

Island Shoppes - Restaurant / Retail

4392 NE Ocean Blvd, Jensen Beach, FL 34957

NAI Southcoast



James McKinney
Sales Associate
+1 772 349 3414
jamesmckinney@naisouthcoast.com
www.naisouthcoast.com

Reid Armor
Sales Associate
+1 772 631 4248
reid@naisouthcoast.com
www.naisouthcoast.com

FOR LEASE:

\$21.00/SF NNN

Island Shoppes - Restaurant / Retail

4392 NE Ocean Blvd, Jensen Beach, FL 34957

Property Details:

Property Type:	Retail Center
Asking Rate:	\$21.00/SF NNN
NNN:	\$6.92/SF
Zoning:	HB-1
Space Size:	±945 SF (former nail salon, available April 2024) ±6,225 SF Restaurant (can be subdivided)
Ceiling Height:	12 Feet

Property Overview:

- 5 mile household income \$89,537
- 5 mile population 41,147
- Ample parking
- Ideal location across from Jensen Beach Park at Hutchinson Island

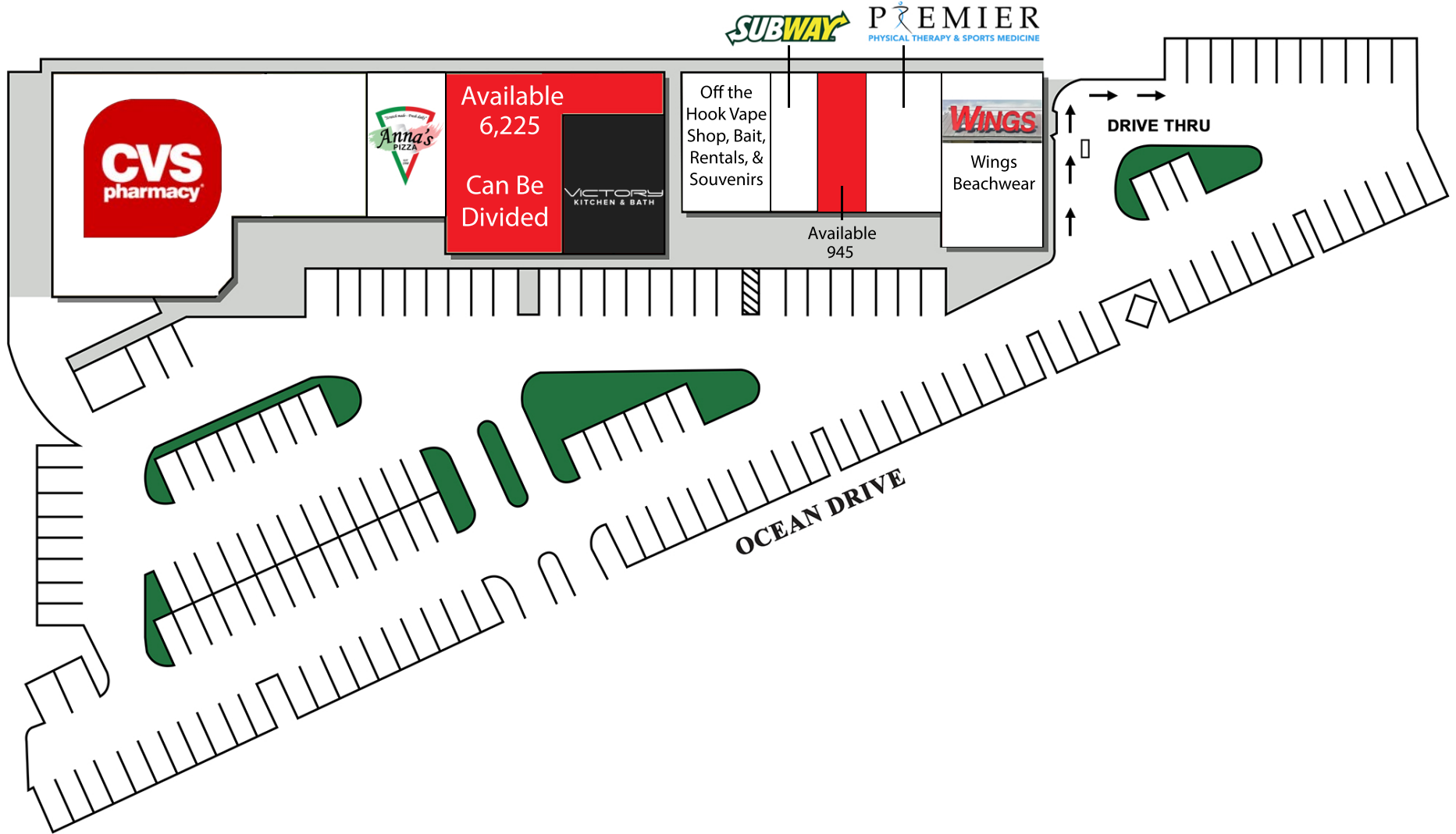
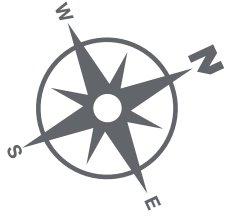
Location Summary:

Just north of the intersection of NE Causeway and Hwy A1A is one of the only Commercially zoned retail centers on South Hutchinson Island. Island Shoppes is across the street from Jensen Beach Park and its newly renovated pavilion. Just South of the Jensen Beach Park is the oceanfront resort Hutchinson Shores, voted by Conde Nast Traveler Readers as one of Florida's top 30 resorts.



Island Shoppes - Restaurant / Retail

4392 NE Ocean Blvd, Jensen Beach, FL 34957



Island Shoppes - Restaurant / Retail

4392 NE Ocean Blvd, Jensen Beach, FL 34957

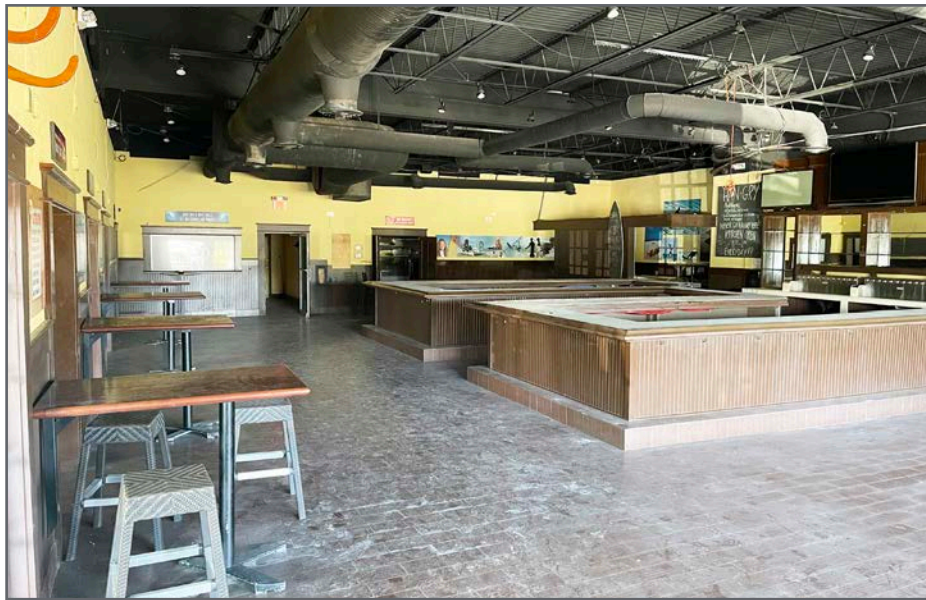
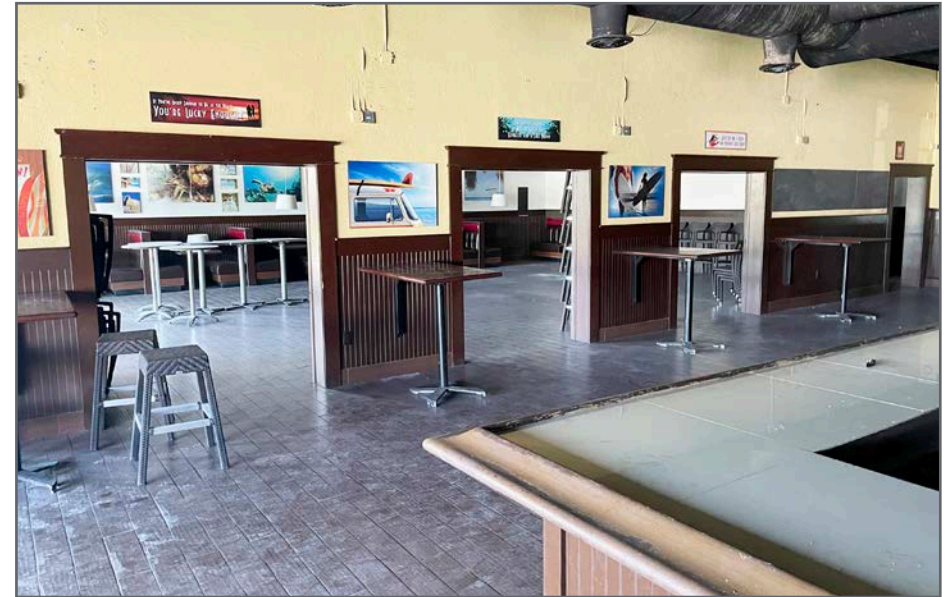
Highlights

- CVS Anchored shopping center
- Located across from Jensen Beach Park
- Less than 1 mile from Hutchinson Island Resort and Spa
- One of the few commercially zoned properties on South Hutchinson Island

Island Shoppes - Restaurant / Retail

4392 NE Ocean Blvd, Jensen Beach, FL 34957

6,225 SF



Island Shoppes - Restaurant / Retail

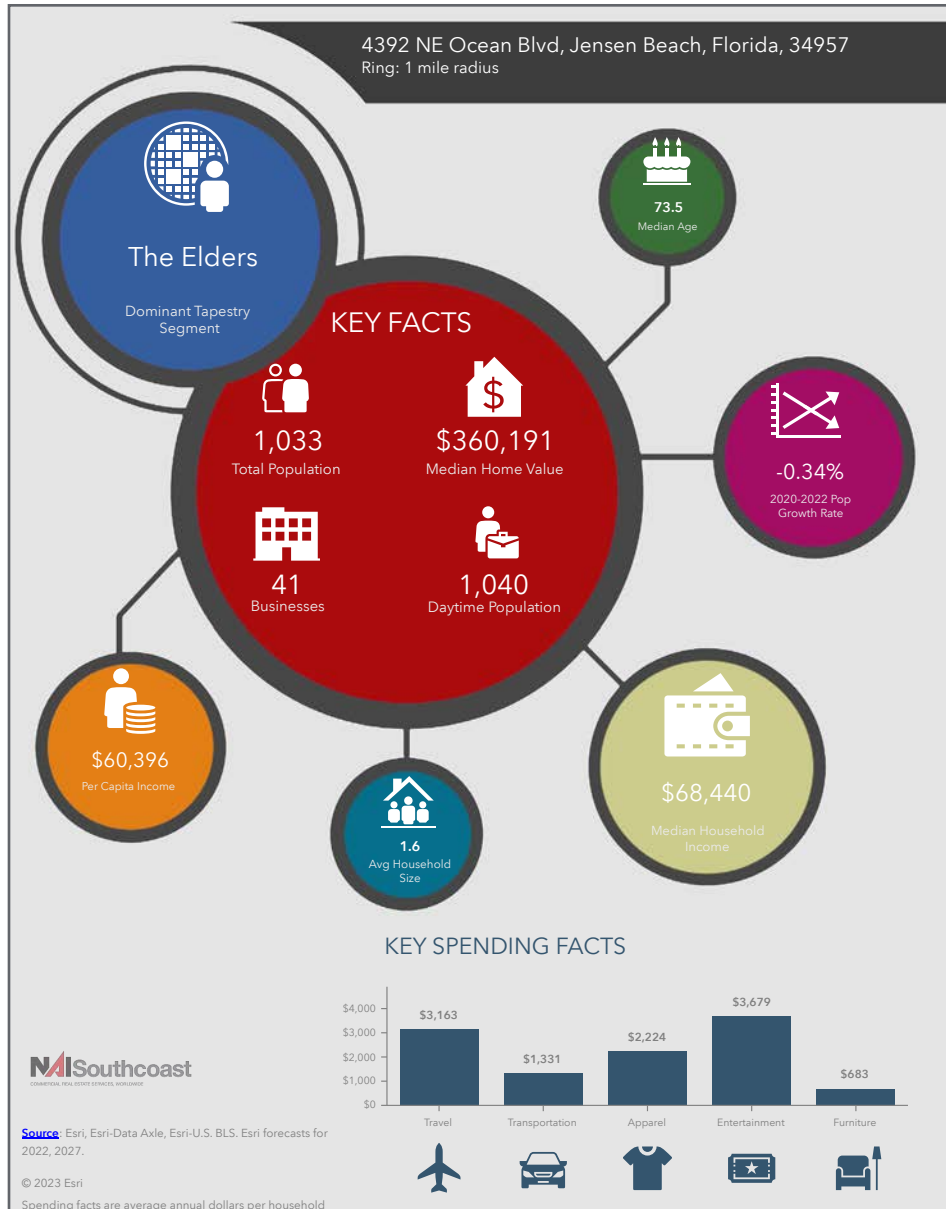
4392 NE Ocean Blvd, Jensen Beach, FL 34957



Island Shoppes - Restaurant / Retail

4392 NE Ocean Blvd, Jensen Beach, FL 34957

2022 Demographics



Population

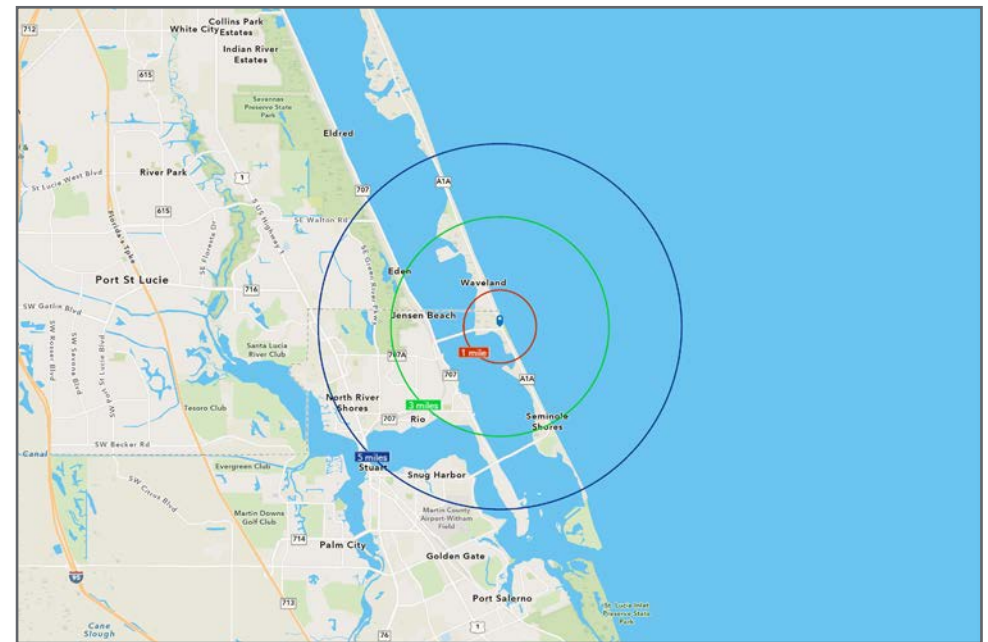
- 1 Mile: 1,033
- 3 Mile: 14,732
- 5 Mile: 40,889

Average Household Income

- 1 Mile: \$104,051
- 3 Mile: \$94,615
- 5 Mile: \$105,409

Median Age

- 1 Mile: 73.5
- 3 Mile: 66.0
- 5 Mile: 58.5



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!



Presented By



James McKinney

Sales Associate
+1 772 349 3414
jamesmckinney@naisouthcoast.com
www.naisouthcoast.com



Reid Armor

Sales Associate
+1 772 631 4248
reid@naisouthcoast.com
www.naisouthcoast.com

Island Shoppes - Restaurant / Retail

4392 NE Ocean Blvd, Jensen Beach, FL 34957



FOR LEASE:

\$21.00/SF NNN