

FULLY BUILTOUT MARTINI BAR LEASE & INVENTORY

1989 NE Jensen Beach Blvd. Jensen Beach, Florida 34957



LEASE & ASSET SALE | \$699,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

- Excellent opportunity to purchase a *built-out Martini Bar Lease & Inventory* located in Downtown Jensen Beach, Florida with recent renovations.
- The property boasts exquisite high-end finishes, a well-equipped commercial kitchenette, and an inviting storefront.
- This turnkey opportunity also features an SRX Liquor License, complete with glassware, interior fixtures, stylish bar furniture, and a substantial inventory of beer, wine, and spirits.
- Nestled in a prime, walkable location, the establishment is surrounded by popular eateries, boutique shops, and lively bars, creating a dynamic atmosphere.
- Conveniently positioned on the main thoroughfare linking three counties, this location serves as a gateway for visitors and locals alike.

| | |
|--------------------------|-------------------------------------|
| PRICE | \$699,000 |
| BUILDING SIZE | 20,525 sf |
| UNIT SIZE | 2,000 sf |
| BUILDING TYPE | Neighborhood Shopping Center |
| ACREAGE | 1.21 ac |
| FRONTAGE | 19' |
| TRAFFIC COUNT | 20,400 ADT |
| YEAR BUILT | 1951 |
| CONSTRUCTION TYPE | Concrete |
| ZONING | Jensen Beach Redevelopment District |
| LAND USE | CRA Center |
| PARCEL ID | 22-37-41-017-000-00020-7 |

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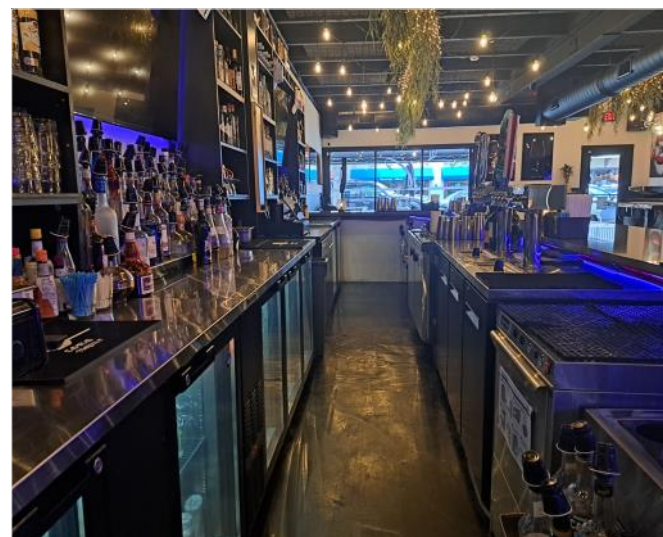
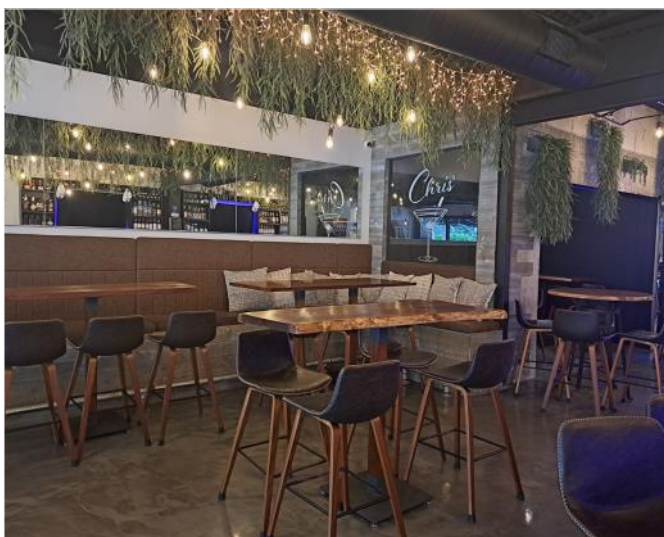
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SITE PHOTOS



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DEMOGRAPHICS

| 2023 Population Estimate | | 2023 Average Household Income | | Average Age | |
|--------------------------|--------|-------------------------------|-----------|-------------|-------|
| 1 Mile | 4,506 | 1 Mile | \$101,260 | 1 Mile | 48.80 |
| 3 Mile | 29,146 | 3 Mile | \$96,785 | 3 Mile | 49.60 |
| 5 Mile | 76,060 | 5 Mile | \$92,655 | 5 Mile | 49.50 |

| 2028 Population Projection | | 2023 Median Household Income | | Median Age | |
|----------------------------|--------|------------------------------|----------|------------|----|
| 1 Mile | 4,453 | 1 Mile | \$79,679 | 1 Mile | 52 |
| 3 Mile | 30,008 | 3 Mile | \$72,737 | 3 Mile | 55 |
| 5 Mile | 78,323 | 5 Mile | \$70,477 | 5 Mile | 54 |

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