

FREESTANDING RESTAURANT SPACE

3200 NE Maple St., Jensen Beach, FL 34957



FOR LEASE | \$30.00sf/NNN

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd Suite 100
Stuart, FL 34996
www.commercialrealestatellc.com

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PROPERTY OVERVIEW

- Discover the ideal location for your restaurant in the heart of walkable downtown Jensen Beach! This 3,300 SF freestanding restaurant space offers the perfect blend of charm, functionality, and visibility to attract locals and visitors alike.
- Enjoy both indoor and outdoor dining spaces, catering to diverse guest preferences.
- Fully equipped commercial kitchen with a grease trap, designed for seamless operations.
- Situated in the vibrant downtown district, surrounded by trendy shops, unique boutiques, and other popular eateries.
- Benefit from a bustling pedestrian-friendly area with consistent traffic from tourists and locals exploring the charming streets of Jensen Beach.



LEASE RATE	\$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



SUBJECT PROPERTY

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