

FREESTANDING RESTAURANT SPACE

3200 NE Maple St., Jensen Beach, FL 34957



FOR LEASE | \$30.00sf/NNN

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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Stuart, FL 34996
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PROPERTY OVERVIEW

- Excellent opportunity to lease a 3,300 sf freestanding restaurant space in walkable downtown Jensen Beach.
- The property features inside and outside dining areas, commercial kitchen & grease trap.
- Surrounding real estate includes trendy shops and boutiques and other charming eateries.



PRICE	\$30.00/sf NNN
BUILDING SIZE	3,300 sf
BUILDING TYPE	Restaurant
ACREAGE	1.4 AC
FRONTAGE	+/- 80'
TRAFFIC COUNT	21,000 ADT
PARKING SPACE	Ample
ZONING	Jensen Beach Redevelopment District
PARCEL ID	22-37-41-023-007-00160-4

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PHOTOS



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DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	4,591	1 Mile	\$101,063	1 Mile	52
3 Mile	76,739	3 Mile	\$92,600	3 Mile	55
5 Mile	271,743	5 Mile	\$86,972	5 Mile	54

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	4,538	1 Mile	\$79,394	1 Mile	48.70
3 Mile	78,992	3 Mile	\$70,470	3 Mile	49.50
5 Mile	281,070	5 Mile	\$68,399	5 Mile	49.40

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ZONING INFORMATION

Commercial & Business Use Groups, see Section 12.1.03	CORE
Business & professional offices	P
Construction services, limited	P ¹
Construction services, extensive	-
Convenience store with fuel	-
Drive-through facility	-
Drive-through restaurant	-
Hotels, motels, resorts spas	P
Marinas	-
Medical offices	P
Parking lots and garages	P
Restaurants	P
Retail & services, limited impact	P ^{1,4}
Retail & services, general impact	P ^{1,4}
Retail & services, extensive impact	-
Recreational vehicle parks	-
Vehicular service and maintenance	-
Wholesale trades and services	P ¹
Working waterfront	-
Public & Institutional Use Groups, see Section 12.1.03	
Institutional uses, limited impact	P
Institutional uses, general impact	P
Industrial Use Groups, see Section 12.1.03	
Limited impact industries	
Extensive impact industrial industries	-



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TRADE AREA MAP



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