

Indian River

Jensen Beach Club

SUBJECT

±945 SF RETAIL
SPACE AVAILABLE

SUBJECT

±1,890 SF RETAIL
SPACE AVAILABLE

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±1,890 SF RETAIL
SPACE AVAILABLE



ROCKHOUSELIVE
Coming Soon

Breeza

Retail / Office Spaces - Island Shoppes

4392 NE Ocean Boulevard, Jensen Beach, FL 34957

Reid Armor

Sales Associate

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James McKinney

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FOR LEASE:

\$21.00/SF NNN

Building Features

- Address: 4392 NE Ocean Blvd.
Jensen Beach, FL 34957
- Parcel ID: 13-37-41-000-000-00120-4
- Lease Rate: \$21.00/SF NNN
- Unit Sizes: ±945 SF
±1,890 SF
±1,890 SF
- Zoning: HB-1
- Year Built: 1984

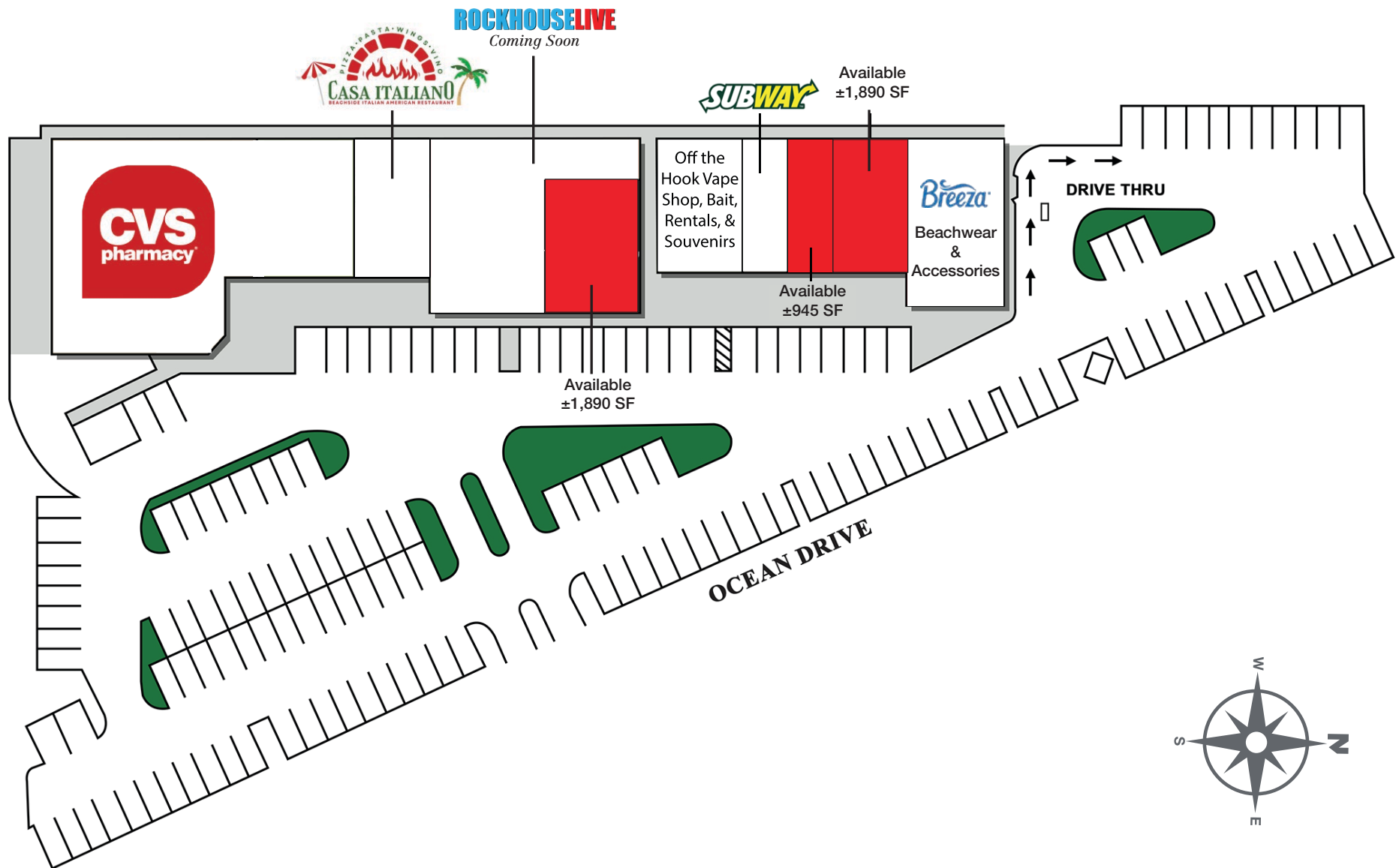
Property Overview

Island Shoppes is a high-traffic, commercially zoned retail center located just north of NE Causeway and Hwy A1A—directly across from the popular Jensen Beach Park and steps from the oceanfront Hutchinson Shores Resort, named one of Florida's top 30 resorts by Condé Nast Traveler. The property includes a left-turn lane for convenient ingress/egress.

Anchored by CVS Pharmacy, the center features strong co-tenancy with Subway, Breeza Beachwear, and Casa Italiano. The location offers excellent visibility, ample parking, and steady year-round foot traffic from both locals and tourists, making it an ideal setting for retail, dining, or service-based businesses.



NE OCEAN BLVD





UNIT 4328
±1,890 SF

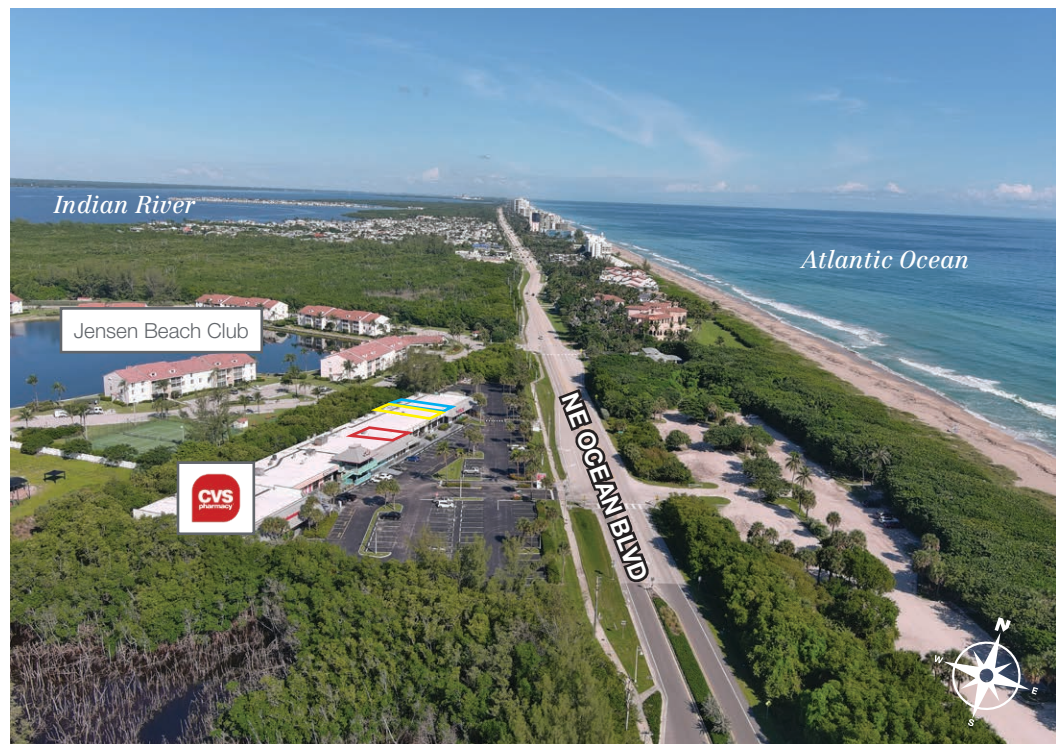
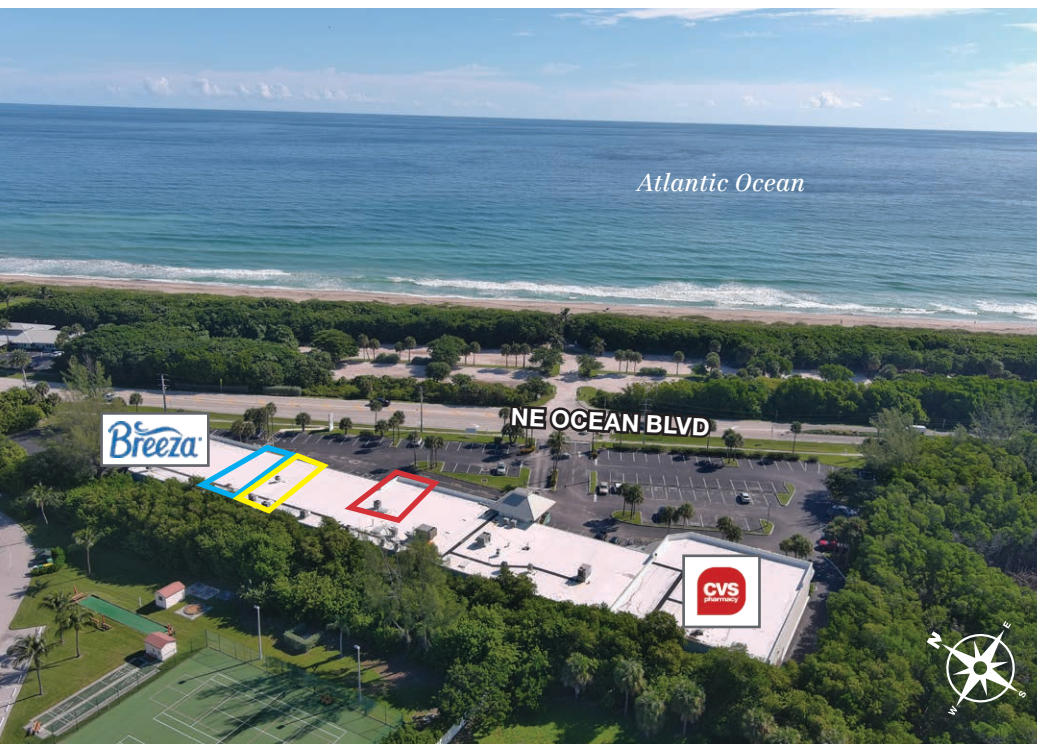




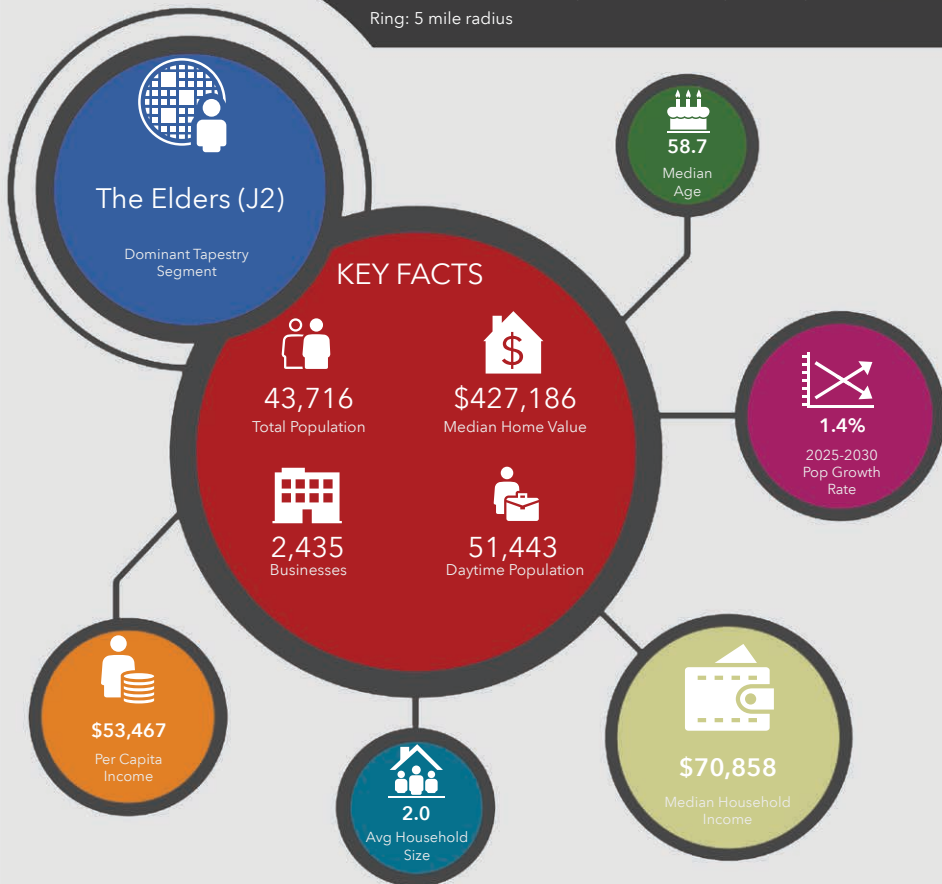


UNIT 4376
±1,890 SF

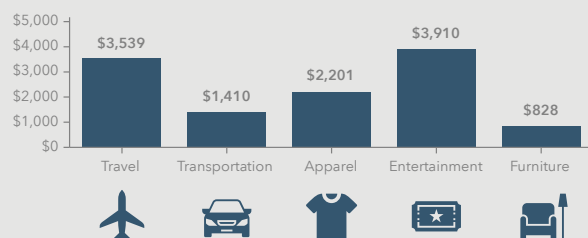




4392 NE Ocean Blvd, Jensen Beach, Florida, 34957
Ring: 5 mile radius



KEY SPENDING FACTS



NAISouthcoast
COMMERCIAL REAL ESTATE SERVICES

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025).

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Spending facts are average annual dollars per household

Population

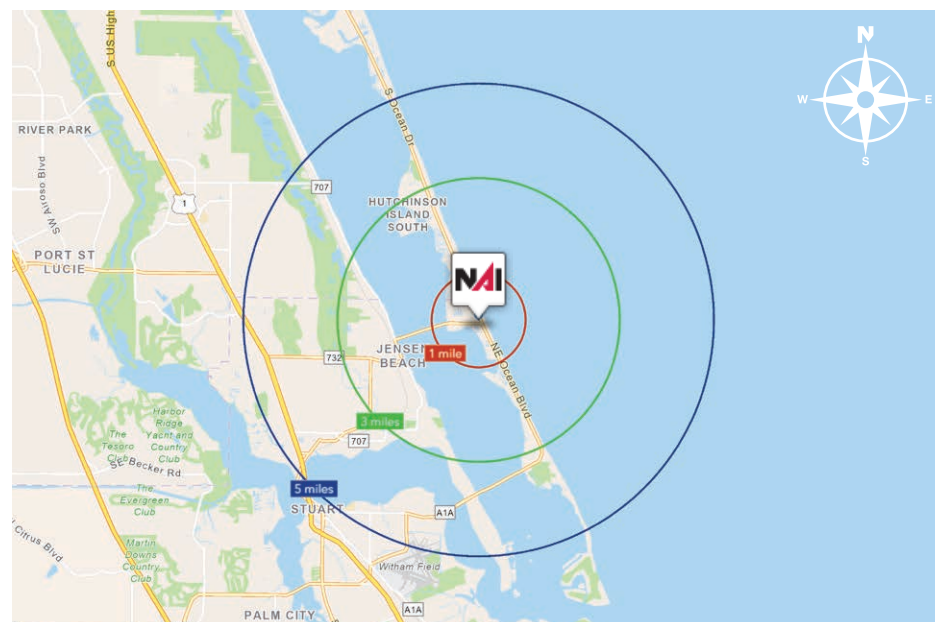
1 Mile:	1,047
3 Mile:	15,183
5 Mile:	43,716

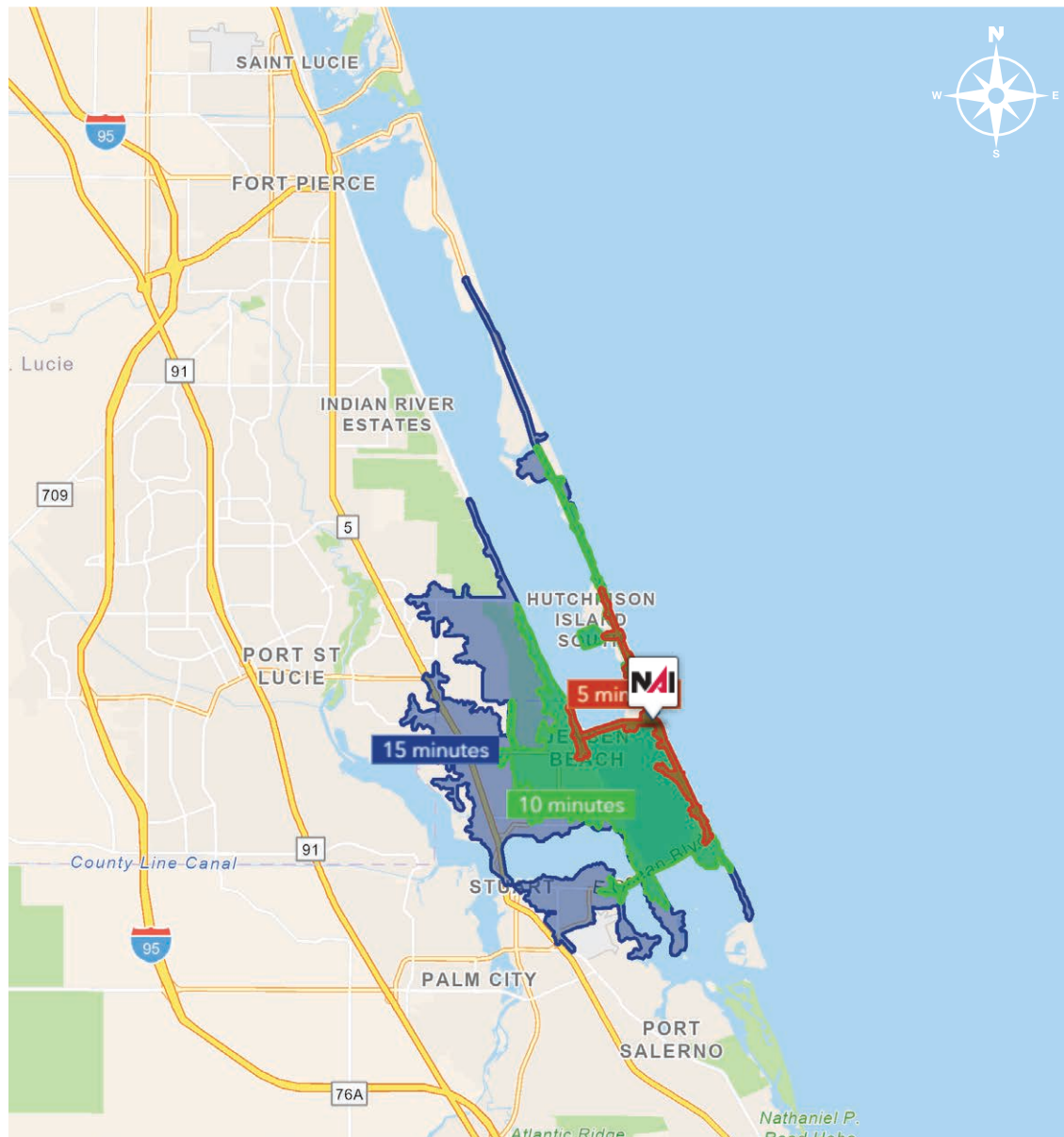
Average Household Income

1 Mile:	\$107,034
3 Mile:	\$103,207
5 Mile:	\$109,364

Median Age

1 Mile:	70.5
3 Mile:	64.6
5 Mile:	58.7





5 Minutes	10 Minutes	15 Minutes
5,191 2010 Population	16,929 2010 Population	43,664 2010 Population
5,137 2025 Population	17,891 2025 Population	48,697 2025 Population
1.28% 2025-2030 (Annual) Est. Population Growth	1.11% 2025-2030 (Annual) Est. Population Growth	1.18% 2025-2030 (Annual) Est. Population Growth
70.6 2025 Median Age	63.6 2025 Median Age	58.4 2025 Median Age
\$118,932 Average Household Income	\$115,606 Average Household Income	\$110,599 Average Household Income
57.3% Percentage with Associates Degree or Better	55.5% Percentage with Associates Degree or Better	50.3% Percentage with Associates Degree or Better
81.3% Percentage in White Collar Profession	68.6% Percentage in White Collar Profession	63.4% Percentage in White Collar Profession

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.

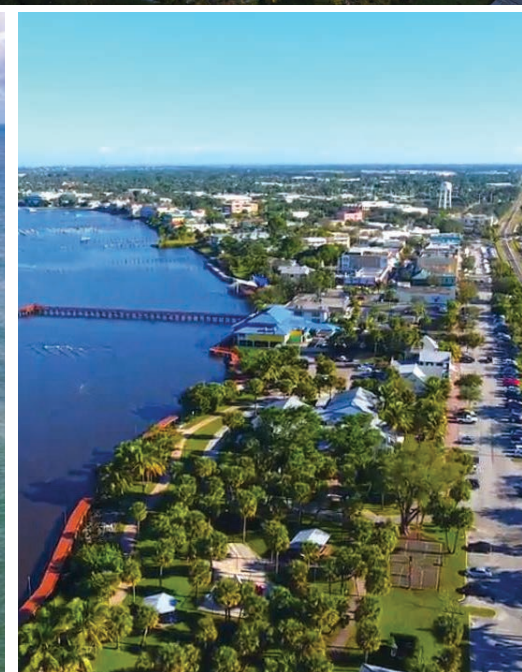
Martin County, Florida

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.



OFFERING SUMMARY

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