

Rio Marine Village

Mixed Use and Restaurant Space For Lease



Property Summary:

Rio Marine Village consists of over 30 acres along the banks of the St. Lucie River within the Rio Community in Martin County just minutes from Jensen Beach and Downtown Stuart. With unparalleled views, Rio Marine Village includes a mix of 342 residential units, commercial restaurant/retail/office, and marina uses. Rio Marine Village will be a regional destination for the local community, tourist and all Floridians that want to experience the waterfront restaurants, marina, and passive activities including the riverfront walking path, several waterfront parks, and watersports. The Village includes a mixed-use waterfront offering never seen before restaurant, retail and office leasing opportunities. Expected delivery Fall 2023.

Area Highlights:

- Minutes from Downtown Historic Stuart (10 min) and Jensen Beach (10 min).
- Bountiful tourist activities surrounding the Property.
- Nearby multiple parks including Walter Rocks dog/beach park, Indian Riverside Park and Savannas Preserve park.
- Located within a Community Redevelopment Area and Opportunity Zone.
- Children's Museum of the Treasure Coast.
- U.S. Sailing Center of Martin County.
- Numerous Golf Courses in the Area.

Public Amenities:

- Waterfront path with a living shoreline and beach access.
- Ramps and benches that lead down to the waterfront path and direct river access.
- Public access day docks.
- Public Square lawn for community gatherings.
- Waterfront peninsula park with a gazebo.
- Marine Industrial commercial building.
- Boat storage operation.
- Luxurious landscaping.



601 Heritage Drive, #227
Jupiter Florida 33458

FOR MORE INFORMATION

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Overall site plan



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Mixed Use & Restaurant Space



Location	Available Space	Square Feet
1	Two-Story Mixed Use	16,168
2	West Restaurant	3,823
3	East Restaurant	3,827
4	Two Story Restaurant	9,531



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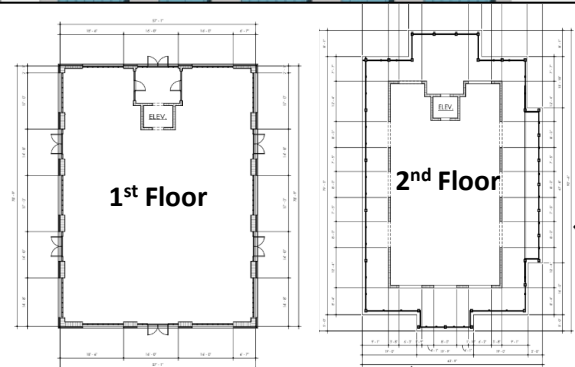
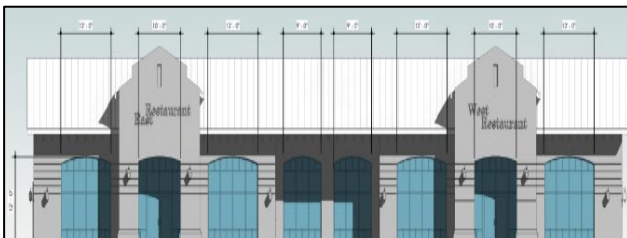
Mixed Use and Restaurant Space For Lease

East/West Restaurant

- East – 3,827 SF
- West – 3,823 SF
- Covered outdoor/patio seating
- Access to the Boardwalk

Two Story Restaurant

- First Floor – 4,495 SF
- 2nd Floor – 4,495 SF
- 1st and 2nd Floor include outdoor seating
- Access to the Boardwalk
- Elevator to the 2nd floor



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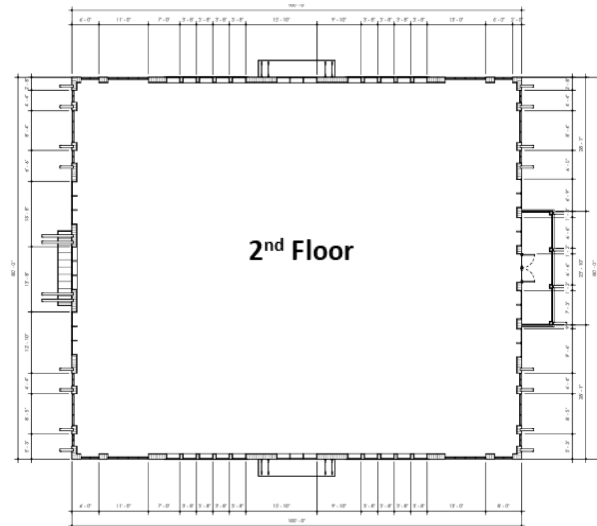
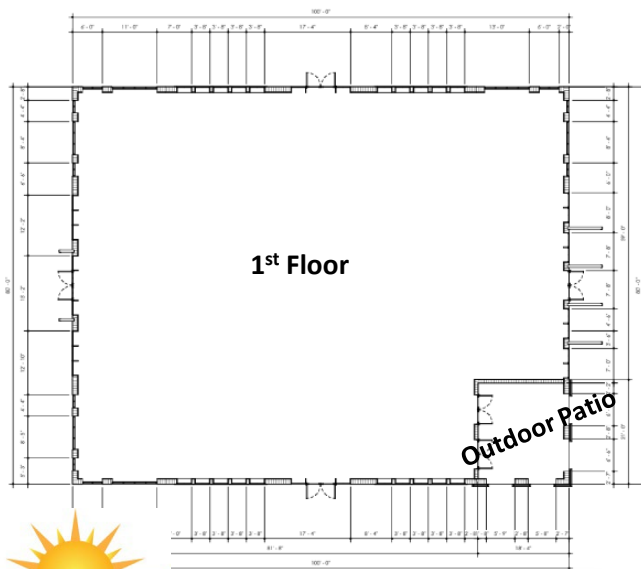
Mixed Use and Restaurant Space For Lease

Mixed Use Building

- 1st Floor – 8,000 SF
- 2nd Floor – 8,168 SF
- Ground Level Patio

Best Suited for:

- Outdoor Outfitters
- Ice Cream/Coffee Shop
- Office
- Retail



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