

FOR LEASE

±2,790 SF & ±3,654 SF, OR ±6,444 SF ON 1.49 ACRES

3548 NW FEDERAL HIGHWAY, JENSEN BEACH, FL



LOCATED AT HARD CORNER SIGNALIZED INTERSECTION

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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PROPERTY OVERVIEW

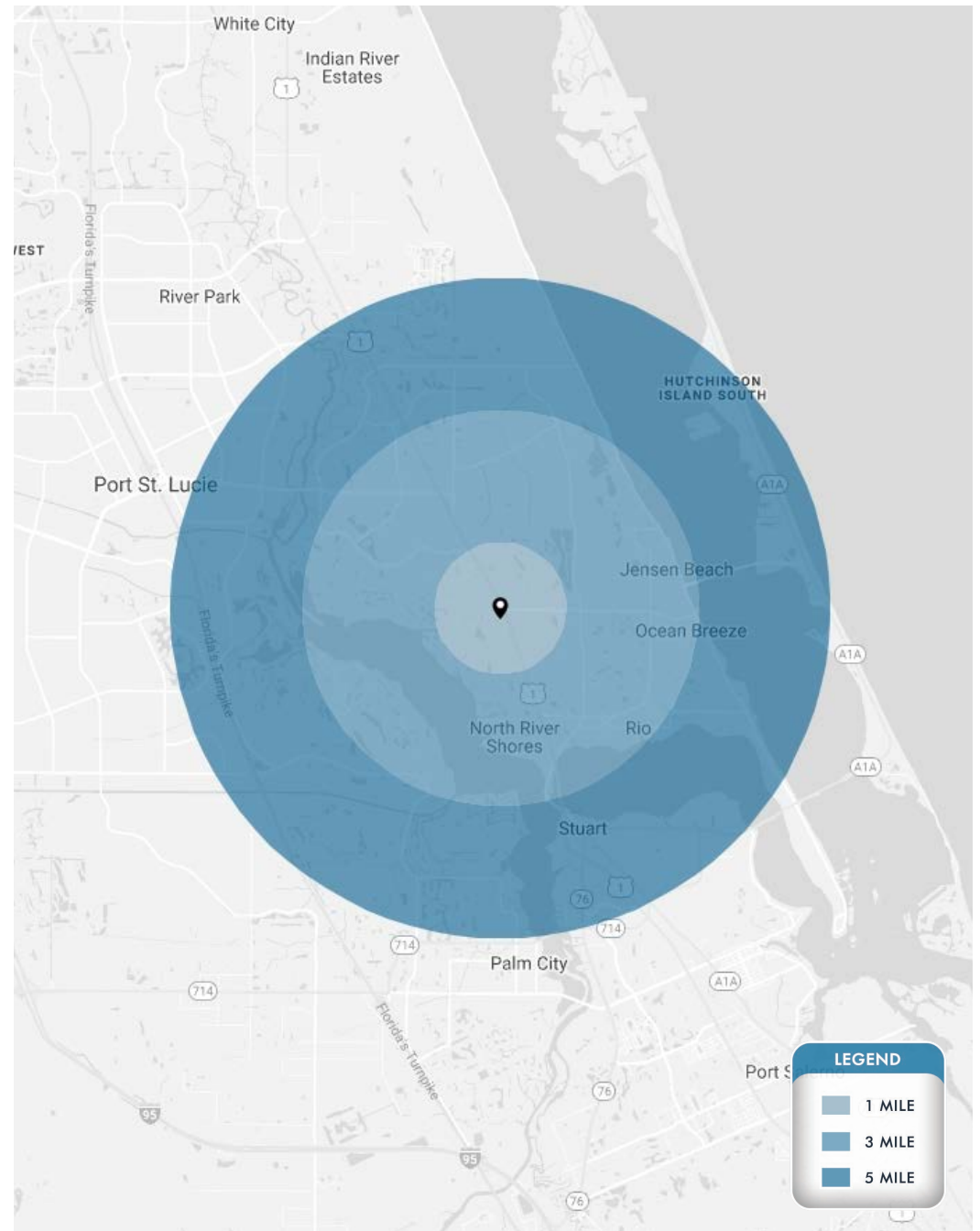
HIGHLIGHTS

- 1.49 acres with 2,790 SF - 6,444 SF building available for lease
- Located at one of the main entrances to the Treasure Coast Mall
- Prime visibility to NW Federal Highway/US1
- Pylon/monument signage available
- At the hard corner of the signalized intersection
- Over 48,500 vehicles per day on NW Federal Highway/US1
- Join national major retailers in this trade area:



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	4,372	39,210	107,945
HOUSEHOLDS	2,123	17,076	47,850
DAYTIME EMPLOYEES	3,691	33,326	92,180
AVERAGE HH INCOME	\$89,358	\$85,437	\$86,849
	5 Minutes	10 Minutes	15 Minutes
POPULATION	10,079	48,922	93,874
HOUSEHOLDS	4,579	21,479	42,425
DAYTIME EMPLOYEES	8,635	41,256	79,464
AVERAGE HH INCOME	\$93,827	\$79,035	\$78,132



LEGEND

- 1 MILE
- 3 MILE
- 5 MILE

NW Treasure Coast Drive

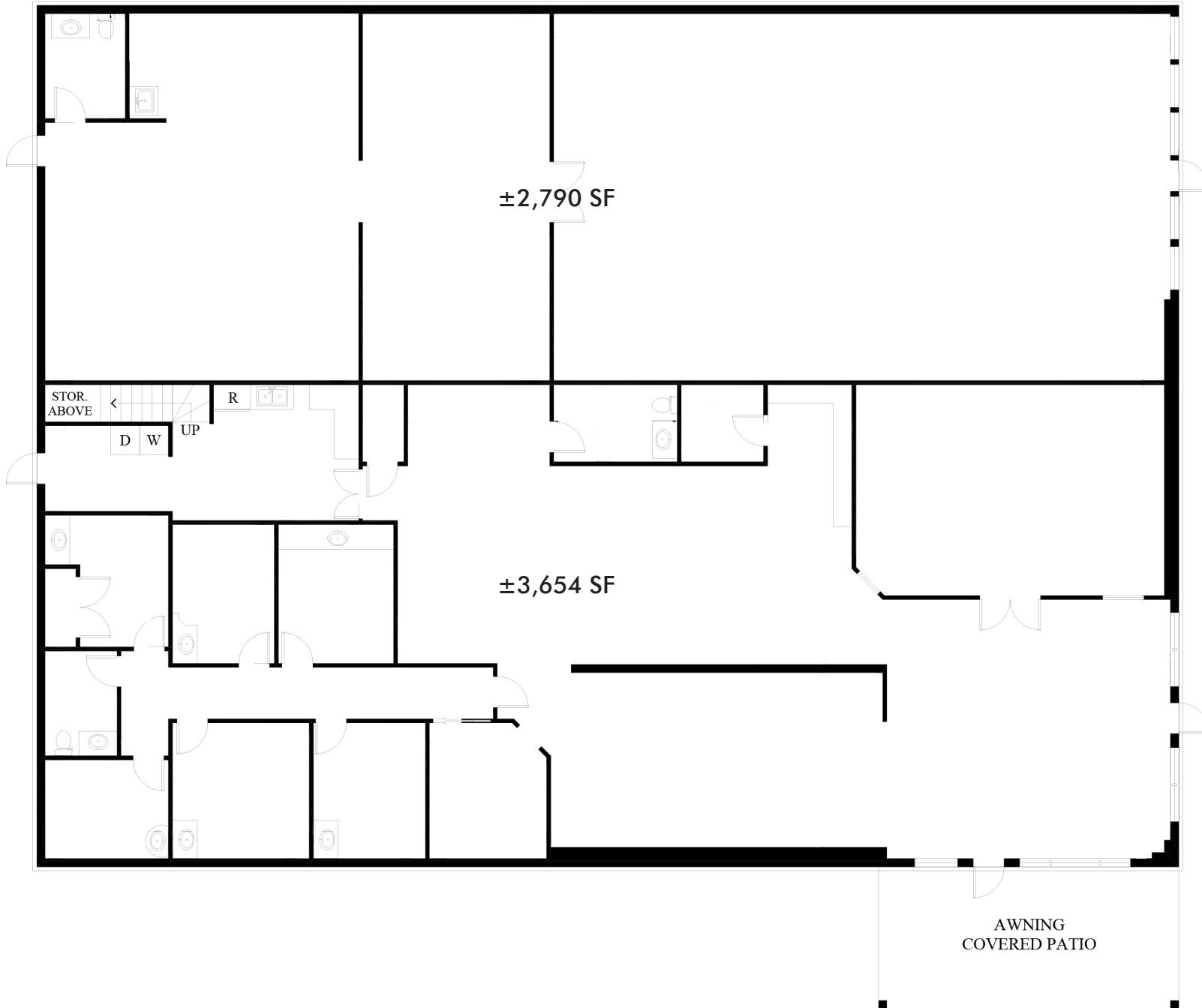


NW Federal Highway/1

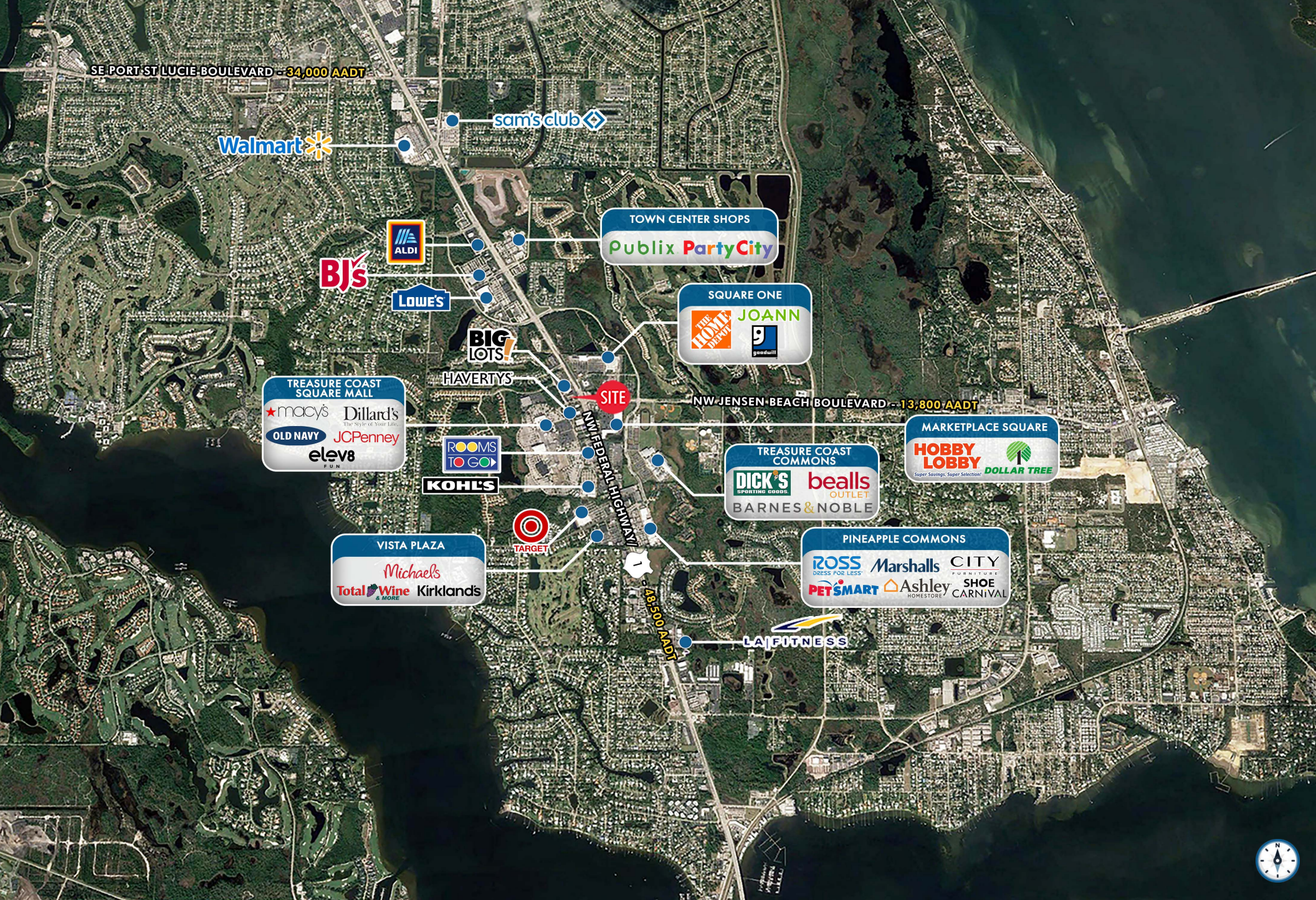
NW Treasure Coast Drive



3548 NW FEDERAL HIGHWAY | SITE PLAN



3548 NW FEDERAL HIGHWAY | FLOOR PLAN



SE PORT ST LUCIE BOULEVARD -- 34,000 AADT

Walmart

sam's club

ALDI

BJ's

LOWE'S

BIG LOTS

HAVERTYS

TOWN CENTER SHOPS
Publix PartyCity

SQUARE ONE
THE HOME DEPOT JOANN
goodwill

TREASURE COAST SQUARE MALL
macy's Dillard's
OLD NAVY JCPenney
elev8 FURN

ROOMS TO GO

KOHL'S

TARGET

NW JENSEN BEACH BOULEVARD -- 13,800 AADT

MARKETPLACE SQUARE
HOBBY LOBBY
DOLLAR TREE
Super Savings. Super Selection!

TREASURE COAST COMMONS
DICK'S SPORTING GOODS bealls OUTLET
BARNES & NOBLE

VISTA PLAZA
Michaels
Total Wine & More Kirkland's

PINEAPPLE COMMONS
ROSS DRESS FOR LESS Marshalls CITY FURNITURE
PET SMART Ashley HOMESTORE SHOE CARNIVAL

NW FEDERAL HIGHWAY -- 43,500 AADT

LA FITNESS

3548 NW FEDERAL HIGHWAY | MARKET AERIAL



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