

796 NE Dixie Hwy,  
Jensen Beach, FL 34957

MOVE-IN-READY  
RESTAURANT / BAR

FOR **SALE** OR **LEASE**



**FLORIDA  
COMMERCIAL**  
REAL ESTATE COMPANY



**ALBERT BROWN**  
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**1,279 SF**

# EXECUTIVE SUMMARY

796 NE DIXIE HWY, JENSEN BEACH, FL 34957 | MOVE-IN-READY RESTAURANT / BAR

## SPECS

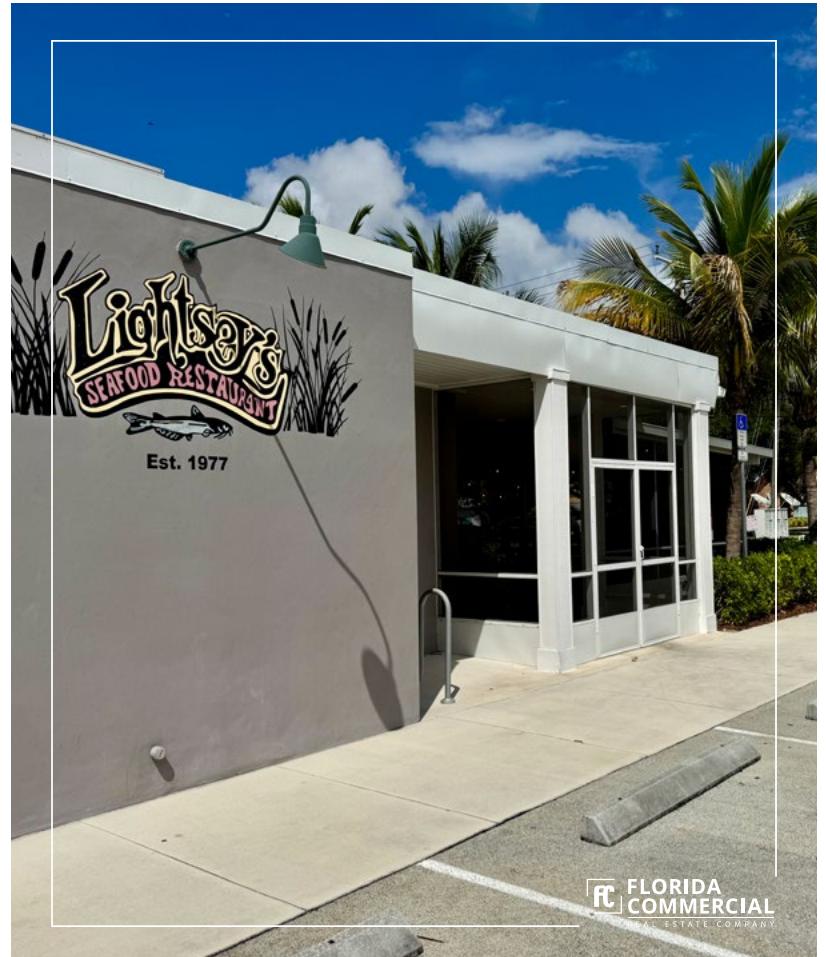
**Building Size:** 1,279 SF  
**Land Size:** .28 AC  
**Zoning:** 2100 - 2100 Restaurant/Cafeterias  
**Sale Price:** **JUST REDUCED TO \$749,900** FROM \$795,000  
**Lease Price:** **JUST REDUCED TO \$3,600** FROM \$4,250 Per Month / \$33.78 Per SF YR / NNN

## PROPERTY OVERVIEW

For Sale or Lease – \$749,900 or \$3,600 per month (NNN).

Located at 796 NE Dixie Highway in Jensen Beach, this move-in-ready restaurant offers an excellent turnkey opportunity in one of Martin County's fastest-growing areas. The 1,279 SF interior features an open dining layout with a large bar, counter seating, and abundant natural light from surrounding windows. Guests can also enjoy additional seating on the spacious screened-in covered patio, creating a welcoming environment for indoor and outdoor dining.

The space is fully equipped with a grease trap, separate walk-in refrigerator and freezer, reach-in cold lines, fryers, grills, and a large open kitchen—making it ready for immediate operation. Additional highlights include two private restrooms, ample parking, and preexisting signage posts offering excellent visibility along busy Dixie Highway. With new marinas, restaurants, and development projects underway nearby, this property is ideally positioned for a thriving restaurant or bar concept.



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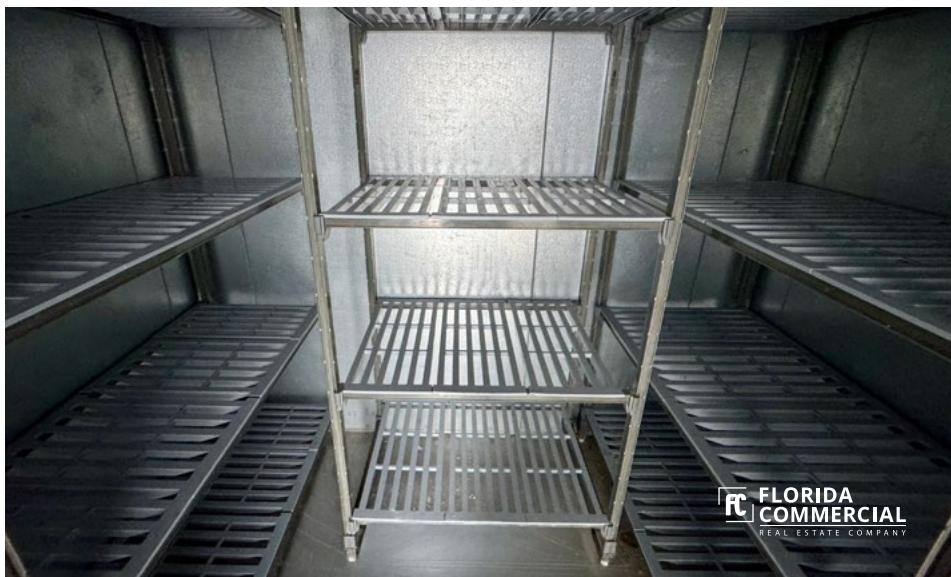
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# MAPS & REPORT

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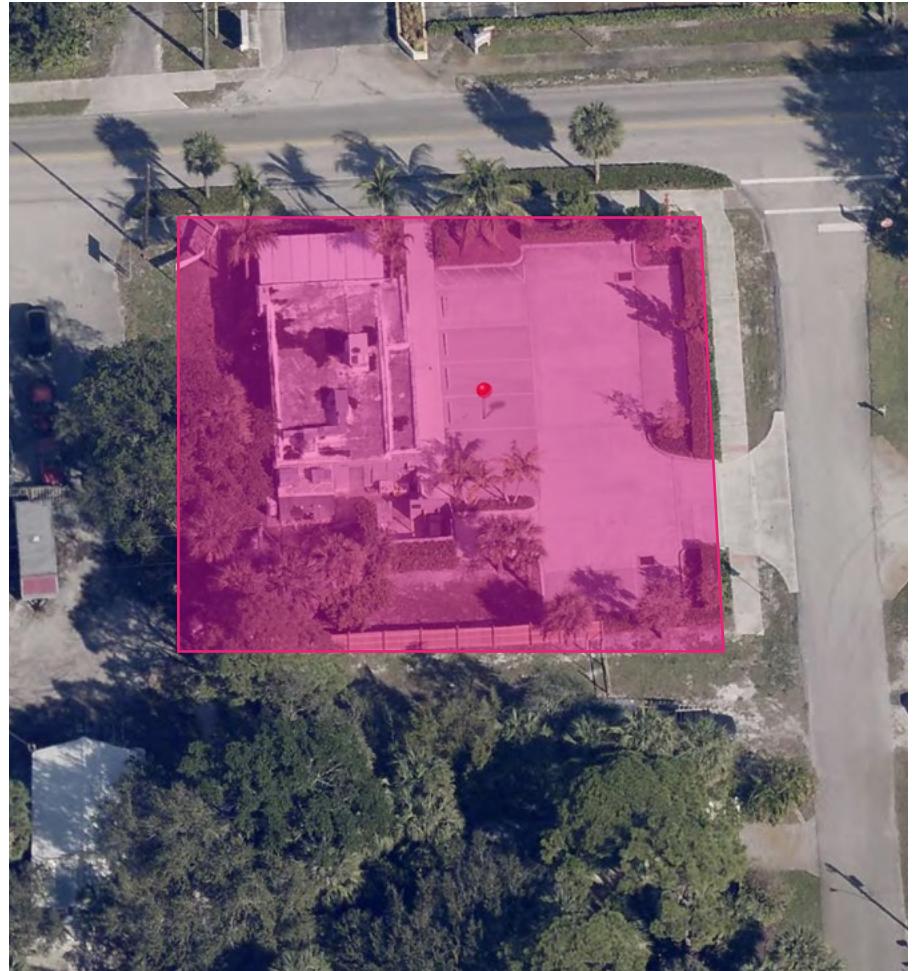
## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	3,409	25,794	71,075
Median age	51.3	51.4	48.7
Median age (Male)	49.4	46.8	45.7
Median age (Female)	52.3	53.4	50.4



## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,644	11,722	31,207
# of persons per HH	2.1	2.2	2.3
Average HH income	\$66,132	\$76,079	\$73,398
Average house value	\$196,917	\$239,422	\$286,935



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# LOCATION

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