

FOR SALE



OFFERING MEMORANDUM

RARE MIXED-USE DOWNTOWN INVESTMENT

BOUTIQUE HOTEL WITH LONG TERM RESTAURANT

1893 NE JENSEN BEACH BLVD. JENSEN BEACH, FL 34957

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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CONTACT INFORMATION

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EXECUTIVE SUMMARY

Presenting a rare opportunity to acquire a prominent commercial asset located at the high-visibility corner of NE Jensen Beach Blvd and NE Pineapple Avenue in the heart of Downtown Jensen Beach. This two-story, 9,140 SF mixed-use building combines stable long-term income with exceptional upside potential in one of the Treasure Coast's most desirable coastal districts, **with seller financing available for qualified buyers.**

INVESTMENT HIGHLIGHTS

Boutique Hotel with Adaptive Use Potential

The second floor features the Jensen Beach Inn, an 9-room boutique hotel with charming common areas and a **roof deck boasting scenic waterfront views and the downtown area.** The hospitality component offers immediate appeal to coastal travelers while also providing conversion potential for short-term rental/Airbnb operations or other boutique hospitality concepts—unlocking significant value-add potential for future ownership.

Stabilized, Long-Term Ground Floor Tenant

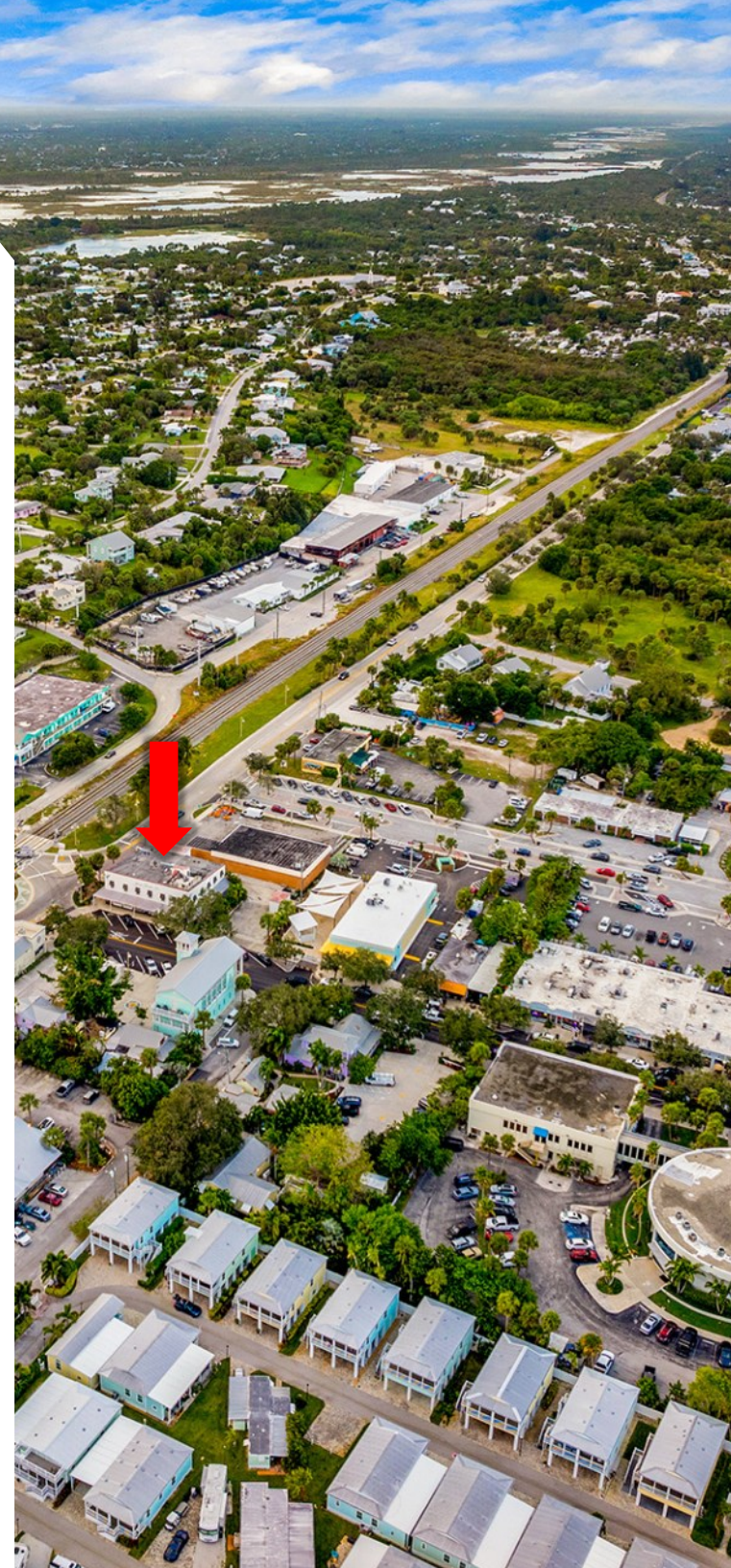
The first floor is fully occupied by Thirsty Turtle, a well-known casual seafood restaurant operating under a 10-year NNN lease. This established local favorite delivers reliable, passive income with minimal landlord responsibilities.

Exceptional Location & Visibility

Situated directly within Downtown Jensen Beach, the property benefits from strong walkability, vibrant nearby retailers and restaurants, and proximity to year-round events. Its position at the town's well-trafficked roundabout ensures consistent exposure and visitor flow. The Jensen Beach Causeway is just minutes away, offering quick, convenient access to area beaches.

Highly Sought-After Coastal Market

Jensen Beach continues to experience strong demand from residents, visitors, and investors alike due to its waterfront charm, boutique business environment, and limited commercial inventory. Properties in this corridor rarely come to market, making this offering a strategic long-term hold.

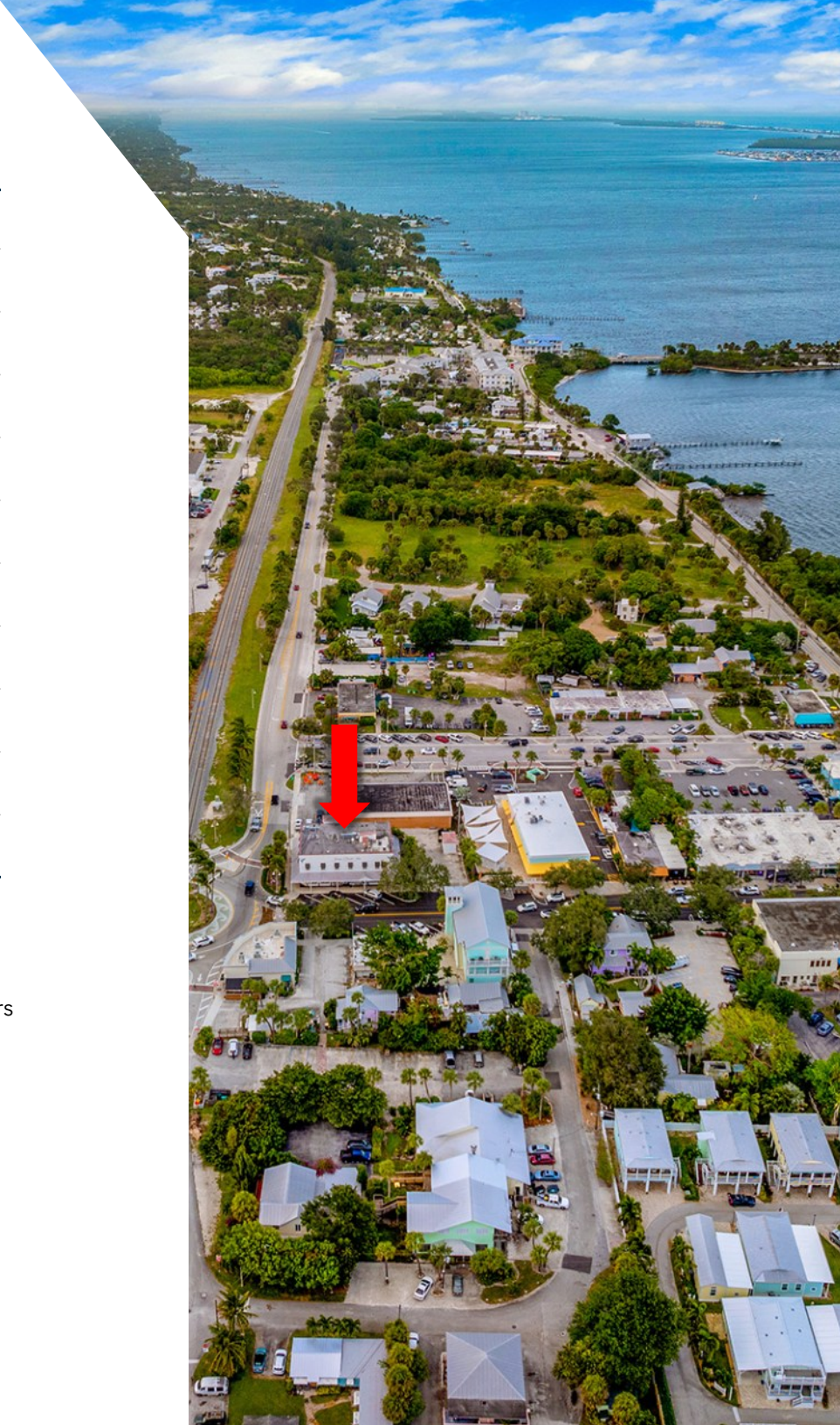


INVESTMENT OVERVIEW

PRICE	\$3,899,999
BUILDING SIZE	9,140 SF
BUILDING TYPE	Restaurant / Hotel
ACREAGE	0.33 AC
FRONTAGE	146' along Jensen Beach Blvd.
TRAFFIC COUNT	17,600 ADT / 12,700 ADT
YEAR BUILT	1909
CONSTRUCTION TYPE	Block with Stucco
ZONING	Jensen Beach Redevelopment Zoning
LAND USE	CRA Center
PARCEL ID	22-37-41-017-000-00051-9

INVESTMENT SUMMARY

- **Seller Financing Available:** Providing flexible acquisition structure for qualified buyers
- **Ground Floor Tenant:** Thirsty Turtle - 10-Year NNN Lease
- **Second Floor:** Jensen Beach Inn -9 Rooms + Common Area
- **Third Floor:** Roof-top deck with waterfront views
- **Location:** Corner of NE Jensen Beach Blvd & NE Pineapple Ave
- **Market Advantages:** Downtown walkability, tourism draw, proximity to beaches, strong visibility at roundabout



FINANCIALS

Hotel Revenue Analysis

The projected revenue is based on **9 guest rooms** with an average daily rate of **\$183 per night** with an assumed **occupancy of 70%** applied to estimate the net operating income.

Property Financial Summary

Restaurant NOI	\$120,000 (NNN lease with annual increases)
Hotel NOI	\$186,769.80*
Total Property NOI	\$306,769.80

*Hotel NOI per management discretion

$$\begin{array}{ccc}
 \text{\$415,044.00} & + & \text{\$228,274.20} & = & \text{\$186,769.80} \\
 \text{Annual Gross Revenue} & & \text{Operating Expenses} & & \text{Hotel NOI} \\
 \text{(At 70\% Occupancy)} & & & &
 \end{array}$$

Annual Gross Revenue by Occupancy

Occupancy Rate	Annual Gross Revenue
50%	\$299,152.50
60%	\$358,983.00
70%	\$415,044.00
80%	\$478,644.00
90%	\$538,474.50
100%	\$598,305.00

Operating Expenses Breakdown

Payroll	\$79,896.97
Utilities	\$22,827.42
Maintenance	\$34,241.13
Marketing	\$18,261.94
Property Taxes	\$18,250.00
Insurance	\$18,261.94
Cleaning & Laundry	\$15,979.19
Miscellaneous	\$20,555.61
<i>Total</i>	<i>\$228,274.20</i>



SITE SURROUNDINGS



HUTCHINSON ISLAND

JENSEN BEACH
CAUSEWAY BRIDGE

NE PINEAPPLE AVE

**SUBJECT
PROPERTY**

MDNOW
URGENT CARE

NE JENSEN BEACH BLVD

GRABBY'S
OYSTER BAR

Goodfella's
PIZZA

Scoop

CINCO
DE MAYO

MURKIGAN'S

Broth

Jo Jo's Kitchen

Jan's Place

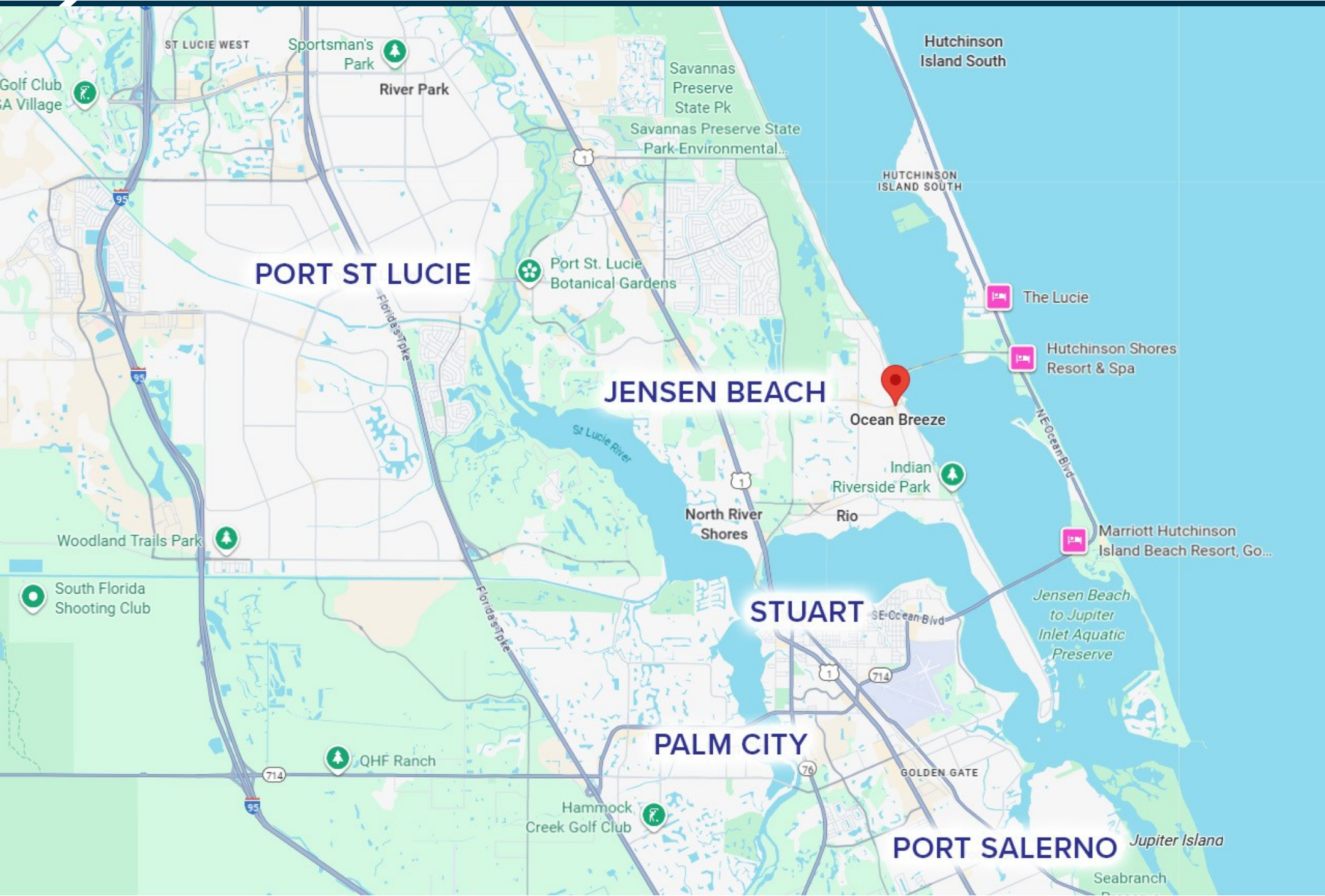
STS
Aviation Group

OCEAN BREEZE RESORT

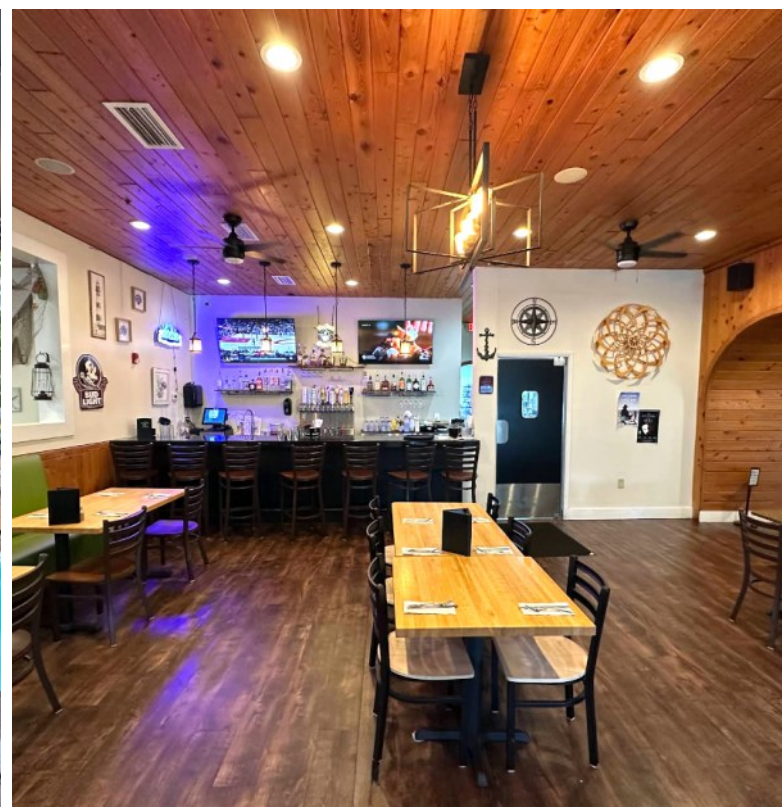
goodwill

Publix

SURROUNDING NEIGHBORHOODS



PROPERTY PHOTOS

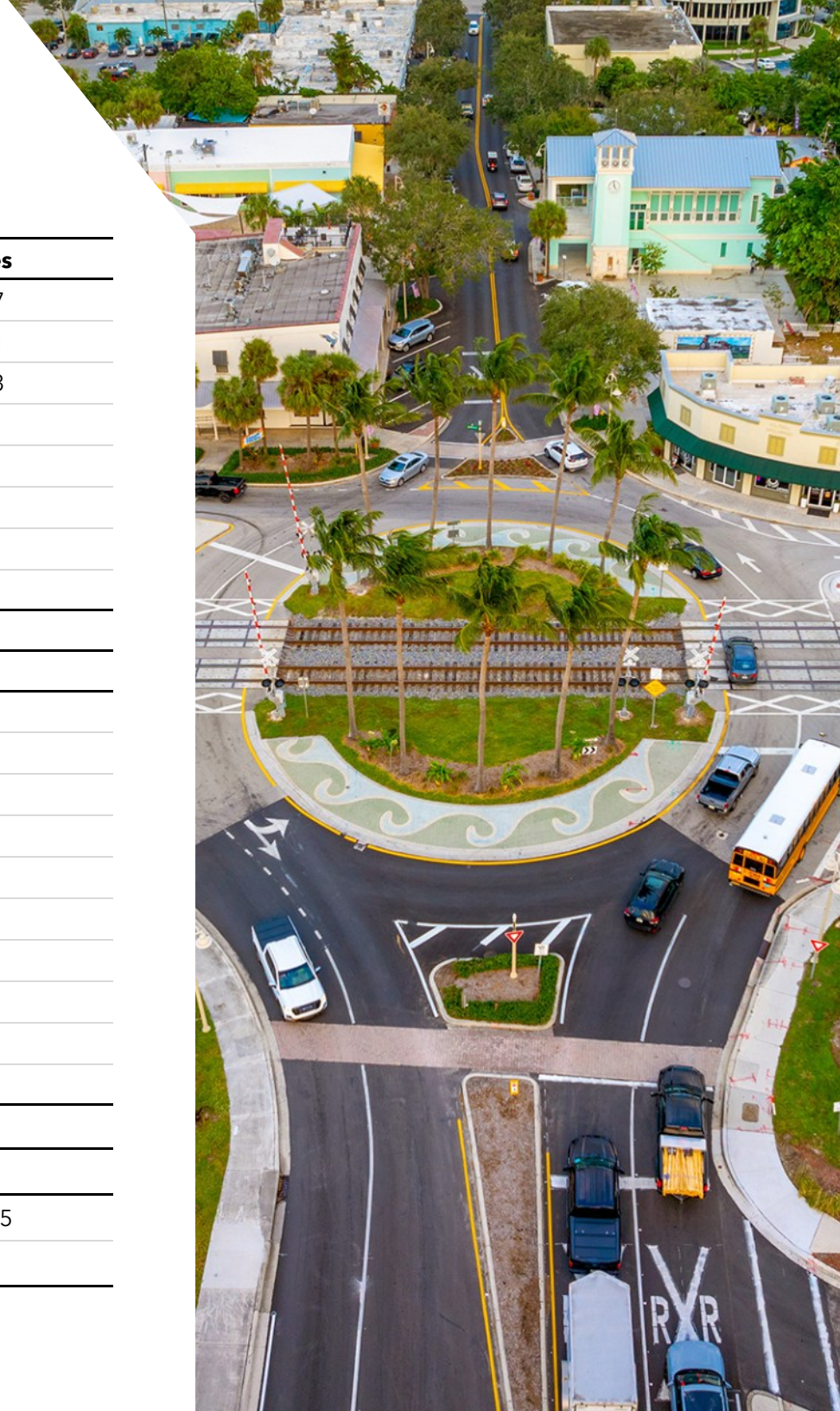


DEMOGRAPHICS

Population	1 mile	3 miles	5 miles
2020 Population	4,802	25,086	69,067
2024 Population	4,934	31,566	81,781
2029 Population Projection	5,195	35,484	92,653
Annual Growth 2020-2024	0.7%	6.5%	4.6%
Annual Growth 2024-2029	1.1%	2.5%	2.7%
Median Age	54.8	60.4	57.6
Bachelor's Degree or Higher	31%	35%	33%
U.S. Armed Forces	4	16	82

Income	1 mile	3 miles	5 miles
Avg Household Income	\$76,873	\$84,765	\$87,335
Median Household Income	\$42,008	\$59,146	\$62,169
< \$25,000	577	2,900	7,210
\$25,000 - 50,000	687	3,858	8,728
\$50,000 - 75,000	275	2,598	6,246
\$75,000 - 100,000	204	1,589	4,478
\$100,000 - 125,000	174	1,436	3,870
\$125,000 - 150,000	122	993	2,104
\$150,000 - 200,000	134	948	2,254
\$200,000+	170	1,168	3,230

Housing	1 mile	3 miles	5 miles
Median Home Value	\$237,470	\$322,750	\$325,155
Median Year Built	1978	1985	1985



TENANT OVERVIEW

Thirsty Turtle

Thirsty Turtle is a well-established casual seafood and grill concept known throughout the Treasure Coast for its relaxed atmosphere, quality menu, and loyal local following. The Jensen Beach location is a high-performing outpost that benefits from strong year-round traffic from both residents and tourists.

Operating under a long-term 10-year NNN lease, the restaurant provides steady, predictable income with minimal landlord obligations. Thirsty Turtle's brand recognition and operational stability make it an attractive anchor tenant in the Downtown Jensen Beach district.



The Jensen Beach Inn

The Jensen Beach Inn is an 9-room boutique hotel occupying the second floor of the property. Blending coastal charm with personalized hospitality, the inn caters to beachgoers, business travelers, and visitors exploring Downtown Jensen Beach.

Guests enjoy comfortable accommodations, a welcoming common area, and access to a private rooftop deck with scenic views of the Downtown area and surrounding inlet.

With its intimate scale and prime location steps from shops, restaurants, and the causeway, the Jensen Beach Inn offers strong occupancy potential and flexibility for future operators, including repositioning into an Airbnb-style short-term rental model or other specialized lodging concepts.

CONTACT INFORMATION

Premier Mixed-Use Investment

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PURCHASE PRICE

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