



Available  
±28,004 SF

Available  
±1,078 SF

curaleaf.

PIZZA  
PAPA JOHN'S

COLD STONE  
CREAMERY

MILLER'S  
ALE HOUSE

SMOOTHIE  
KING

goodwill

DICKEY'S  
BARBECUE PIT

THE  
HOME  
DEPOT

Olive  
Garden  
ITALIAN KITCHEN

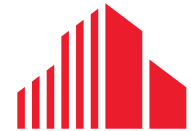
NW FEDERAL HWY

FOR LEASE \$15.00-\$20.00/SF NNN

AADT: 65,500

# SQUARE ONE SHOPPING CENTER

3471-3631 NW FEDERAL HIGHWAY  
JENSEN BEACH, FL 34957



CUSHMAN &  
WAKEFIELD

# SQUARE ONE SHOPPING CENTER

3471-3631 NW FEDERAL HWY, JENSEN BEACH, FL 34957

## Property Details

Location:	Treasure Coast's main retail corridor
Frontage:	774 feet along US Hwy 1
Traffic Count:	65,500 AADT
Property Type:	Regional Shopping
Available Space:	3535 NW Federal Hwy: ±1,078 SF 3563 NW Federal Hwy: ±28,004 SF
Ceiling Height:	24'
Lease Rate:	3535 NW Federal Hwy: \$20.00/SF NNN 3563 NW Federal Hwy: \$15.00/SF NNN
Total Plaza:	±205,534 SF
Parking:	790 spaces

## Property Overview

Join Home Depot, Olive Garden, Goodwill, Dickey's Barbecue Pit, Then & Now Gallery, Cold Stone Creamery, Papa John's, Curaleaf, and the popular Miller's Ale House in the Treasure Coast's best retail corridor.

This is the best opportunity to secure a prime big box space in this vibrant retail market at 3563 NW Federal Hwy, or a smaller retail unit in a bustling retail center at 3535 NW Federal Hwy.

Positioned on US Hwy 1 at a signalized intersection in the heart of the Treasure Coast.



# SQUARE ONE SHOPPING CENTER

3471-3631 NW FEDERAL HWY, JENSEN BEACH, FL 34957

3563 NW Federal Hwy



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3563 NW Federal Hwy



# SQUARE ONE SHOPPING CENTER

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mattamyHOMES

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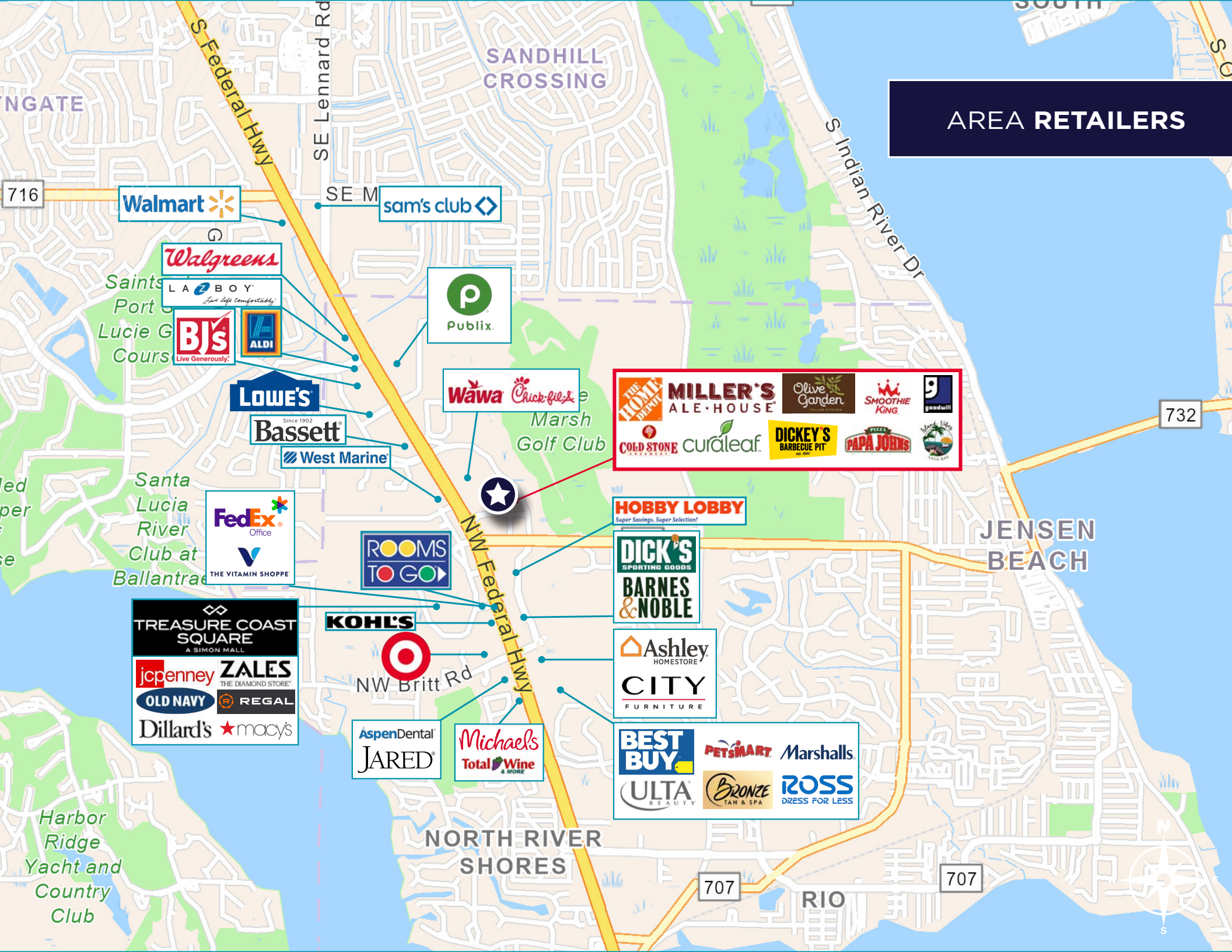
NW FEDERAL HWY

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LOOKING  
NORTHEAST



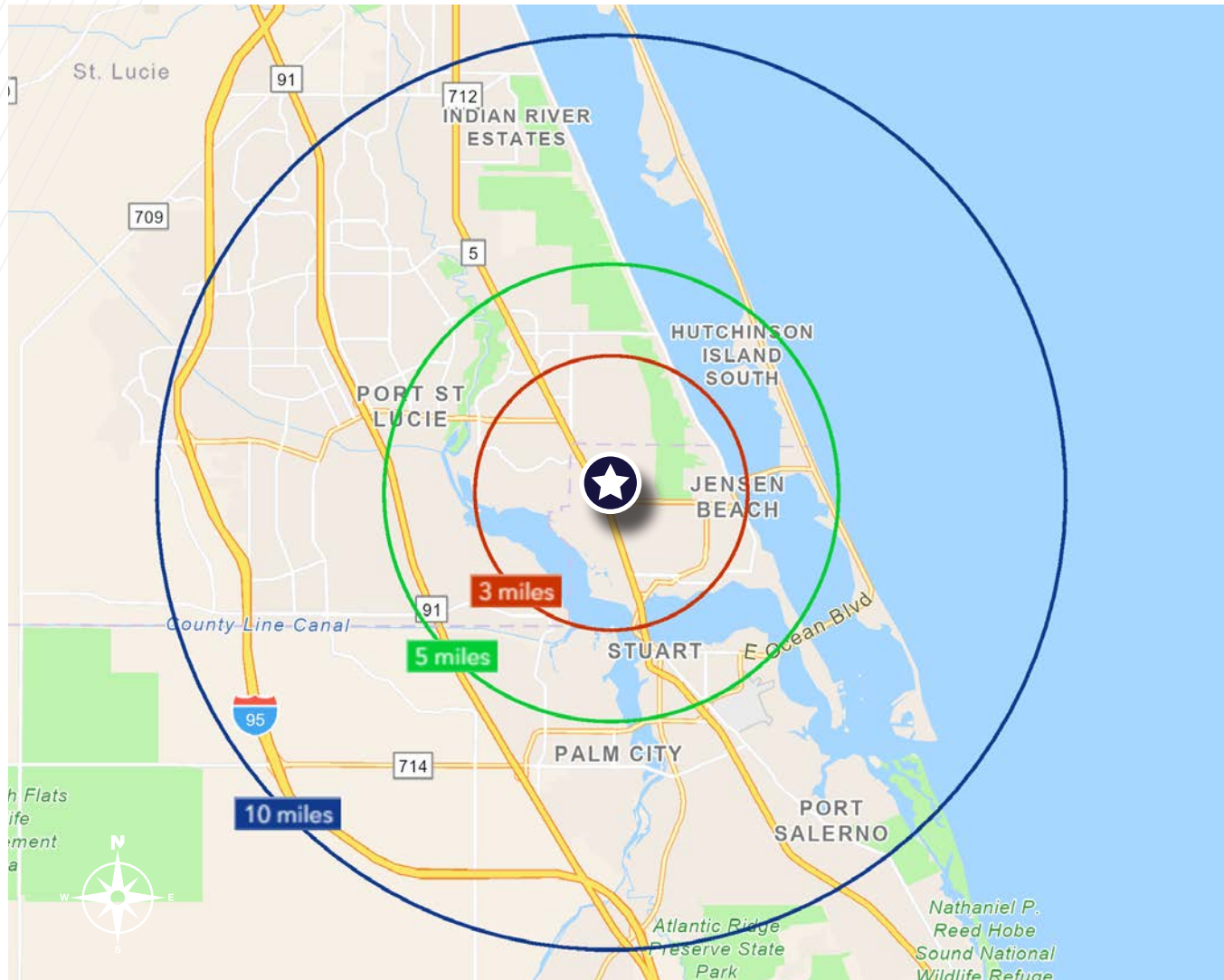
# AREA RETAILERS



# SQUARE ONE SHOPPING CENTER

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## 2025 DEMOGRAPHICS



### Population

3 Miles:	45,753
5 Miles:	112,822
10 Miles:	359,943

### Average Household Income

3 Miles:	\$106,823
5 Miles:	\$107,184
10 Miles:	\$107,729

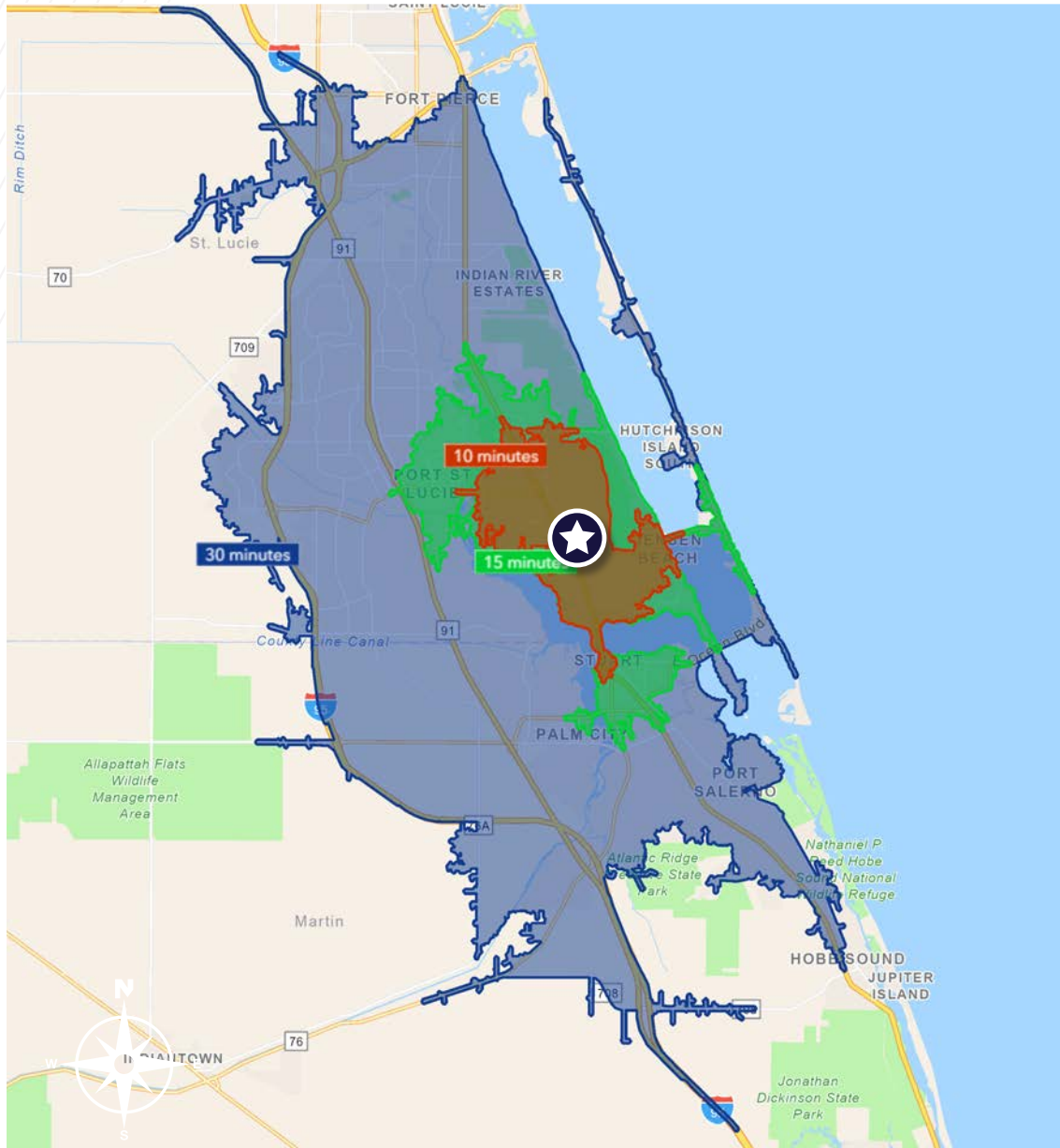
### Median Age

3 Miles:	51.6
5 Miles:	53.7
10 Miles:	48.3

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## DRIVE TIME



10 Minutes	15 Minutes	30 Minutes
<b>41,099</b> 2010 Population	<b>89,431</b> 2010 Population	<b>337,556</b> 2010 Population
<b>49,845</b> 2025 Population	<b>104,982</b> 2025 Population	<b>426,109</b> 2025 Population
<b>21.3%</b> 2010-2025 Population Growth	<b>17.4%</b> 2010-2025 Population Growth	<b>26.2%</b> 2010-2025 Population Growth
<b>1.75%</b> 2025-2030 (Annual) Est. Population Growth	<b>1.57%</b> 2025-2030 (Annual) Est. Population Growth	<b>1.83%</b> 2025-2030 (Annual) Est. Population Growth
<b>50.0</b> 2025 Median Age	<b>51.7</b> 2025 Median Age	<b>48.1</b> 2025 Median Age
<b>\$102,249</b> Average Household Income	<b>\$94,935</b> Average Household Income	<b>\$104,575</b> Average Household Income
<b>45.4%</b> Percentage with Associates Degree or Better	<b>43.3%</b> Percentage with Associates Degree or Better	<b>43.5%</b> Percentage with Associates Degree or Better
<b>59.1%</b> Percentage in White Collar Profession	<b>58.7%</b> Percentage in White Collar Profession	<b>58.9%</b> Percentage in White Collar Profession

# MARTIN COUNTY, FLORIDA

The cities that make up Martin County include 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, quaint downtowns with shops, gourmet dining, 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.

Mark your calendars for a plethora of events to look forward to in Martin County, Florida. The Stuart Air Show, Stuart Boat Show, ArtsFest, and the Martin County Fair are just some of the many events taking place throughout the year. The Treasure Coast Children's Museum, located at Indian Riverside Park, is a great place for kids and families, offering a water play area, fishing, and a riverfront view. Often, there are events in the park including concerts, orchid shows, and more. Indian Riverside Park also features the Maritime and Yachting Museum. Hutchinson Island is home to the Elliott Museum which celebrates the genius of innovation, creativity and the historical events of Martin County. Named after the prolific inventor Sterling Elliott, the museum hosts permanent exhibits showcasing Model A Trucks, early transportation, the history of Stuart and its surrounding regions, and baseball memorabilia. For the scientifically minded and curious kids, the Florida Oceanographic Coastal Center offers fun opportunities to learn about our local ecosystem.

## REGIONAL OVERVIEW



## 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.



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**FOR MORE INFORMATION, CONTACT:**

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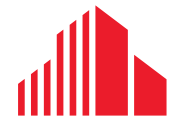


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