

Kohl's | Sephora

Jensen Beach, FL

Price: **\$15,840,000** | Cap Rate: **7.50%**

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Rare to Market Real Estate | High Yielding 10 Yr Lease | Early Extension & Brand New HVAC



THE OFFERING

Northmarq in association with SAR Enterprises is pleased to offer for sale to qualified investors, the opportunity to purchase a fee simple interest in the Kohl's | Sephora located in Jensen Beach, Florida (the "Property"). The Property consists of an +/-89,060 square foot freestanding retail building, on an 8.69-acre parcel within the primary retail corridor of Jensen Beach / Stuart. Kohl's agreed in July to an early lease extension, signifying their commitment to the location and their strong performance.

The Kohl's at 2751 NW Mall Loop in Jensen Beach is an outstanding piece of real estate along Florida's thriving eastern seaboard. The Property is located just 40 miles directly north of West Palm Beach and is growing substantially with more than 111K people residing within 5-miles of the property and estimated YoY growth of over 1%. The area is also characterized by it's wealth, with average incomes topping \$117K within 3-miles. Approximately 1-mile down the street sits a 278 unit luxury multi-family development constructed in 2021, further providing evidence for the growth and strength of the area.

OFFERED EXCLUSIVELY BY

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Property Photo