

Up to 2,500 SF Available For Lease

1939 NE Jensen Beach Blvd, Jensen Beach, FL 34957

NAI Southcoast

Up to 2,500 SF
AVAILABLE



HEART OF DOWNTOWN JENSEN

Presented By

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FOR LEASE:

\$45.00/SF NNN

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Property Features

- Address: 1939 NE Jensen Beach Blvd
Jensen Beach, FL 34957
- Total Building Size: ±5,400 SF
- Available Spaces: ±2,500 SF
- Asking Rent: \$45.00/SF NNN
- Land Size: .57 Acres
- Zoning: B-1 Commercial
- Excellent visibility of the space from the main street in Downtown Jensen Beach



Property Overview

Situated prominently on the main street in Jensen Beach, amidst a pulse of activity and nightlife, this prime location is currently undergoing site work to enhance its appeal. With a shared outdoor seating area featuring a bandstand, this location is set to become a key part of the downtown scene.

The front 2,500 square feet of space is positioned directly along the street, ensuring that pedestrians walking by will be drawn to the inviting ambiance of the outdoor patio and entrance. With such a strategic location, this property presents an unparalleled opportunity for businesses seeking maximum visibility and foot traffic.

Demographic Highlights

	Average Household Income	Median Age
1 Mile	\$116,503	55.5
3 Miles	\$114,687	58.3
5 Miles	\$110,352	56.6

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Indian River Lagoon

Jensen Beach Causeway

Hutchinson Island

Indian River Lagoon

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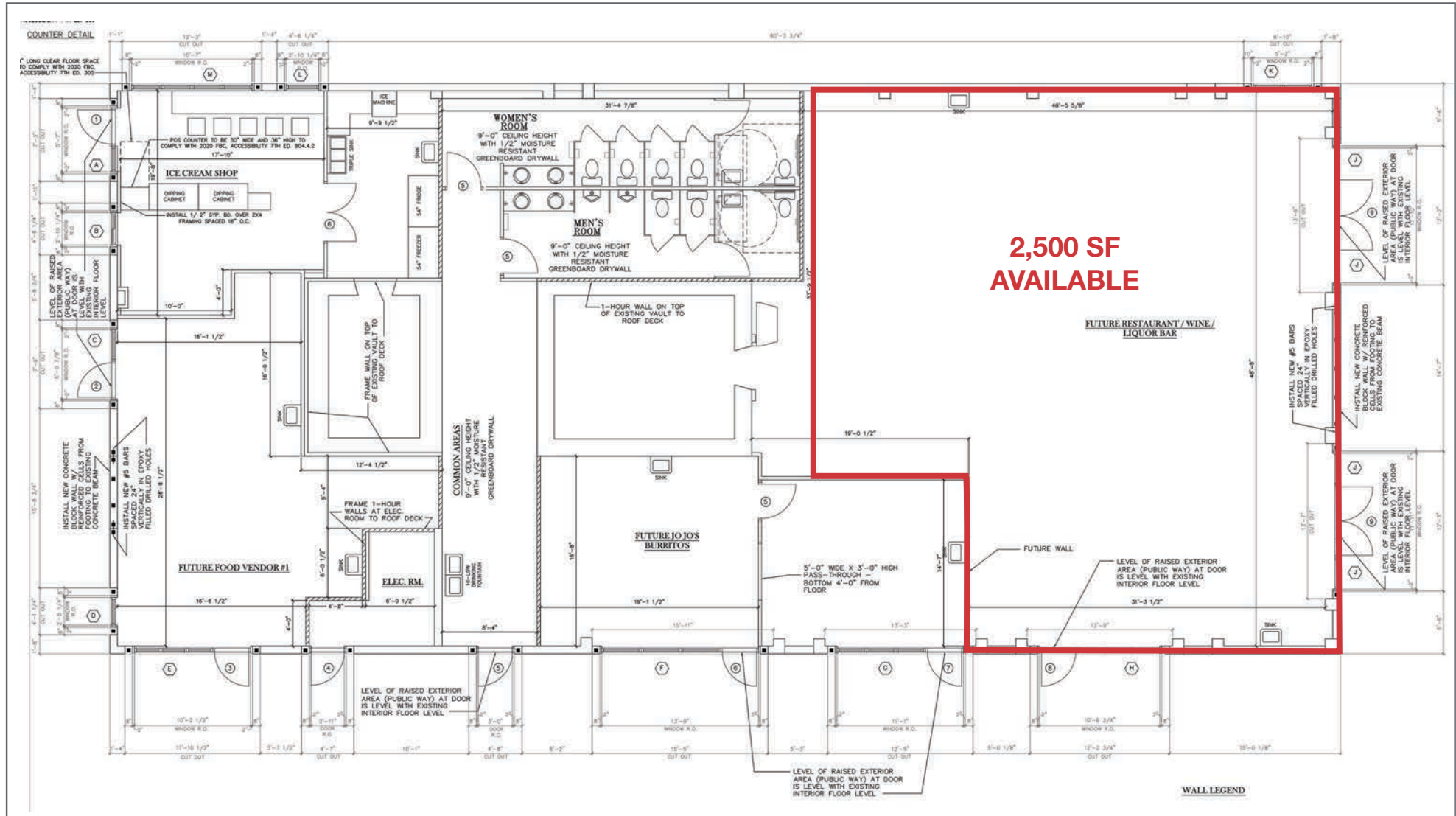
Property Images



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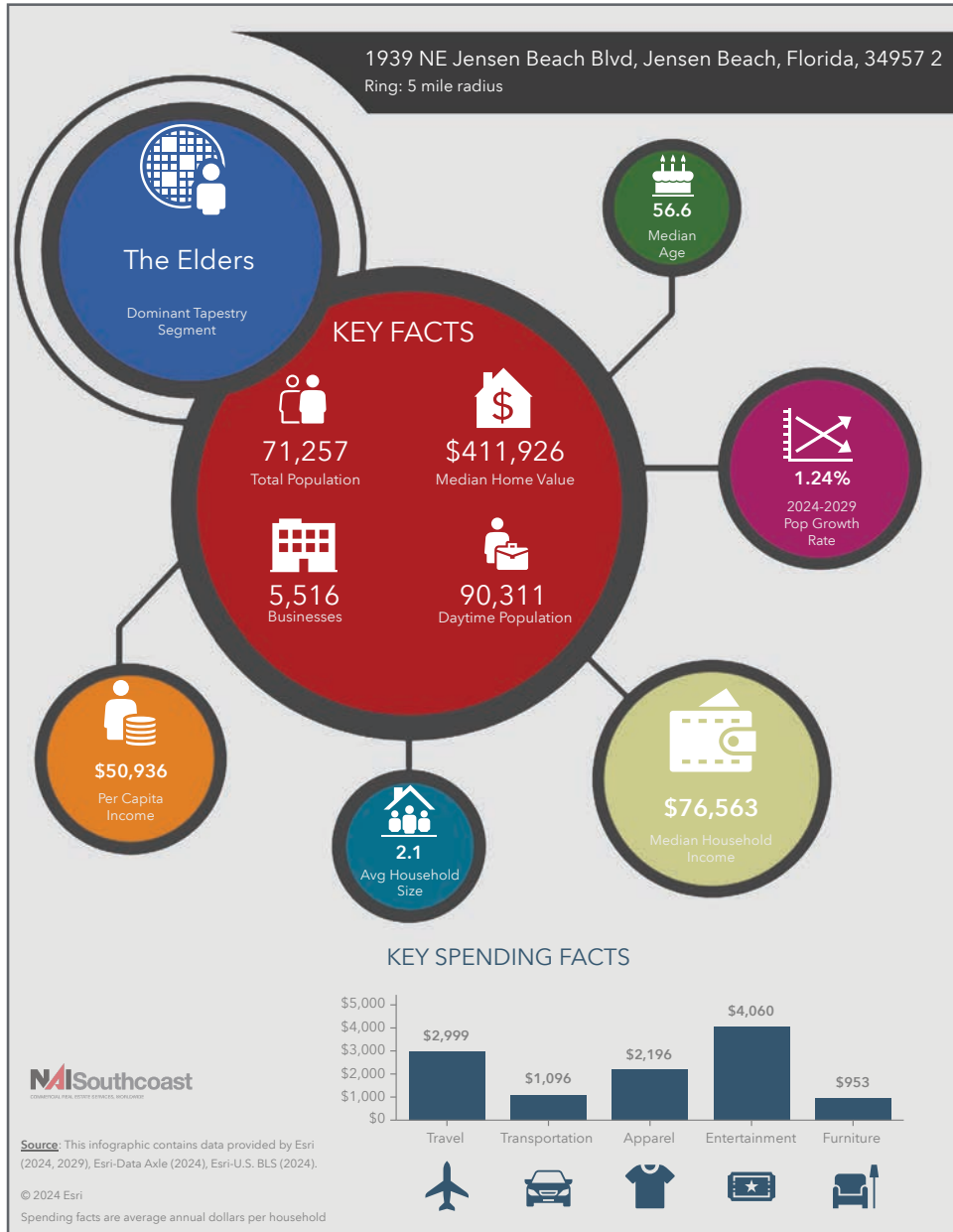
Floor Plan



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2024 Demographics



Population

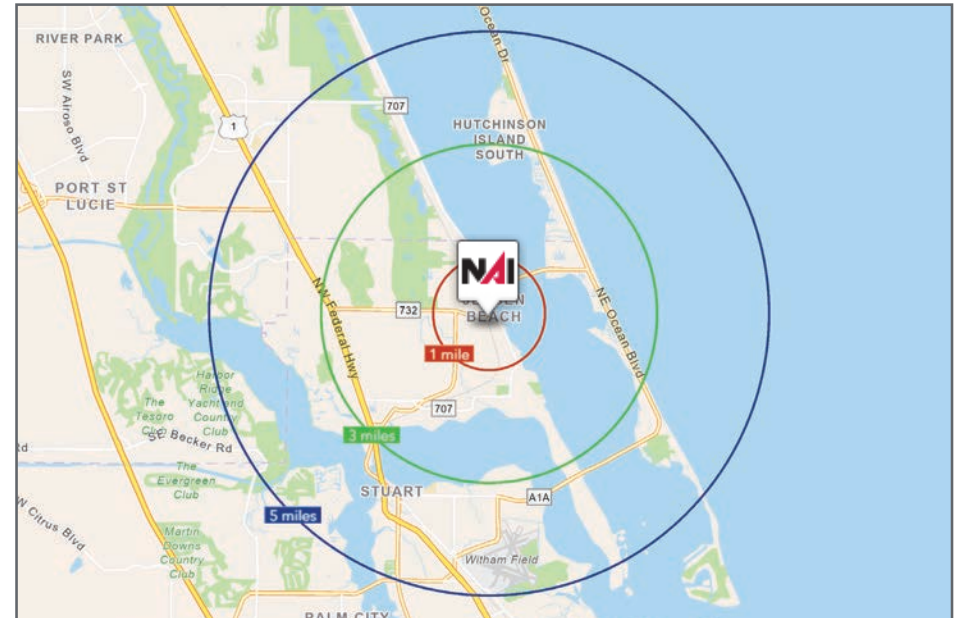
- 1 Mile: 3,805
- 3 Mile: 25,512
- 5 Mile: 71,257

Average Household Income

- 1 Mile: \$116,503
- 3 Mile: \$114,687
- 5 Mile: \$110,352

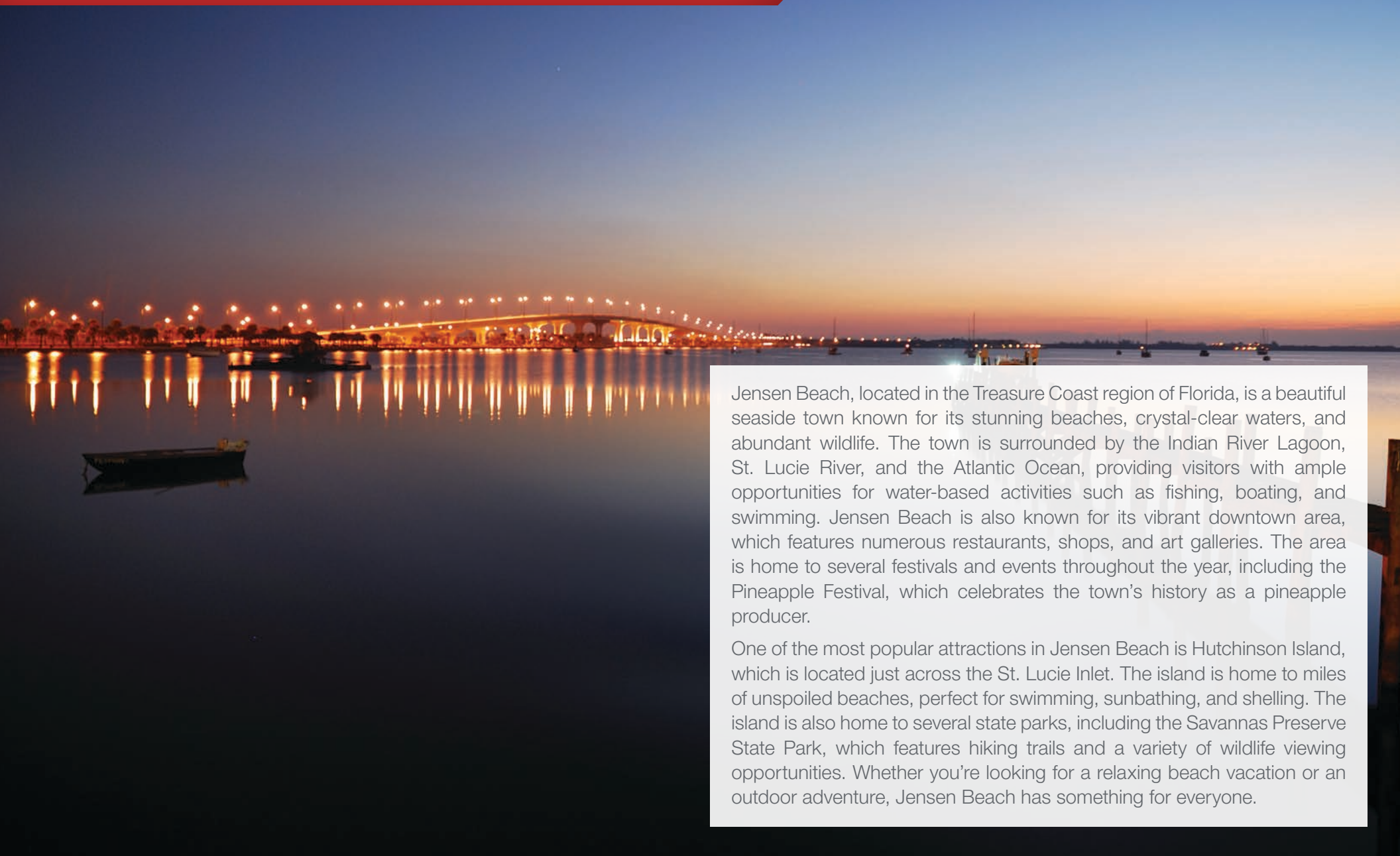
Median Age

- 1 Mile: 55.5
- 3 Mile: 58.3
- 5 Mile: 56.6



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.

County Overview

Martin County, Florida

The cities that make up Martin County are 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 amenities, quaint downtowns with shops, gourmet dining and 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.



For the die-hard festivals-goer...There are plenty to choose from and during the best Florida weather you can find The Port Salerno Seafood Festival, Bookmania, ArtsFest, Pineapple Festival or one of the many festivals throughout the year. The Treasure Coast Children's Museum is a great place for the kids located at Indian Riverside Park which has a fabulous water play area, fishing, and a riverfront view. Often, there are also events in the park including concerts, orchid shows, and more. Indian Riverside Park also features the Maritime and Yachting Museum. Hutchinson Island houses the Elliott Museum which focuses on art, history and technology. Named after prolific inventor Sterling Elliott, the museum houses permanent including Model AA Trucks, early transportation, history of Stuart and surrounding regions and baseball memorabilia. For the more scientifically minded and curious kids, the Florida Oceanographic Coastal Center which offers a fun opportunity to learn more about our local ecosystem and even feed a stingray!



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