

FOR LEASE

CONCOURSE VILLAGE

131 N. ALTERNATE A1A, JUPITER, FL 33477



PROPERTY DESCRIPTION

Concourse Village is a vibrant, retail destination located in the heart of Jupiter, Florida. Strategically positioned along the bustling N. Alternate A1A, this property offers unmatched exposure to a diverse and affluent customer base. Anchored by well-known national retailers such as Office Depot, Ross Dress for Less, and T.J. Maxx, Concourse Village is an ideal location for businesses seeking a thriving, high-traffic environment.

PROPERTY HIGHLIGHTS

- Situated in Jupiter, FL, a sought-after coastal community known for its upscale demographics and robust economic growth
- Located on N. Alternate A1A, ensuring maximum visibility and accessibility for customers
- Our last availability includes a 1,200 SF space, perfect for boutique retail or professional services
- Opportunity to join Jersey Mikes, Dunkin Donuts, 9 Rounds, Playa Bowls and more

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,200 SF
Building Size:	133,752 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Postal Count Population	9,610	61,909	103,093
Median Age	45.2	49.4	49.7
Average HH Income	\$104,665	\$118,715	\$130,592

BRYAN COHEN

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Maxar Technologies

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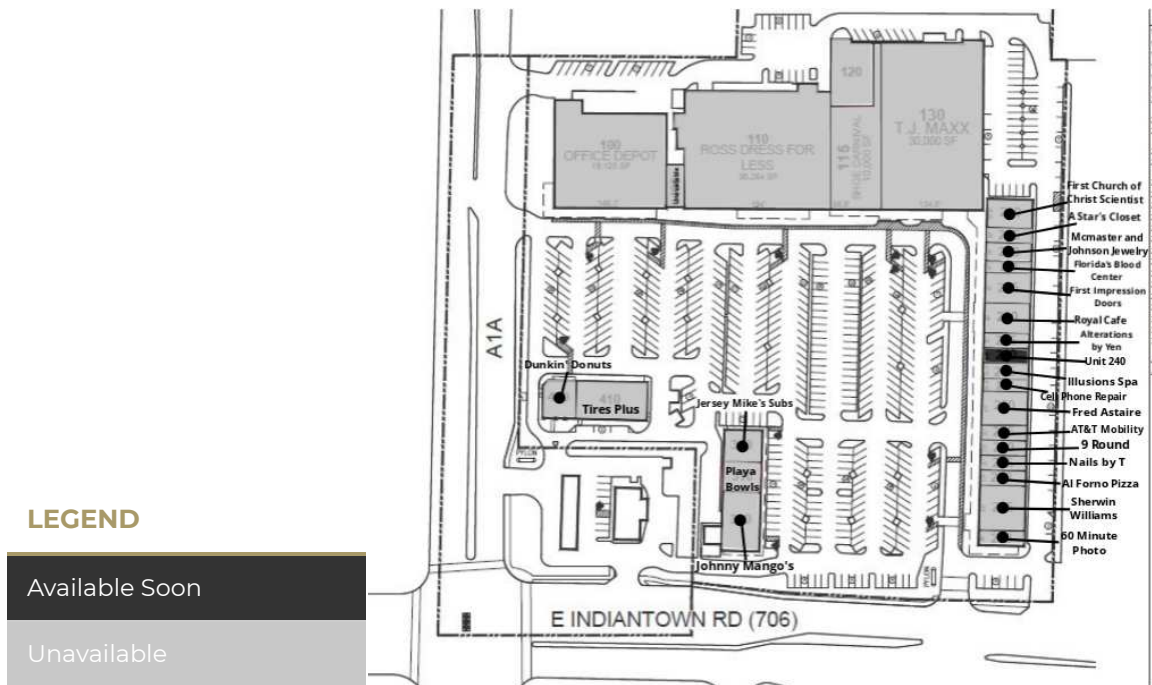
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,200 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
Unit 240	Available Soon	1,200 SF	NNN	Negotiable

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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)
Office Depot	100	19,125
Unavailable	105	1,414
Ross Dress For Less	110	30,264
Shoe Carnival	115	10,000
T.J. Maxx	130	30,000
First Church of Christ Scientist	200	2,400
A Star's Closet	205	1,200
Mcmaster and Johnson Jewelry	210	1,421
Florida's Blood Centers	220	900
First Impression Doors	225	2,400
Royal Cafe	230	2,400
Alterations By Yen	235	1,200
COMING AVAILABLE	240	1,200
Illusions Spa	245	1,260
Cell Phone Repair	247	1,000
Fred Astaire	250	2,700
AT&T Mobility	255	1,200
9 Round	260	1,200
Nails by T	265	1,200

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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)
Al Forno Pizza	270	1,200
Sherwin Williams	275	3,600
60 Minute Photo	280	1,200
Jersey Mike's Subs	300	2,118
Playa Bowls	310	2,000
Johnny Mango's Tiki Bar & Grill	320	4,000
Dunkin' Donuts	400	2,400
Tires Plus	410	4,750
TOTALS/AVERAGES		133,752

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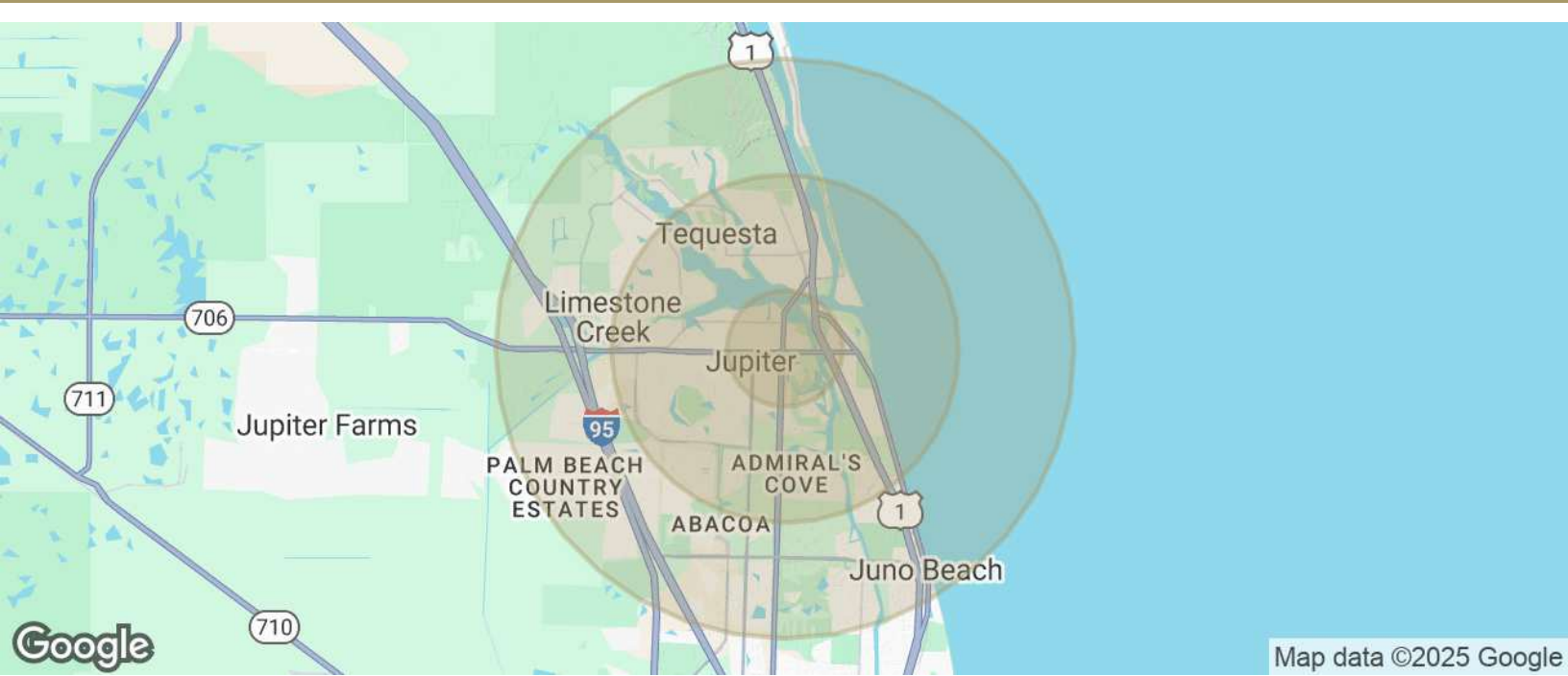
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,382	58,697	103,183
Average Age	46	47	47
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,297	25,069	43,931
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$116,546	\$143,416	\$160,291
Average House Value	\$661,122	\$722,388	\$753,558

Demographics data derived from AlphaMap

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