Turnkey Restaurant in Downtown Jensen

3200 NE Maple Avenue
Jensen Beach, FL 34957

FOR LEASE:
$90,000 NNN ($27.27/SF) Annually

FOR SALE:
$1,289,000

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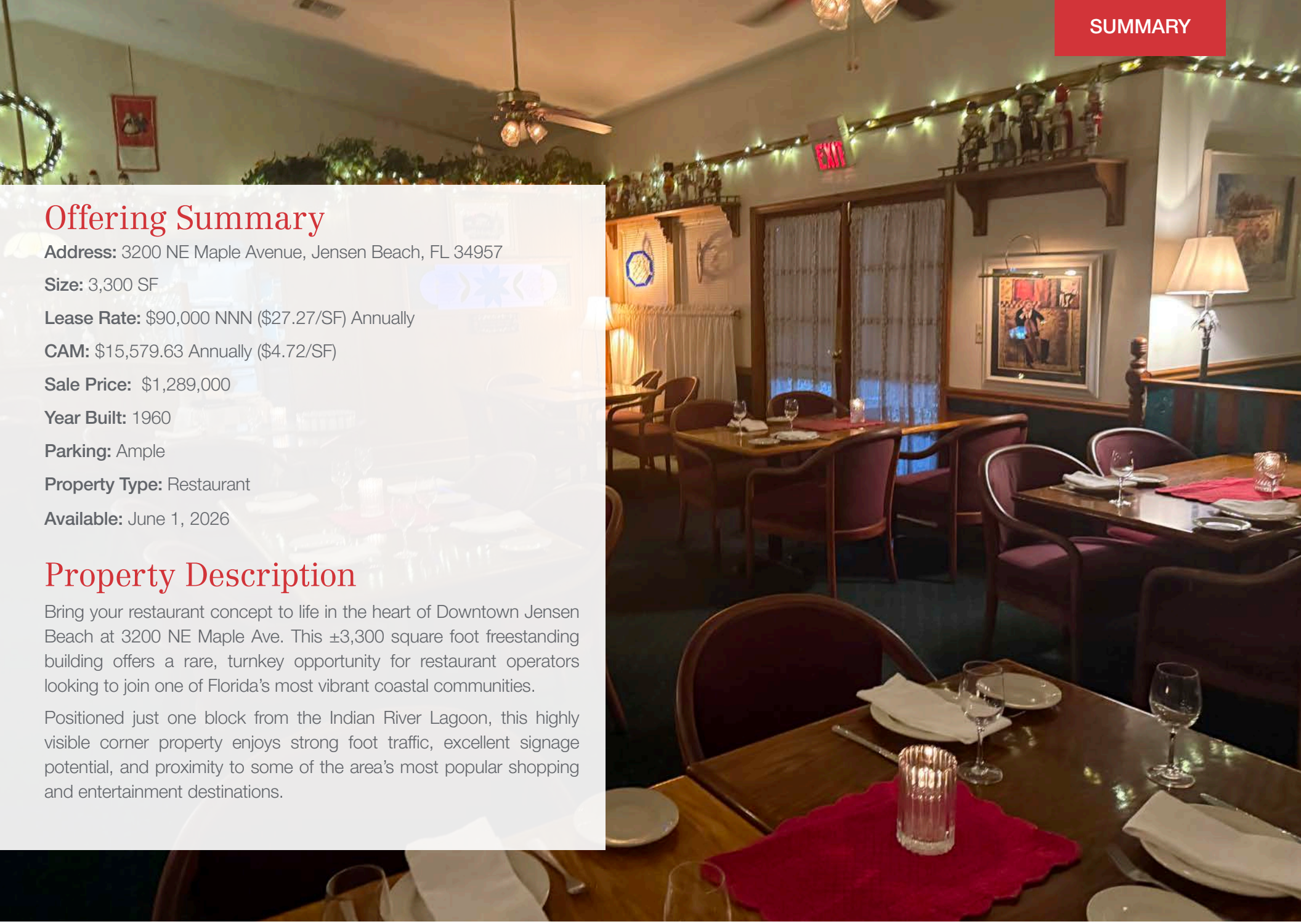
NAI Southcoast



Offering Summary

Address: 3200 NE Maple Avenue, Jensen Beach, FL 34957

Size: 3,300 SF

Lease Rate: $90,000 NNN ($27.27/SF) Annually

CAM: $15,579.63 Annually ($4.72/SF)

Sale Price: $1,289,000

Year Built: 1960

Parking: Ample

Property Type: Restaurant

Available: June 1, 2026

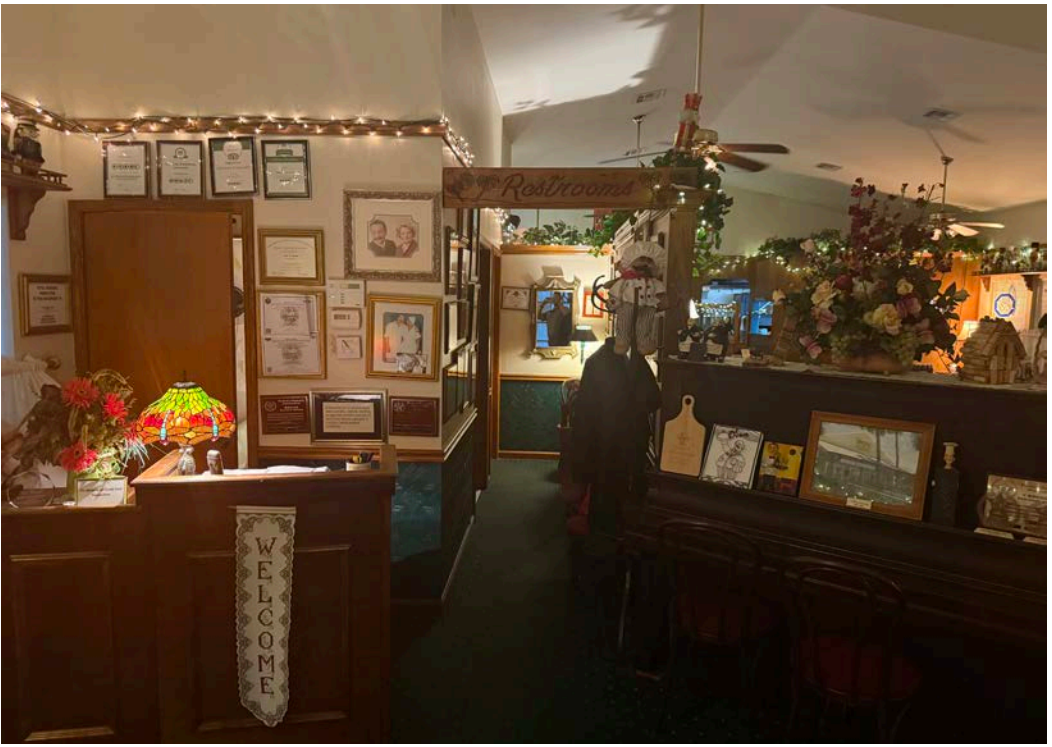
Property Description

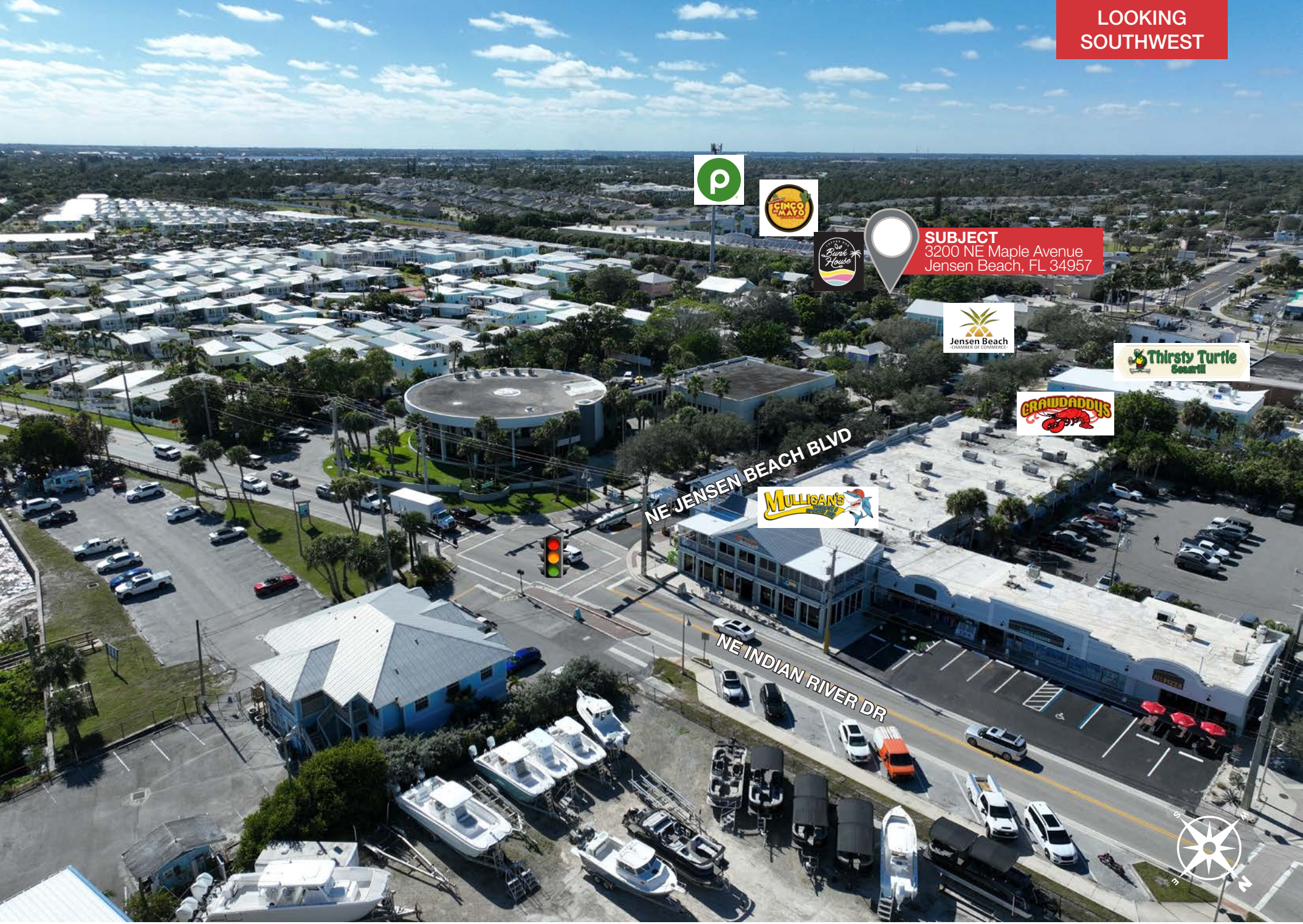
Bring your restaurant concept to life in the heart of Downtown Jensen Beach at 3200 NE Maple Ave. This ±3,300 square foot freestanding building offers a rare, turnkey opportunity for restaurant operators looking to join one of Florida's most vibrant coastal communities.

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.

KITCHEN PHOTOS

DINING ROOM PHOTOS




LOOKING SOUTHWEST
SUBJECT
3200 NE Maple Avenue
Jensen Beach, FL 34957
Jensen Beach
CHAMBER OF COMMERCE
Thirsty Turtle
Seagrill
CRAWDADDYS
NE JENSEN BEACH BLVD
NE INDIAN RIVER DR

LOOKING SOUTH
Indian River
SUBJECT
3200 NE Maple Avenue
Jensen Beach, FL 34957
Jensen Beach
CHAMBER OF COMMERCE
NE JENSEN BEACH BLVD
Thirsty Turtle
Seagrill

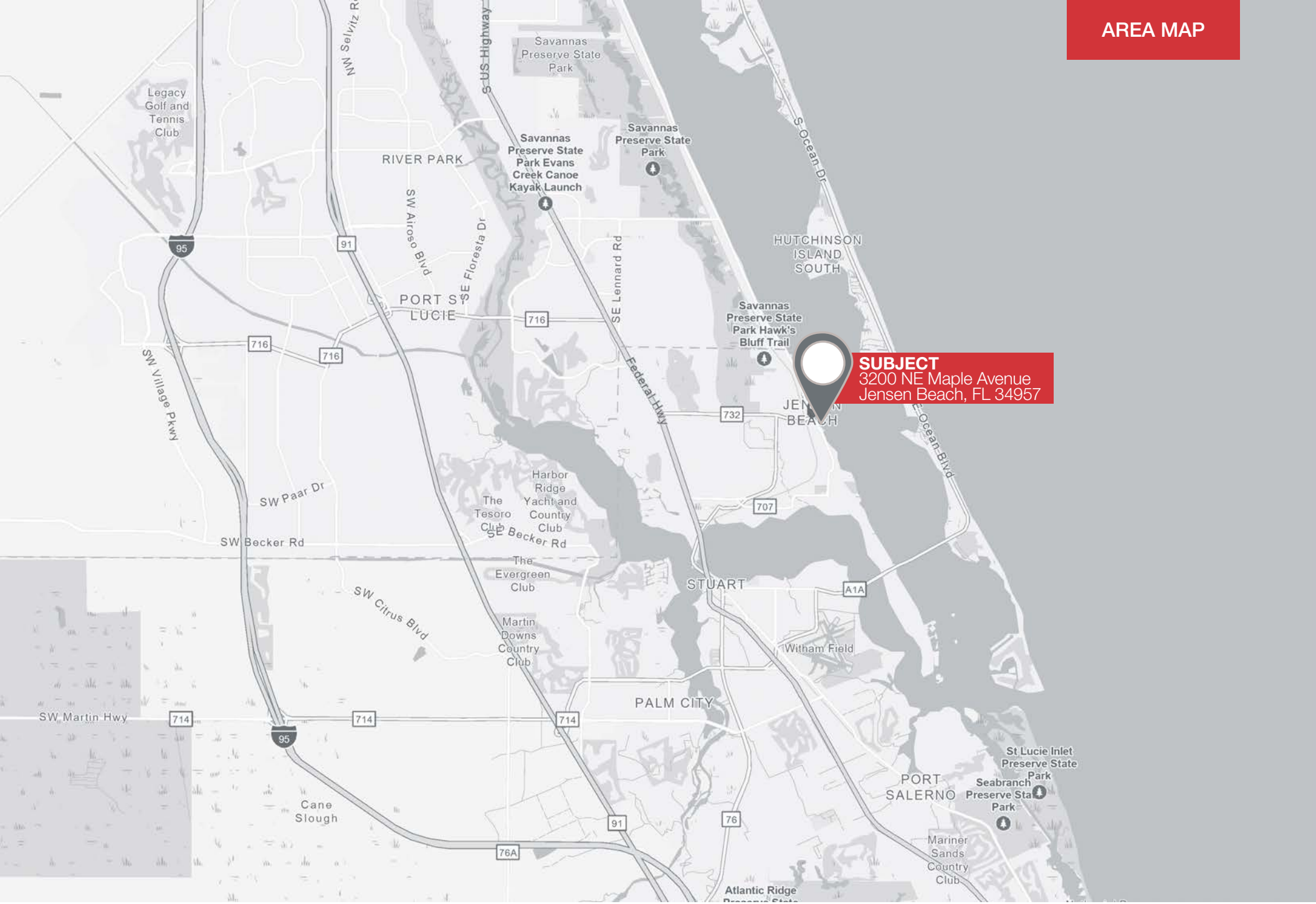
LOOKING WEST
NE JENSEN BEACH BLVD
Thirsty Turtle Seagrill
SUBJECT
3200 NE Maple Avenue
Jensen Beach, FL 34957
Jensen Beach
CHAMBER OF COMMERCE

AERIAL

Indian River
N MAPLE AVE
NE JENSEN BEACH BLVD
SUBJECT
3200 NE Maple Avenue
Jensen Beach, FL 34957
WEST END BLVD

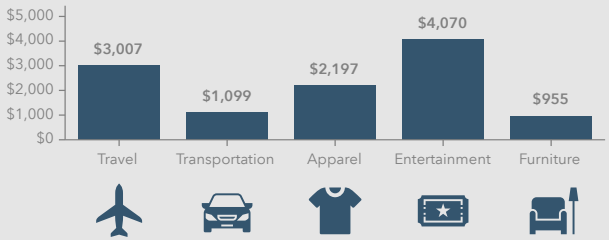
AERIAL

AREA MAP


SUBJECT
3200 NE Maple Avenue
Jensen Beach, FL 34957
Savannas Preserve State Park
Savannas Preserve State Park Evans Creek Canoe Kayak Launch
Savannas Preserve State Park Hawk's Bluff Trail
Legacy Golf and Tennis Club
RIVER PARK
PORT ST LUCIE
HUTCHINSON ISLAND SOUTH
JENSEN BEACH
STUART
PALM CITY
PORT SALERNO
Harbor Ridge Yacht and Country Club
The Tesoro Club
The Evergreen Club
Martin Downs Country Club
Witham Field
Seabranch Preserve State Park
St Lucie Inlet Preserve State Park
Mariner Sands Country Club
Cane Slough
Atlantic Ridge
NW Selvitz Rd
S US Highway 1
SW Airoso Blvd
SE Floresta Dr
SE Lennard Rd
Federal Hwy
S Ocean Dr
E Ocean Blvd
SW Village Pkwy
SW Paar Dr
SW Becker Rd
SE Becker Rd
SW Citrus Blvd
SW Martin Hwy
95
91
716
732
707
A1A
714
76
76A

3200 NE Maple Ave, Jensen Beach, Florida, 34957
Ring: 5 mile radius

KEY SPENDING FACTS



NAISouthcoast

Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-U.S. BLS (2024).

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Spending facts are average annual dollars per household

Population

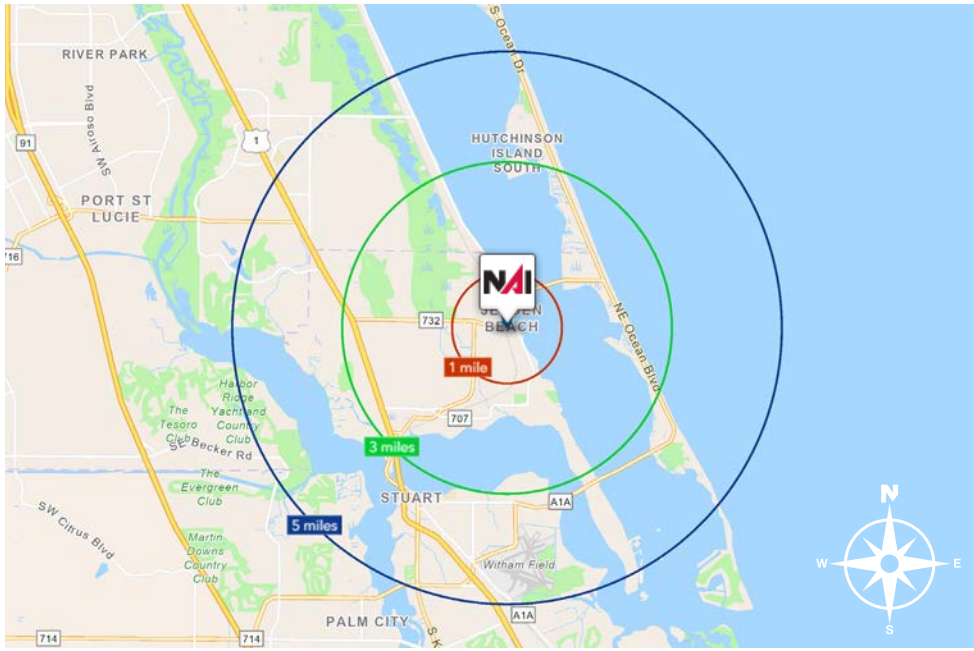
1 Mile:	4,263
3 Mile:	25,342
5 Mile:	71,879

Average Household Income

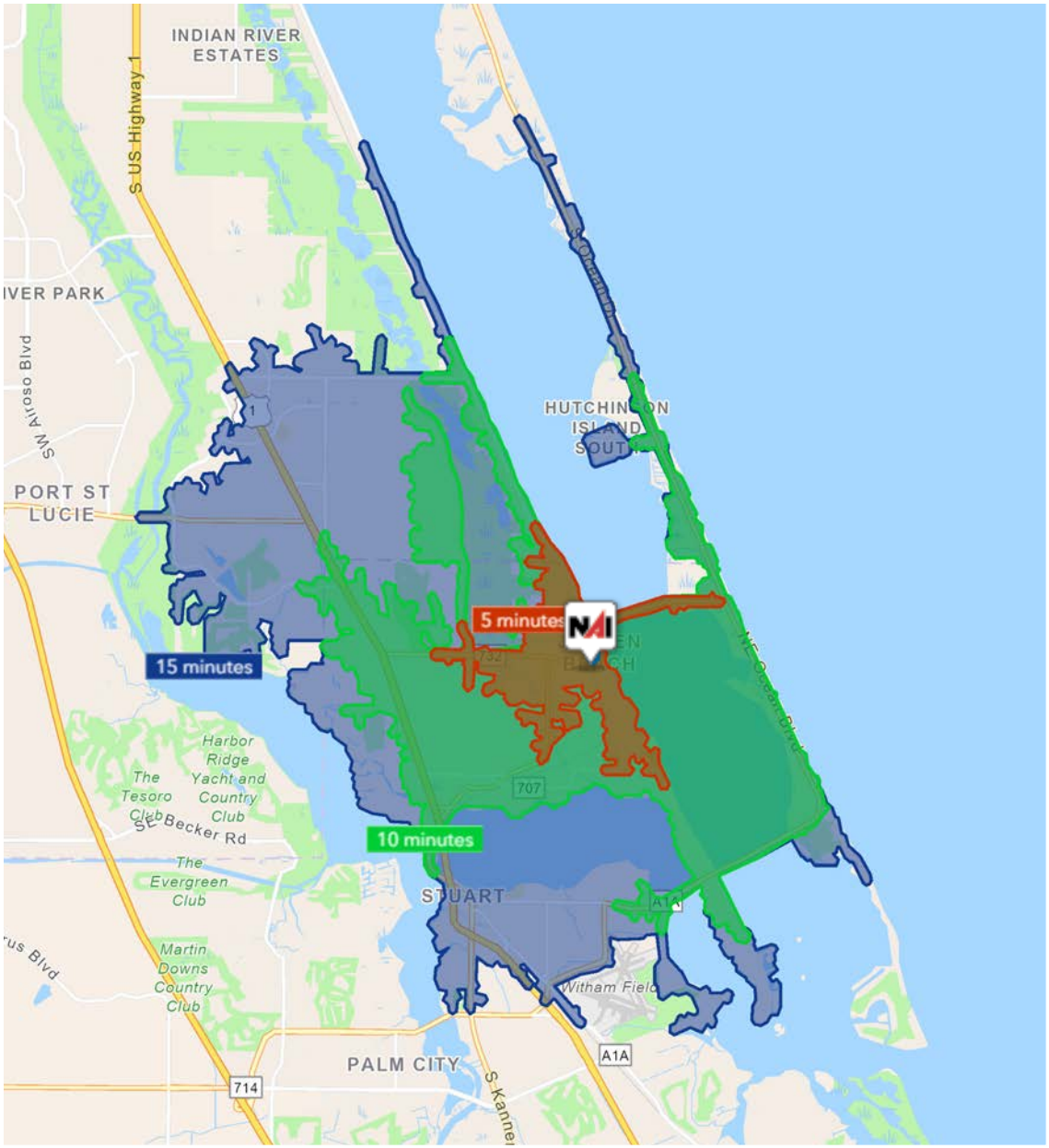
1 Mile:	$115,639
3 Mile:	$116,228
5 Mile:	$110,585

Median Age

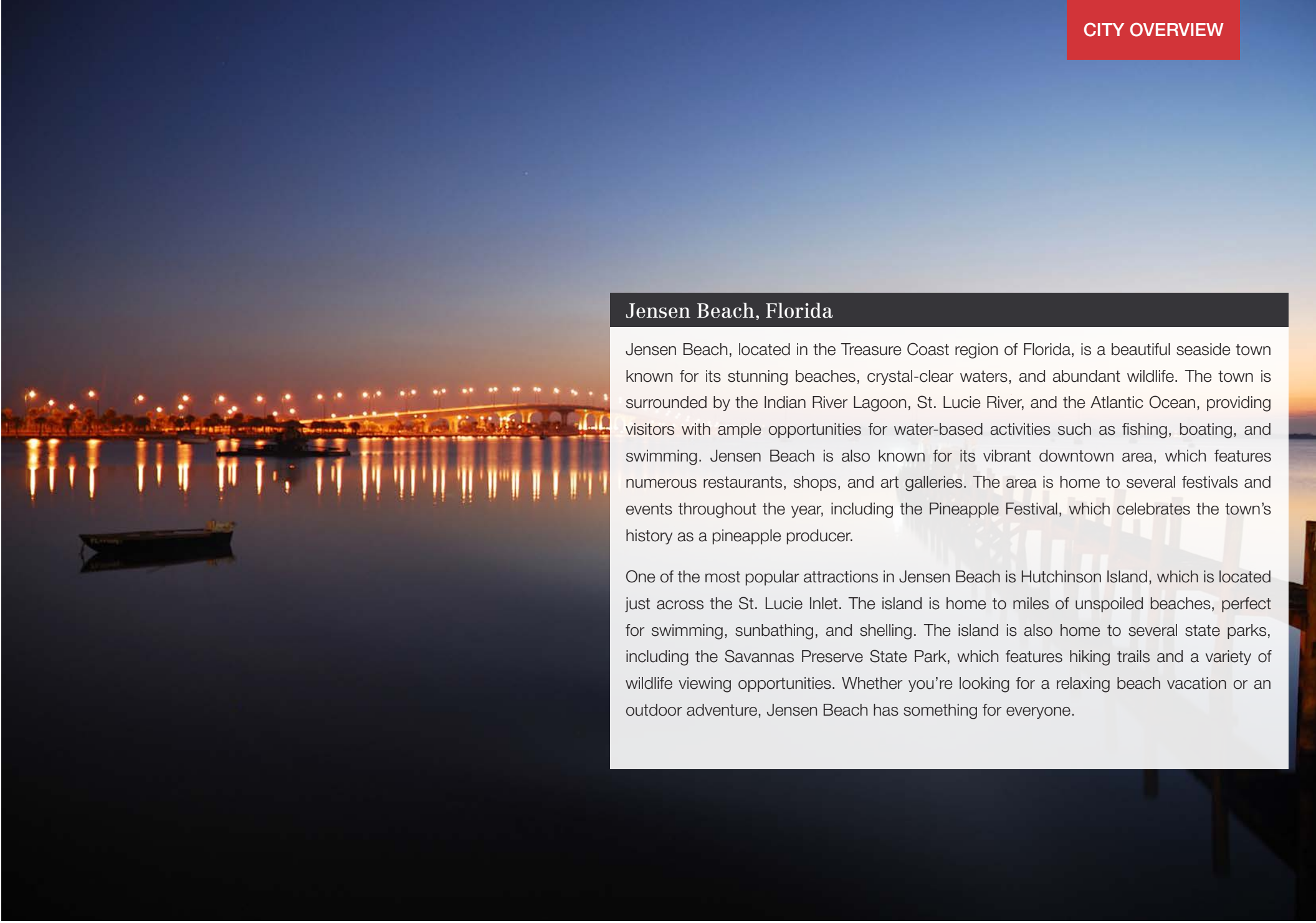
1 Mile:	55.7
3 Mile:	57.9
5 Mile:	56.8



DRIVE TIME



5 Minutes	10 Minutes	15 Minutes
5,428 2010 Population	26,453 2010 Population	64,562 2010 Population
5,950 2024 Population	29,901 2024 Population	73,481 2024 Population
9.61% 2010-2024 Population Growth	13.03% 2010-2024 Population Growth	13.81% 2010-2024 Population Growth
0.62% 2024-2029 (Annual) Est. Population Growth	1.23% 2024-2029 (Annual) Est. Population Growth	0.80% 2024-2029 (Annual) Est. Population Growth
57.2 2024 Median Age	57.9 2024 Median Age	55.8 2024 Median Age
$117,652 Average Household Income	$116,587 Average Household Income	$105,364 Average Household Income
58.6% Percentage with Associates Degree or Better	66.2% Percentage with Associates Degree or Better	61.7% Percentage with Associates Degree or Better
51.4% Percentage in White Collar Profession	52.4% Percentage in White Collar Profession	46.4% Percentage in White Collar Profession



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.

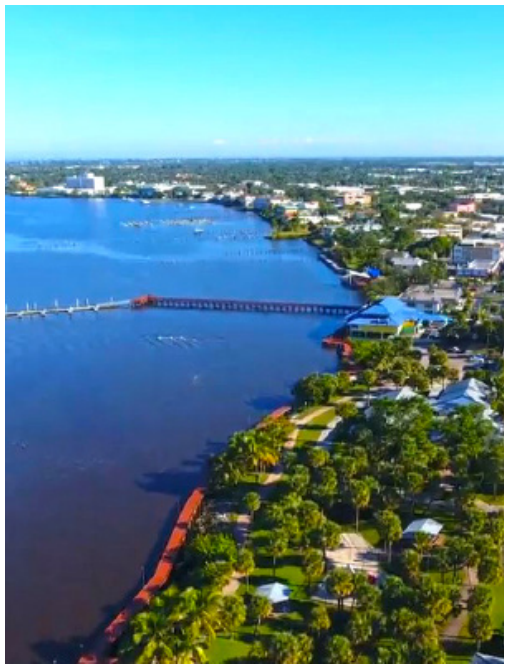
Martin County, Florida

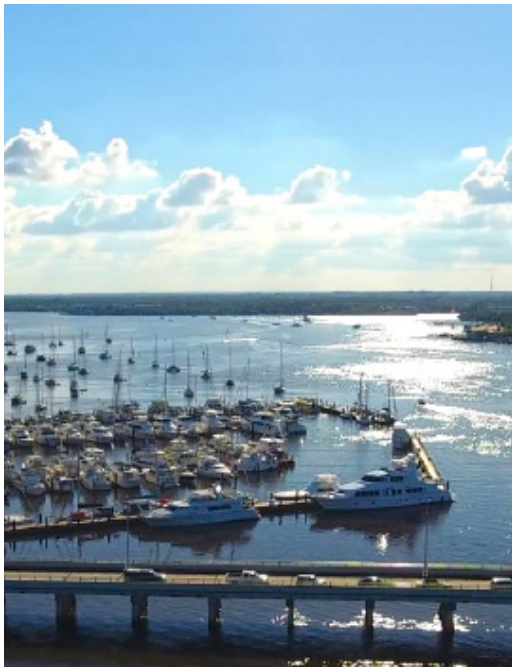
The cities that make up Martin County include Jensen Beach/Rio, Stuart/ Sewall's Point, Hutchinson Island, Hobe Sound, Jupiter/ Tequesta, Palm City, Port Salerno and Indiantown. Martin County is a wonderful place to visit and live, with beaches, golf, fishing and boating. The County boasts arts, quaint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