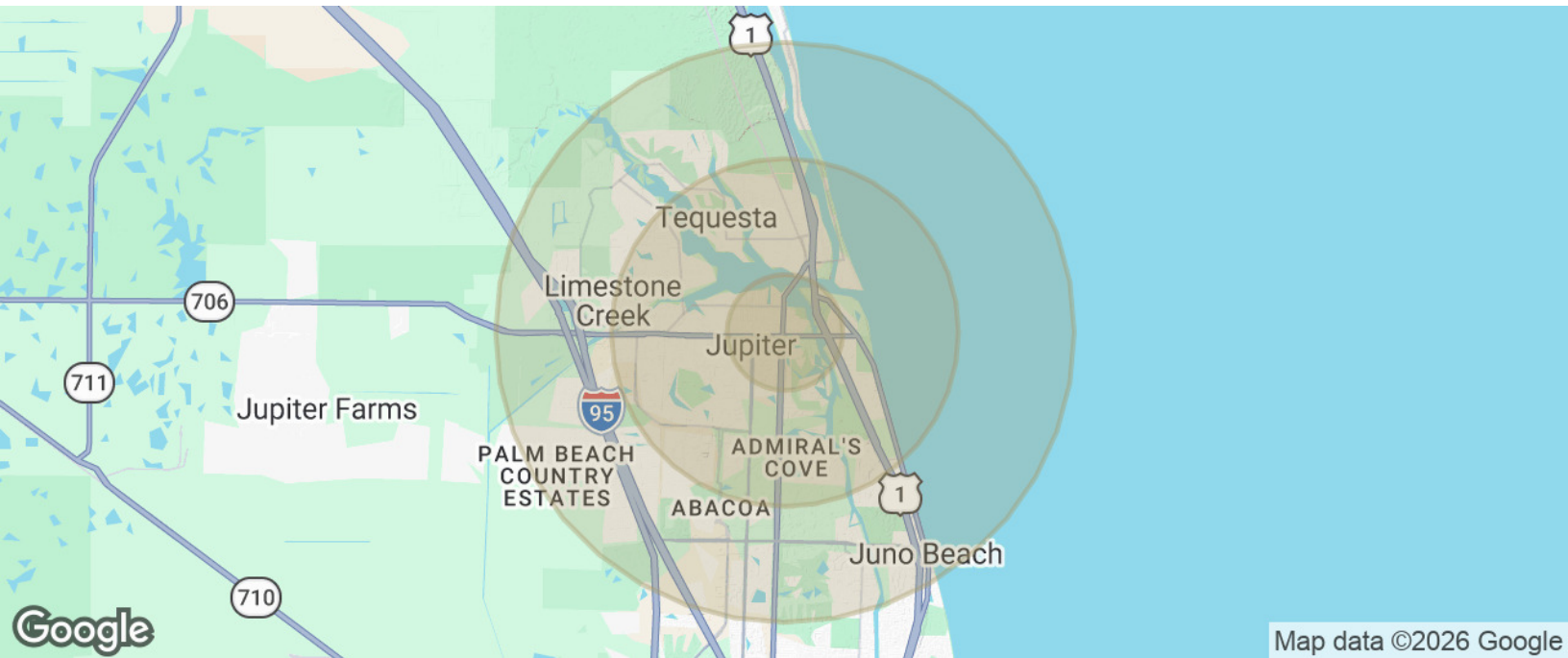
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| POPULATION          | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Population    | 8,382     | 58,697    | 103,183   |
| Average Age         | 46        | 47        | 47        |
| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
| Total Households    | 3,297     | 25,069    | 43,931    |
| # of Persons per HH | 2.5       | 2.3       | 2.3       |
| Average HH Income   | \$116,546 | \$143,416 | \$160,291 |
| Average House Value | \$661,122 | \$722,388 | \$753,558 |

Demographics data derived from AlphaMap

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