



SHOPPES OF JENSEN BEACH

2370 - 2860 NW FEDERAL HIGHWAY, STUART FL, 34994

87% OCCUPIED | 6.76 CAP | 3 PARCELS



SHOPPES OF JENSEN BEACH

EXCLUSIVELY MARKETED BY

Jeremiah Baron | Owner/Broker

Jeremiah Baron & Co.

49 SW Flagler Ave. Suite 301 | Stuart FL, 34994

P: 772-286-5744

E: jbaron@commercialrealestatellc.com

FL License No. BK3020087

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.



TABLE OF CONTENTS

4

Investment Summary
Offering Summary | Investment Highlights

7

Property Overview
Site Aerial | Floor Plan

11

Area Demographics

12

Tenant Profiles

INVESTMENT SUMMARY

Jeremiah Baron & Co. is pleased to present Shoppes of Jensen Beach, a high profile plaza consisting of three outparcels with an estimated 500' of frontage to US-1. This multi-tenant investment opportunity sits adjacent to the Treasure Coast Square Mall, which is comprised of more than 120 stores including national brands such as JC Penney, Macy's Dillard's, and a Regal Cinema. The Shoppes of Jensen Beach features national and regional tenants that include: Men's Warehouse, Panera Bread, T-Mobile, Mattress Firm, Stanton Optical, Vapor Shark, and Play-N-Trade.

With only one space available to lease, the plaza currently brings in a total net income of \$622,7419.47. However, once the site is fully leased, it will have the potential to generate a net income of \$718,719 a year!

Built in 2001, this site stands as one of the Treasure Coast's most visible plazas with an esteemed record of tenancy and strong upside potential. The plaza features ample parking, large visible monument signs, and it's in one of Treasure Coast's most prime shopping and dining area.

Conveniently located along the high traffic area of US-1, which gets an estimated 64,520 cars on a daily basis. Situated in Martin County's most sought after coastal towns is the city of Stuart and Jensen Beach; two quaint towns with many big community plans in the works. Minutes away from the beaches, 45 minutes away from the Palm Beach Airport, 90 minutes from Fort Lauderdale International Airport, and almost two hours from Orlando International Airport.



OFFERING SUMMARY

OFFERING

PRICE	\$9,200,000
PRICE PER SF	\$302.00
NET OPERATING INCOME	\$622,719.47
CAP RATE	6.76
OCCUPANCY:	87%

ASSUMPTION: Leasing the existing 3,000 sf of vacancy @ \$25.00/psf NNN (\$7.00 CAM) / \$32.00/psf Gross will increase the NOI by \$96,000 to \$718,719 and Cap Rate to 7.8

PROPERTY SPECIFICATIONS

GROSS TOTAL AREA	30,376 sf
BUILDING TYPE	Shopping Center
ACREAGE	3.56
FRONTAGE	333'
TRAFFIC COUNT	65,520 ADT
YEAR BUILT	2001
CONSTRUCTION TYPE	CBS
ZONING	B1 / CG (Martin)
LAND USE	Commercial
PARCEL ID	19-37-41-000-000-00500-1



INVESTMENT HIGHLIGHTS

LONG TERM ESTABLISHED TENANTS

- Great committed tenants with intention to renew
- Excellent mixture of both National and Regional tenants
- Complimentary uses including an anchored restaurant, clothing retail, optical, and more.

GREAT FRONTAGE ALONG MAJOR ROAD

- Excellent exposure to US Highway 1 with traffic counts as high as 65,520 per day.
- Two access points along NW Federal Highway

STRONG INCOME POTENTIAL

- Leasing the existing 3,000 sf of vacancy @ \$25.00/psf NNN (\$7.00 CAM) / \$32.00/psf Gross will increase the NOI by \$96,000 to \$718,719 and Cap Rate to 7.8

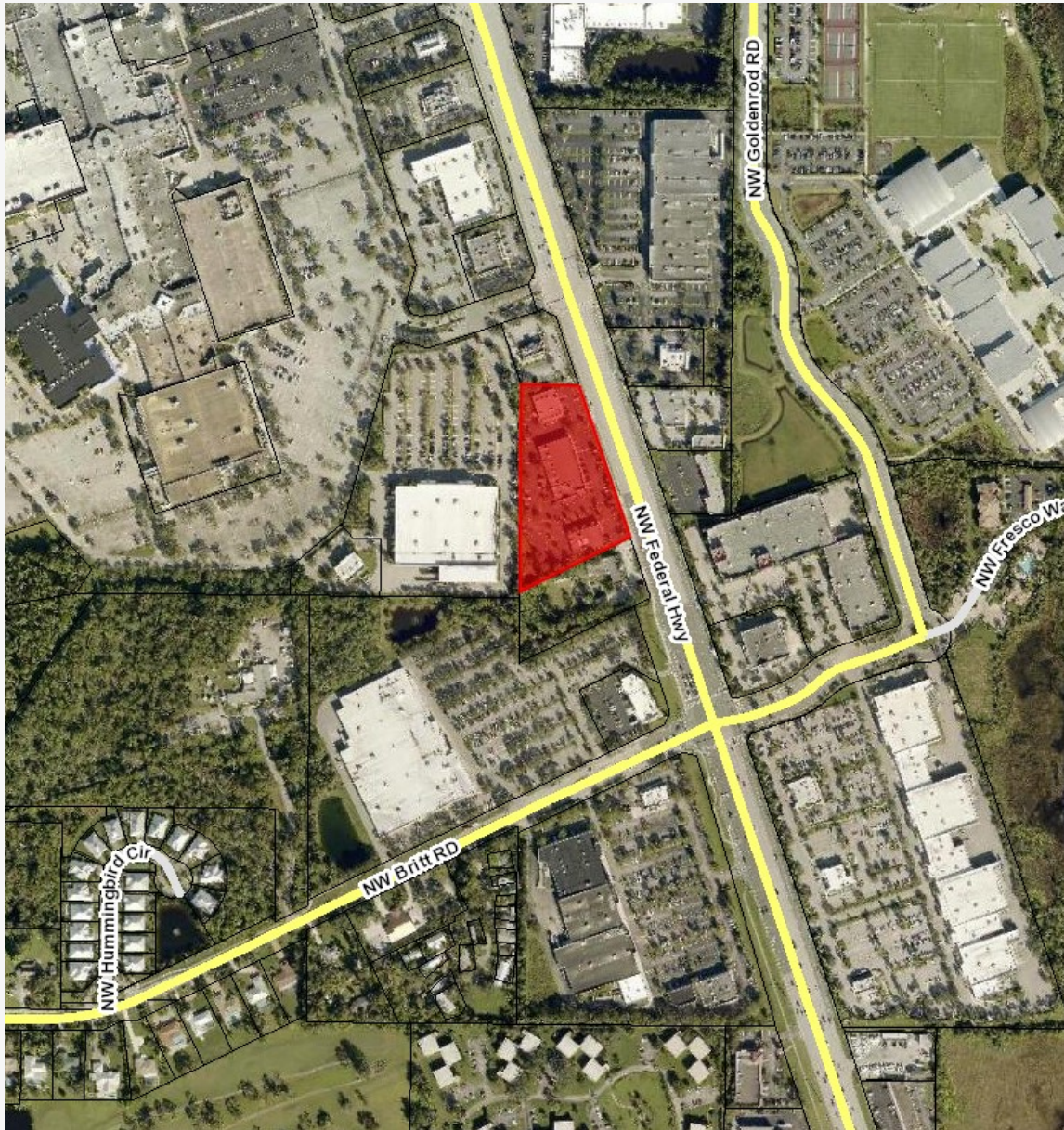
PRIMARY RETAIL CORRIDOR


- Adjacent to the Treasure Coast Mall and within close proximity to three other shopping centers.
- Immediate Tenants in the area include: Kohl's, Rooms To Go, Target, Bed Bath and Beyond, and many others.
- Residential communities in every direction.

PRIME COASTAL LOCATION

- Sits along Florida's Treasure Coast as part of the Port St. Lucie MSA
- Robust economy driven by the retail service, hospitality, construction and government sectors
- Jensen Beach provides quick access to nearby metropolitan centers Fort Pierce and West Palm Beach via Highway 1

PROPERTY OVERVIEW



 ACCESS	S Federal Highway (2 Access Points)
 TRAFFIC COUNTS	65,520 ADT (US-1)
 IMPROVEMENTS	30,376 sf Total
 PARKING	55+ surface parking
 YEAR BUILT	2001
 PARCEL	19-37-41-000-000-00500-1
 ZONING	CG - Commercial General / B1



SITE AERIAL

SITE AERIAL

TREASURE COAST SQUARE MALL
★ macy's JCPenney
Dillard's sears



OLD NAVY

Chick-fil-ee
FOREVER 21
Ruby Tuesday

Pier 1 imports
RED LOBSTER
Haverty's
CHASE
Bank of America

City Mattress

MILLER'S
ALE-HOUSE
JO-ANN
Fabric and craft store

CARMAX

JENSEN BEACH SHOPPES

ROOMS TO GO
chili's

TARGET

KOHL'S

BARNES & NOBLE
BOOKSELLERS

JARED
AspenDental

Sprint

DICK'S
SPORTING GOODS

MARKETPLACE SQUARE
BUFFALO WILD WINGS
Jersey Mike's
HOBBY LOBBY
rush
SONIC
Dollar Tree

CITY
Furniture

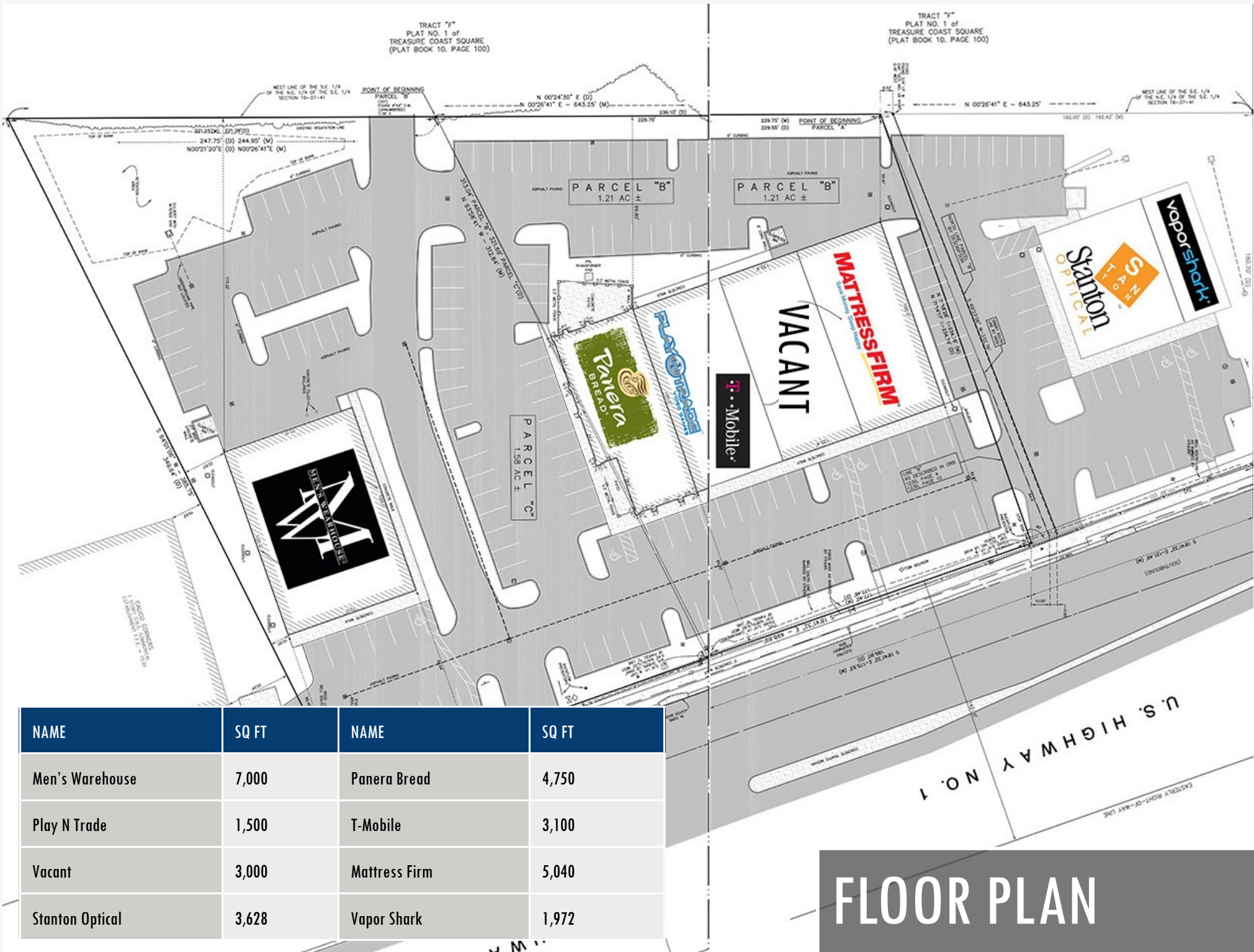
JENSEN BEACH
HIGH SCHOOL

CVS
pharmacy

ASHLEY
FURNITURE
HomeStore

PINEAPPLE COMMONS
BEST BUY
SportClips
HAIRCUTS
PET SMART
ROSS
SHOE CARNIVAL
ULTA
hair cuttery
Marshalls
tropical CAFE

JENSEN BEACH SHOPPES TENANTS
Panera BREAD
M
W
Mobile
vaporshark
Electronic Cigarettes
MATTRESS FIRM
PLAY N TRADE
VIDEO GAMES
Stanton OPTICAL



TRACT "F"
PLAT NO. 1 of
TREASURE COAST SQUARE
(PLAT BOOK 10, PAGE 100)

TRACT "F"
PLAT NO. 1 of
TREASURE COAST SQUARE
(PLAT BOOK 10, PAGE 100)

NAME	SQ FT	NAME	SQ FT
Men's Warehouse	7,000	Panera Bread	4,750
Play N Trade	1,500	T-Mobile	3,100
Vacant	3,000	Mattress Firm	5,040
Stanton Optical	3,628	Vapor Shark	1,972

FLOOR PLAN

AREA DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2018 Estimated Population	5,207	36,854	107,448
2023 Projected Population	5,597	39,988	117,225
2010 Census Population	4,640	32,899	94,263
2018 Estimated Households	2,362	16,214	48,164
2023 Projected Households	2,531	17,543	52,444
2010 Census Households	2,141	14,618	42,416
2018 Estimated White	4,736	33,106	94,144
2018 Estimated Black or African American	240	2,367	9,162
2018 Estimated Asian or Pacific Islander	9	40	103
2018 Estimated American Indian or Native Alaskan	35	136	382
2018 Estimated Other Races	92	595	1,873
2018 Estimated Average Household Income	\$77,003	\$75,194	\$69,523
2018 Estimated Median Household Income	\$50,481	\$54,813	\$49,856
Median Age	46.20	50.40	51.80
Average Age	43.80	46.30	47.70

TENANT PROFILES



Panera Bread

Panera Bread Company is a chain store of bakery-café fast casual restaurants in the United States and Canada. Its headquarters is in Sunset Hills, Missouri, a suburb of St. Louis, and the company operates as Saint Louis Bread Company in Greater St. Louis. Offerings include soups, salads, pasta, sandwiches, specialty drinks, and bakery items.

The company, which also owns Au Bon Pain, is owned by JAB Holding Company and has over 2,000 locations.

Play-N-Trade

Play N Trade is an American franchisor operating in the video game and consumer electronics space, with an emphasis on video gaming lifestyle. The company, whose headquarters are in San Clemente, California, United States currently operates stores throughout the United States, Canada, Panama and Egypt and has been referred to as "the fastest-growing video game retail franchise" in the United States, and is the "second-largest specialty video game retail in the United States". As of January 10, 2013, Play N Trade operates 116 franchised locations globally.



Vapor Shark

Founded in 2010 to provide smokers with a revolutionary alternative to traditional tobacco cigarettes. Setting out to change the human experience of smoking and usher in a new era of vaping, Vapor Shark is transforming the smoking scene into one that is significantly more pleasant for smokers and nonsmokers alike.

TENANT PROFILES



T-Mobile

T-Mobile US provides wireless voice, messaging, and data services in the United States, Puerto Rico and the U.S. Virgin Islands under the T-Mobile, MetroPCS and GoSmart Mobile brands. The company operates the third largest wireless network in the U.S. market with over 65.5 million customers and annual revenues of \$32 billion. Its nationwide network reaches 98 percent of Americans, through its EDGE 2G/HSPA 3G/HSPA+ 4G/4G LTE networks, as well as through roaming agreements. As of 2018, J. D. Power and Associates, a global marketing-information-services firm, ranked the company highest among major wireless carriers for retail-store satisfaction four years consecutively and highest for wireless customer care two years consecutively.

Mattress Firm

Mattress Firm Inc. is an American retailing company and mattress store chain founded on July 4, 1986. The headquarters of the company is located in Houston, Texas. As of 2016, the company operated over 3,600 locations in 48 U.S. states.

In 2015, Mattress Firm announced its plans to buy out its competitor Sleepy's for \$780 million. With this purchase, Mattress Firm would come to have over 3,500 stores.



TENANT PROFILES



Men's Warehouse

Professional tailors using the finest materials and equipment are available at every Men's Warehouse location. You will only be charged one time for the work that our tailors do. Once we alter a seam, you are guaranteed free re- alterations on that seam for any reason, within the limitations of the garment.

Free lifetime pressing on all suits, sport coats, slacks and tuxedos purchased at any of our 700+ stores nationwide.

Slacks hemmed while you wait, for added convenience.

24-hour tailoring availability upon request.

Stanton Optical

A national leader in eye care for over a decade, Stanton Optical believes that quality eye health should be accessible and affordable to everyone. Because we work directly with eyewear manufacturers, we are able to provide exclusive styles so you can stay fashionable and on trend without paying costly marked up prices. With popular brands of contacts and over 3,000 designer frames to choose from, our retail stores have a style and fit for everyone.

