



curaleaf

Available
±1,600 SF

COLD STONE
CREAMERY

MILLER'S
ALE HOUSE

Available
±1,078 SF

DICKEY'S
BARBECUE PIT

goodwill

THE
HOME
DEPOT

SMOOTHIE
KING

Olive
Garden
ITALIAN KITCHEN

NW FEDERAL HWY

FOR LEASE \$20.00-\$27.00/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 3623 NW Federal Hwy: ±1,600 SF (2nd Gen Restaurant)
Lease Rate:	3535 NW Federal Hwy: \$20.00/SF NNN 3623 NW Federal Hwy: \$27.00/SF NNN
Total Plaza:	±205,534 SF



Property Overview

Rare leasing opportunity in one of the Treasure Coast's most established retail corridors.

Two suites are available: a ±1,600 SF former Papa Johns at 3623 NW Federal Highway and a ±1,078 SF retail space at 3535 NW Federal Highway. Located at a signalized intersection on US Highway 1, the center is anchored by exceptional co-tenancy including Home Depot, Olive Garden, Planet Fitness, Goodwill, Dickey's Barbecue Pit, Then & Now Gallery, Cold Stone Creamery, Curaleaf, and Miller's Ale House.

The combination of strong traffic counts, excellent visibility, and limited small-space availability makes this an outstanding opportunity for retailers, restaurants, service providers, or medical users seeking a premier Martin County location.



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3623 NW Federal Hwy



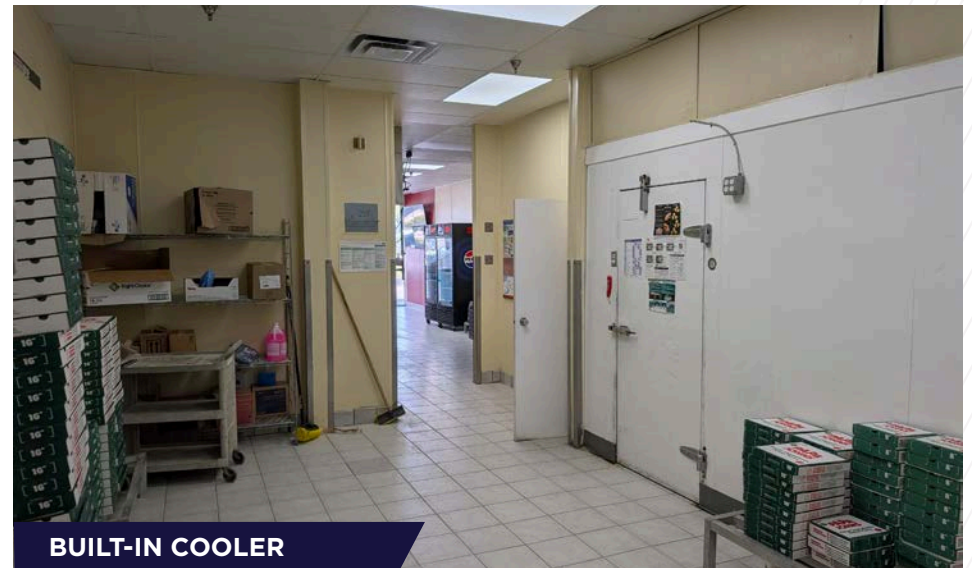
DIRECT US-1 VISIBILITY



KITCHEN AREA



KITCHEN & FRONT OF HOUSE AREA



BUILT-IN COOLER

SQUARE ONE SHOPPING CENTER

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

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





mattamy HOMES

Available
±1,078 SF

Available
±1,600 SF



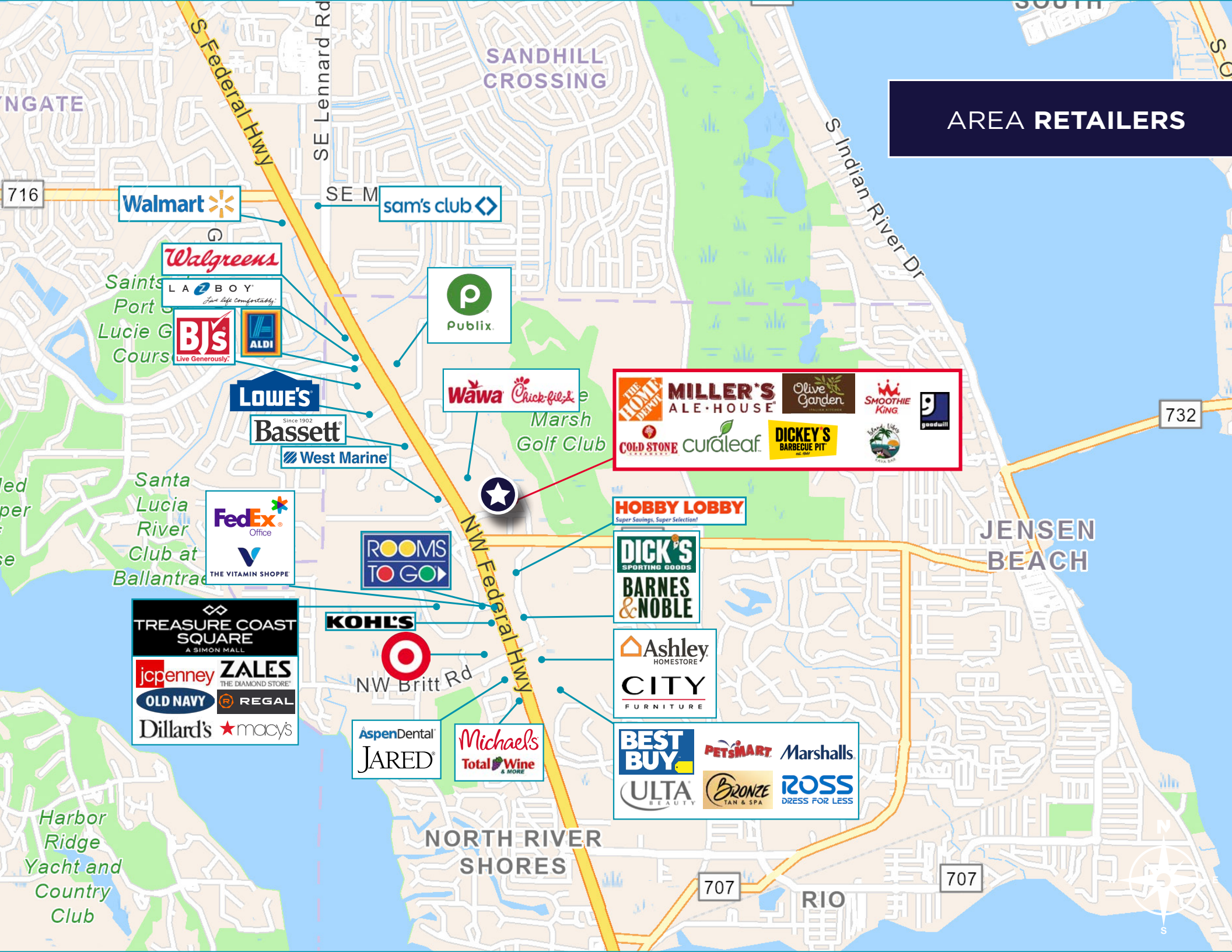
NW FEDERAL HWY

AADT: 65,500

LOOKING
NORTHEAST



AREA RETAILERS



Walmart

sam's club

Walgreens

LA BOY

BJS

ALDI

Publix

LOWE'S

Bassett

West Marine

Wawa

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

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

Target

Ashley HOMESTORE
CITY FURNITURE

AspenDental
JARED

Michaels
Total Wine & MORE

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

NORTH RIVER SHORES

707

707

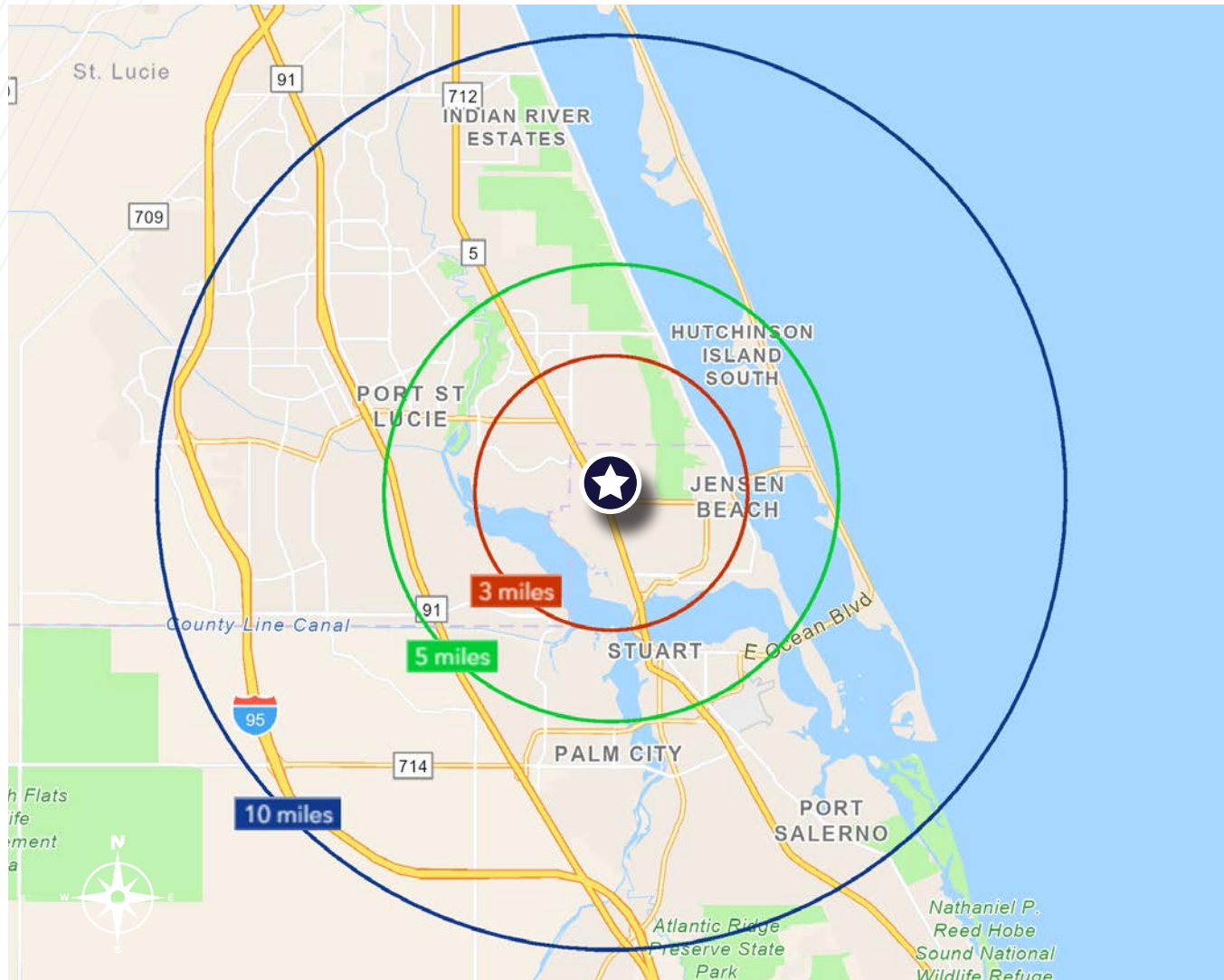
RIO



SQUARE ONE SHOPPING CENTER

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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

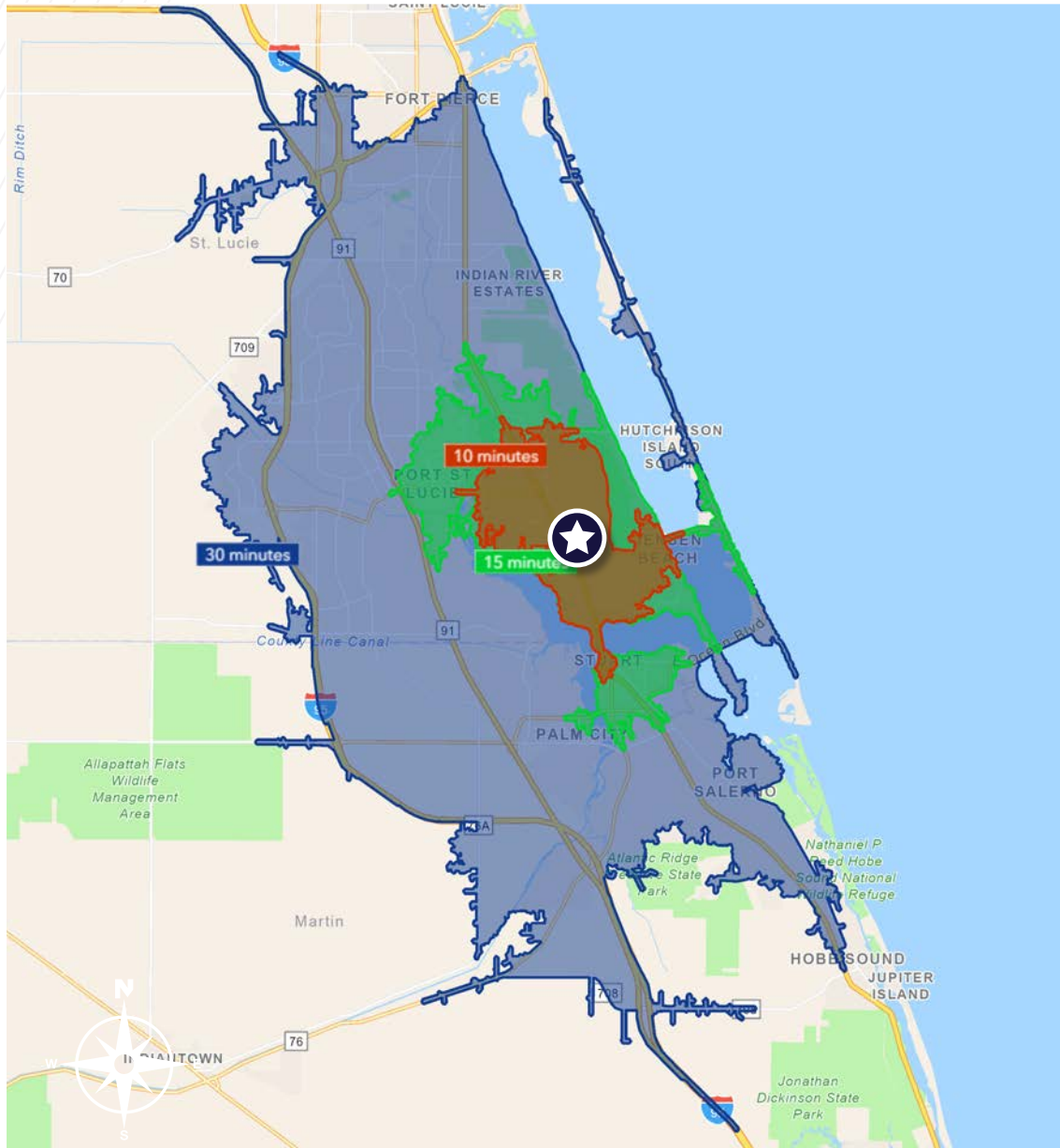
Median Age

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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±1,078 SF

Available
±1,600 SF



NW FEDERAL HWY

FOR MORE INFORMATION, CONTACT:

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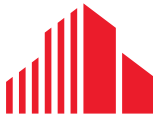


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