

PALM BREEZE PLAZA Shopping Center

1105 NE Jensen Beach Blvd
Jensen Beach, FL 34957



AVAILABILITY

Unit - 1107 B
3510 SqFt
Base Rate \$16 PSF
NNN Expenses \$4 PSF

Contact Meili Viera Porter to discuss this center for your next location!
meiliviera@justerdevelopment.com

SUMMARY

Palm Breeze Plaza, located in the heart of Jensen Beach, an oceanfront town just north of Stuart, Florida. Anchored by Winn Dixie & Winn Dixie Liquor as well as home to Domino's Pizza, among other local popular restaurants and medical service providers. This center has been recently renovated and offers great exposures for its tenants! High Traffic counts and direct access in to the downtown of Jensen Beach!

FOR
LEASE

juster
Development

Meili Viera Porter
321-848-7344 Cell
321-244-SOLD Office
MeiliViera@JusterDevelopment.com



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SITE MAP



TENANTS

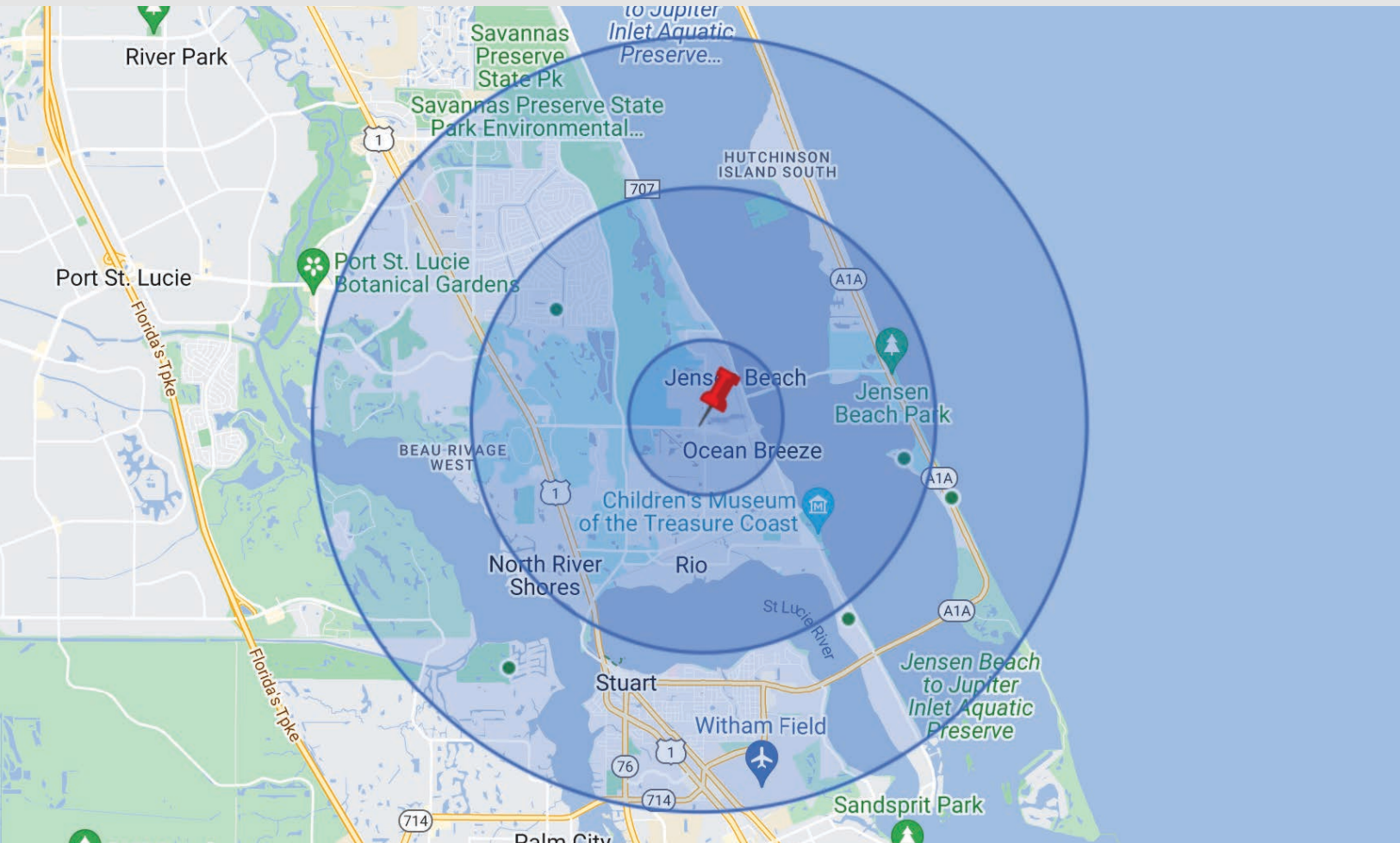
Winn Dixie (Anchor)
Winn Dixie Liquor (1107A)
Factory Fitness (1113)
E-Z Nails (1115)

Hot Wok (1117)
Domino's (1119)
Vacant (1107-B)
St. Lucie Medical Specialists (1109-11)



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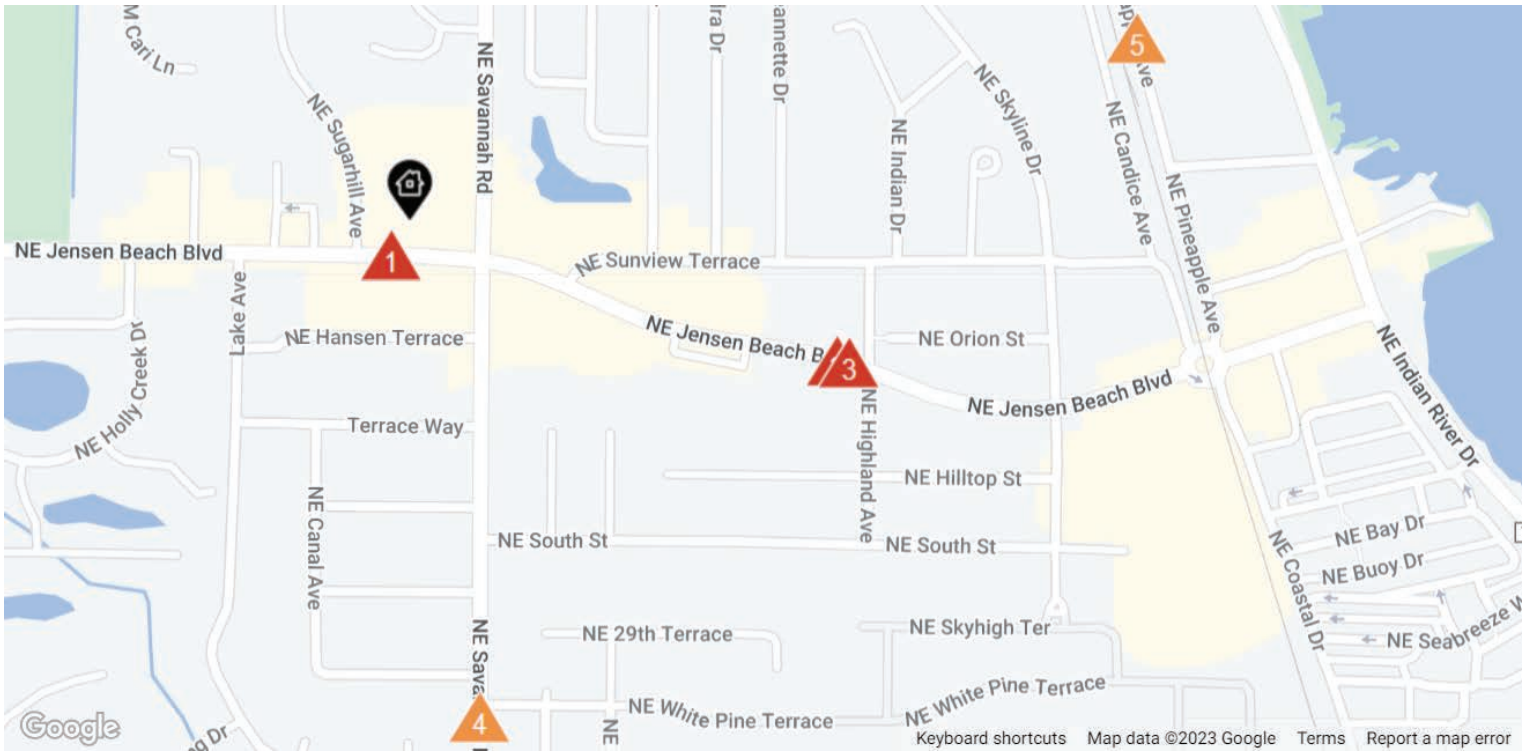
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Total Population	4,698	34,840	85,212
2028 Population	4,633	35,815	87,974
Pop Growth 2023-2028	(1.38%)	+ 2.80%	+ 3.24%
Average Age	50	50	50
2023 Total Households	2,167	16,355	39,957
HH Growth 2023-2028	(1.71%)	+ 2.64%	+ 3.21%
Median Household Inc	\$84,126	\$71,749	\$69,849
Avg Household Size	2.10	2.10	2.10
2023 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$336,830	\$289,355	\$290,848
Median Year Built	1976	1986	1987



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TRAFFIC COUNTS



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1
22,863

2022 Est. daily traffic counts

Street: **NE Jensen Beach Blvd**
Cross: **NE Sugarhill Ave**
Cross Dir: **W**
Dist: **0.03 miles**

Historical counts

Year	Count	Type
2004	▲ 23,922	AADT

2
20,573

2022 Est. daily traffic counts

Street: **NE Jensen Beach Blvd**
Cross: **NE Highland Ave**
Cross Dir: **E**
Dist: **0.03 miles**

Historical counts

Year	Count	Type

3
20,300

2021 Est. daily traffic counts

Street: **Northeast Jensen Beach Boulevard**
Cross: **NE Highland Ave**
Cross Dir: **E**
Dist: **0.03 miles**

Historical counts

Year	Count	Type
2020	▲ 20,300	AADT

4
13,178

2022 Est. daily traffic counts

Street: **NE Savannah Rd**
Cross: **NE White Pine Ter**
Cross Dir: **N**
Dist: **0.01 miles**

Historical counts

Year	Count	Type
2004	▲ 13,356	AADT

5
12,400

2021 Est. daily traffic counts

Street: **Northeast Pineapple Avenue**
Cross: **NE Cherry Ter**
Cross Dir: **N**
Dist: **0.08 miles**

Historical counts

Year	Count	Type
2020	▲ 11,700	AADT

