

TURNKEY RESTAURANT IN DOWNTOWN JENSEN

3200 NE Maple Avenue, Jensen Beach, FL 34957



**CUSHMAN &
WAKEFIELD**

FOR LEASE: \$6,500/Month NNN
FOR SALE: \$950,000

OFFERING SUMMARY



ADDRESS

3200 NE Maple Avenue
Jensen Beach, FL 34957



SIZE

3,300 SF



LEASE RATE

\$6,500/Month
NNN



CAM

\$15,579.63 Annually
(\$4.72/SF)



SALE PRICE

\$950,000



YEAR BUILT

1960



PARKING

Ample



PROPERTY TYPE

Restaurant



AVAILABLE

June 1, 2026



 CUSHMAN &
WAKEFIELD

PROPERTY DESCRIPTION

Bring your restaurant concept to life in the heart of Downtown Jensen Beach at 3200 NE Maple Ave. This ±3,300 square foot freestanding building offers a rare, turnkey opportunity for restaurant operators looking to join one of Florida's most vibrant coastal communities.

Positioned just one block from the Indian River Lagoon, this highly visible corner property enjoys strong foot traffic, excellent signage potential, and proximity to some of the area's most popular shopping and entertainment destinations.

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KITCHEN PHOTOS



DINING ROOM PHOTOS



LOOKING SOUTHWEST



SUBJECT
3200 NE Maple Avenue
Jensen Beach, FL 34957



NE JENSEN BEACH BLVD

NE INDIAN RIVER DR



Indian River

LOOKING SOUTH

SUBJECT
3200 NE Maple Avenue
Jensen Beach, FL 34957



NE JENSEN BEACH BLVD

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LOOKING WEST



SUBJECT
3200 NE Maple Avenue
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AERIAL

Indian River

NE JENSEN BEACH BLVD

N MAPLE AVE



SUBJECT
3200 NE Maple Avenue
Jensen Beach, FL 34957

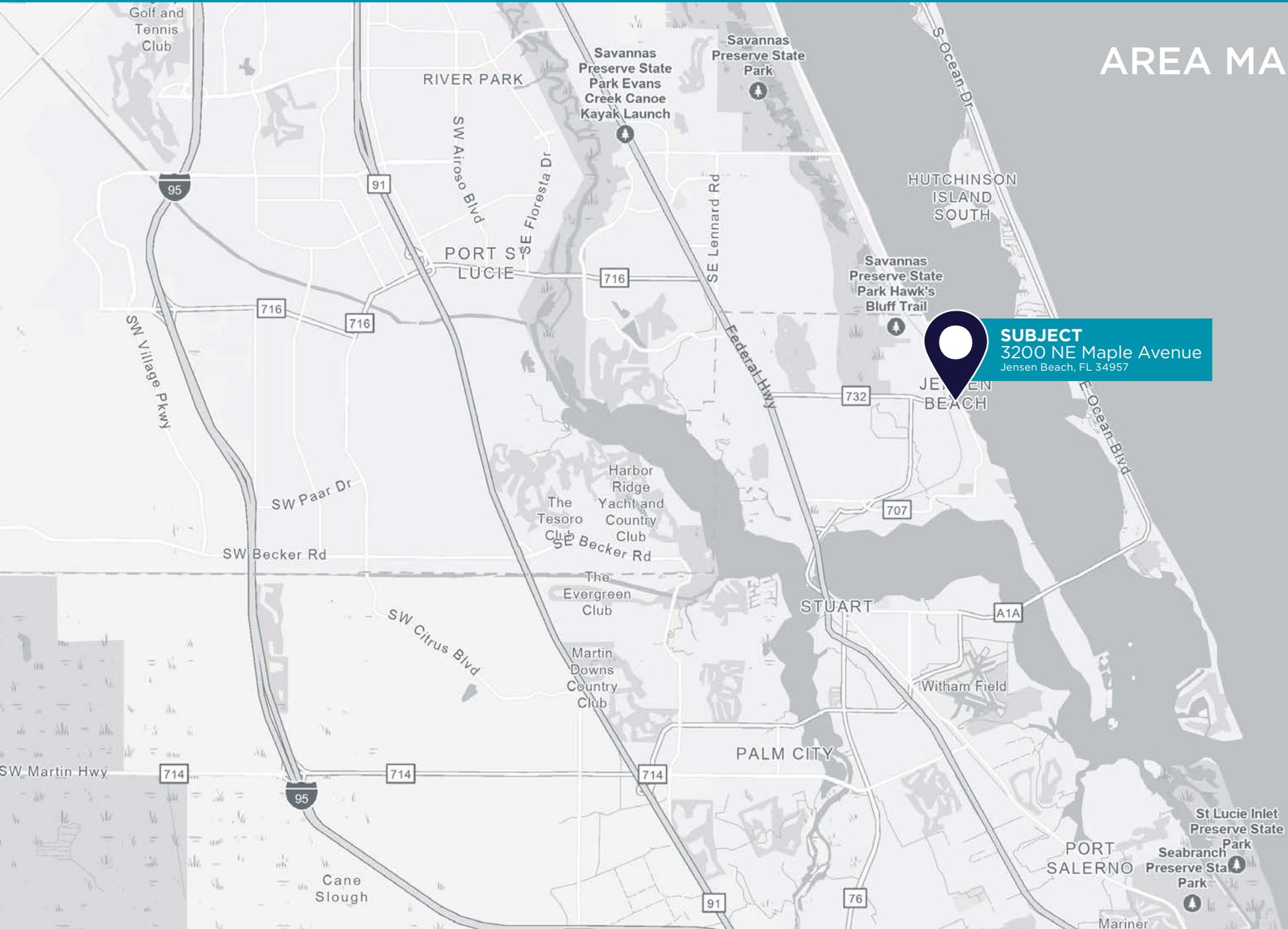


WEST END BLVD

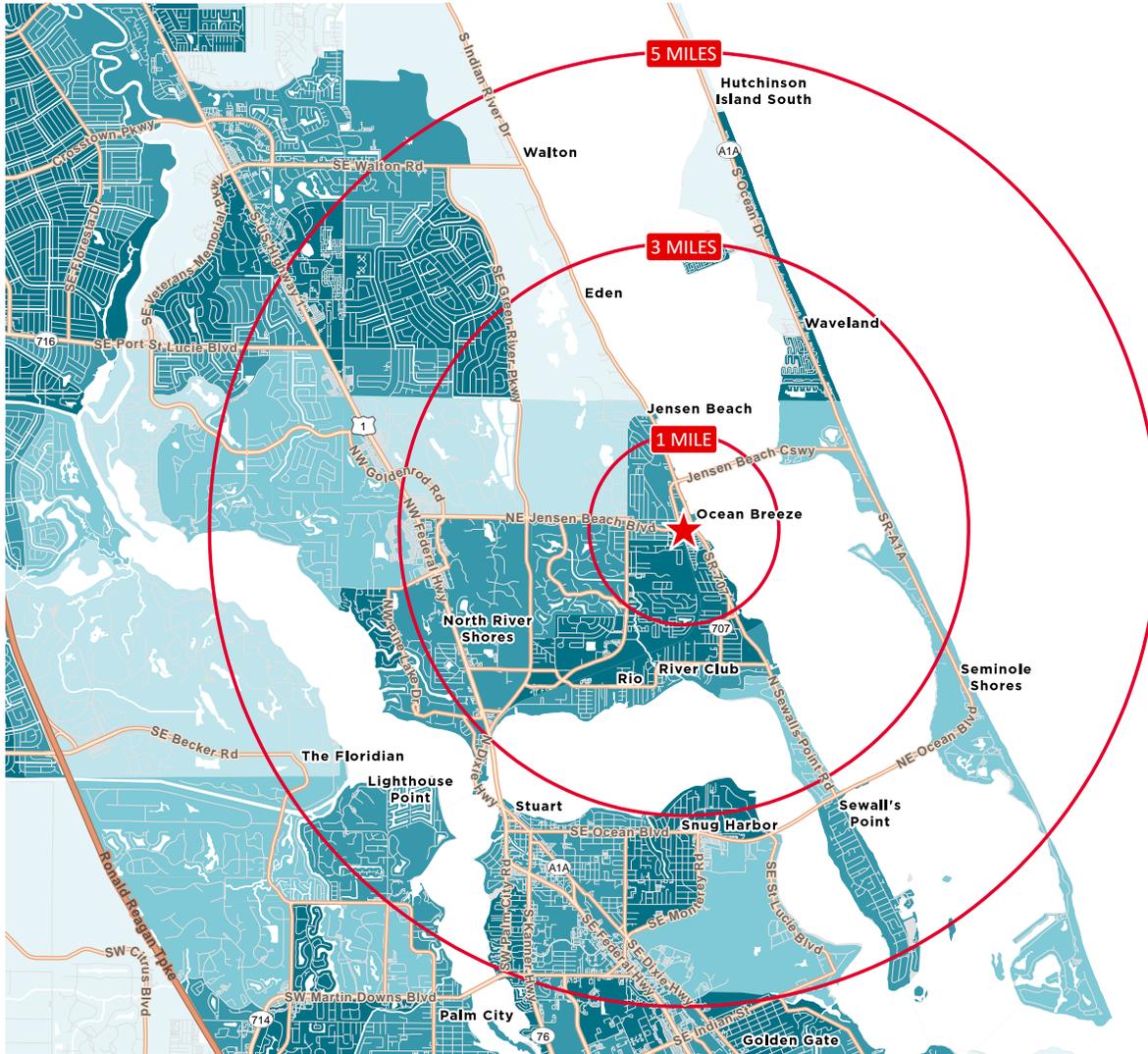
AERIAL



AREA MAP



2025 DEMOGRAPHICS

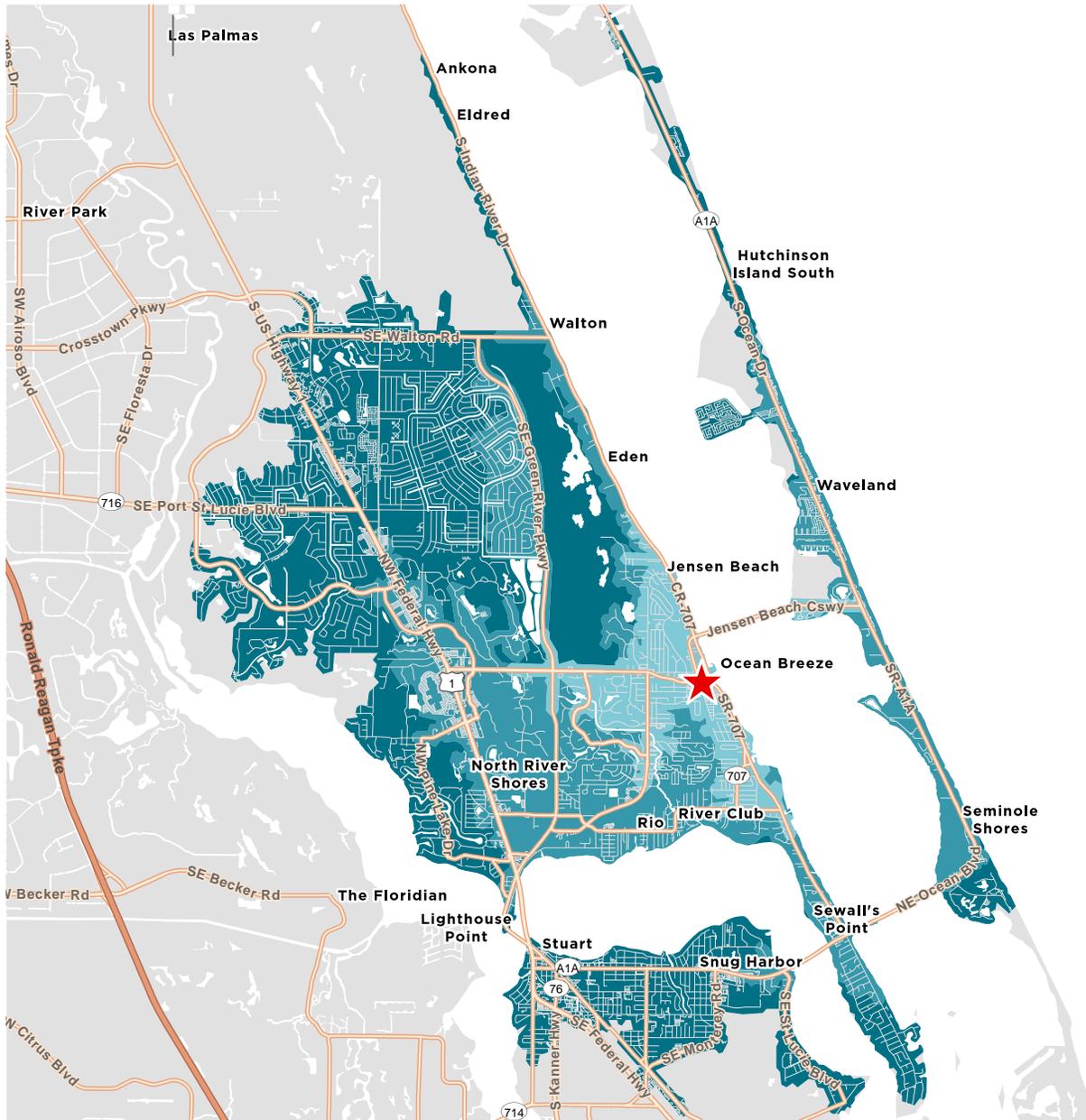


1 MILE
4,329 POPULATION
\$101,885 AVG HH INCOME
3 MILES
25,726 POPULATION
\$110,625 AVG HH INCOME
5 MILES
72,239 POPULATION
\$108,443 AVG HH INCOME

Population Density Per Sq Mile



DRIVE TIME



5 Minutes	10 Minutes	15 Minutes
5,372 2010 Population	25,644 2010 Population	64,643 2010 Population
6,036 2025 Population	29,192 2025 Population	73,764 2025 Population
12.3% 2010-2025 Population Growth	13.8% 2010-2025 Population Growth	14.1% 2010-2024 Population Growth
0.89% 2025-2030 (Annual) Est. Population Growth	1.47% 2025-2030 (Annual) Est. Population Growth	1.31% 2025-2030 (Annual) Est. Population Growth
56.6 2025 Median Age	57.9 2025 Median Age	55.7 2025 Median Age
\$103,663 Average Household Income	\$114,321 Average Household Income	\$103,947 Average Household Income
51.3% Percentage with Associates Degree or Better	52.6% Percentage with Associates Degree or Better	47.0% Percentage with Associates Degree or Better
58.3% Percentage in White Collar Profession	66.1% Percentage in White Collar Profession	61.4% Percentage in White Collar Profession

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.

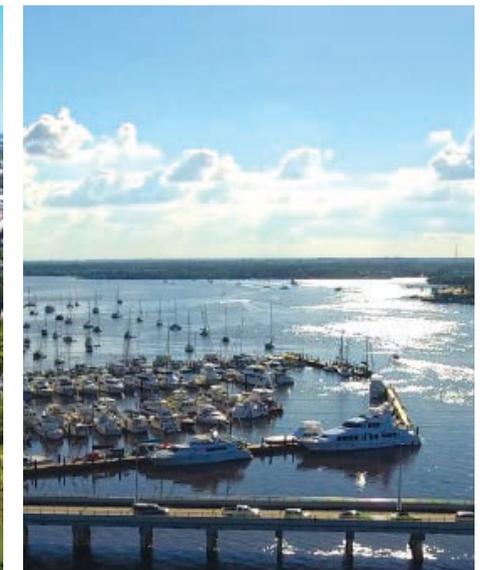
REGIONAL OVERVIEW

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.



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For more information, please contact:



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