

Proposed Out Parcels For Lease

- Total project size of 7± Acres
- Located on the Southeast Quadrant of Goldenrod Rd and US-1
- This property will serve as the premier development site in Martin/St. Lucie County and offer retailers the unique opportunity to penetrate an established retail market with excellent demographics
- 50,500 ADT on US-1
- 2M+ SF retail within 2 mile radius
- Great for retail, restaurant, medical
- Estimated delivery: QTR 4 2020

2019 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	7 MILE
Population	3,594	42,941	106,565	198,809
Med HH Income	\$52,905	\$55,875	\$54,255	\$53,250

Brent Andrews

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bandrews@atlanticretail.com

Dan Lynch

561.424.3011

dlynch@atlanticretail.com

PROPERTY OWNED
& MANAGED BY:

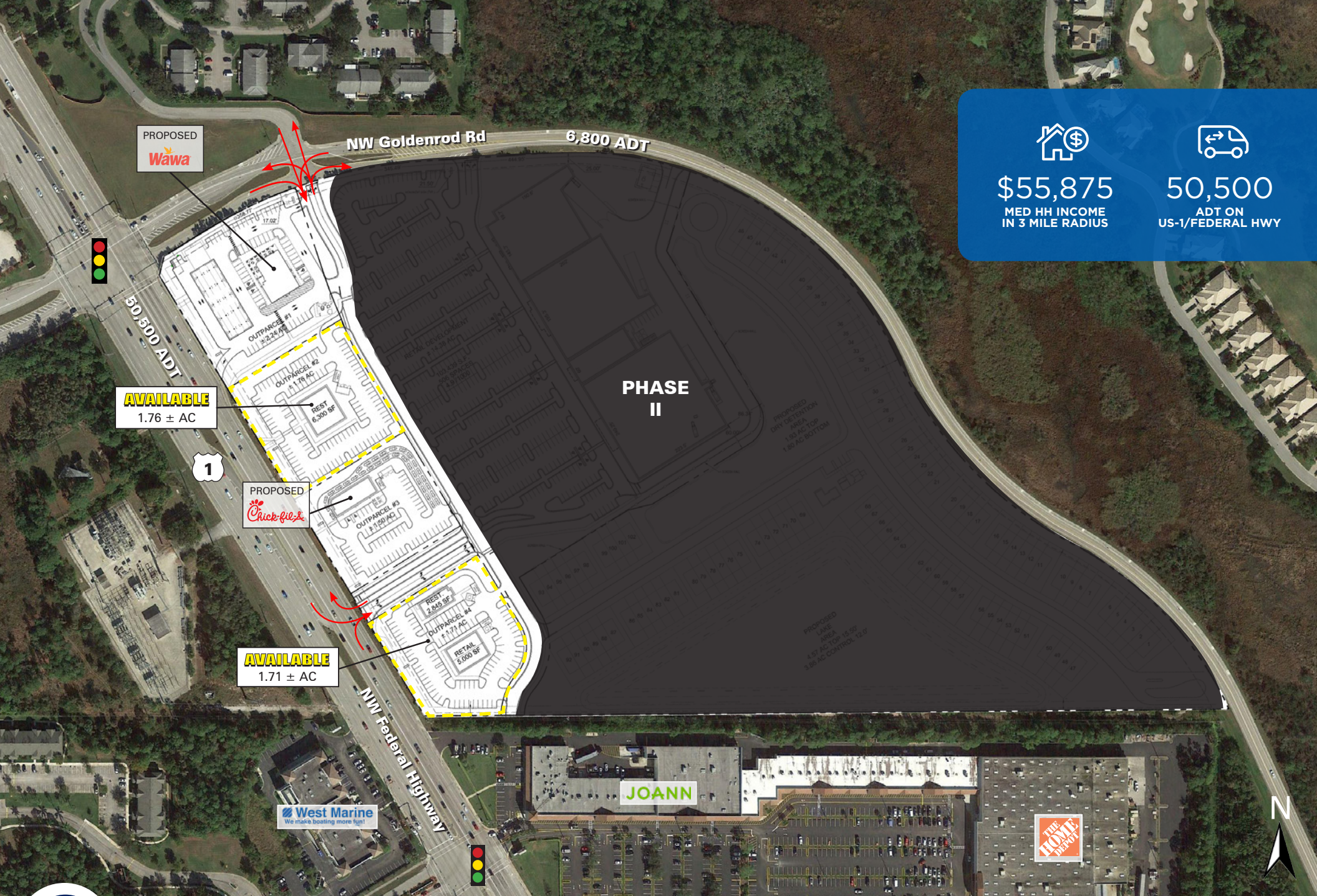
dacar

MANAGEMENT, LLC

www.dacarmangement.com

ATLANTICRETAIL.COM

ATLANTA | BOSTON | CHARLOTTE | LOS ANGELES | PITTSBURGH | WEST PALM BEACH



\$55,875
MED HH INCOME
IN 3 MILE RADIUS



50,500
ADT ON
US-1/FEDERAL HWY

PROPOSED
Wawa

NW Goldenrod Rd 6,800 ADT

AVAILABLE
1.76 ± AC

1

PROPOSED
Chick-fil-A

AVAILABLE
1.71 ± AC

PHASE II

West Marine
We make boating more fun!

JOANN

THE HOME DEPOT



JENSEN BEACH, FL
Goldenrod Rd & Federal Hwy

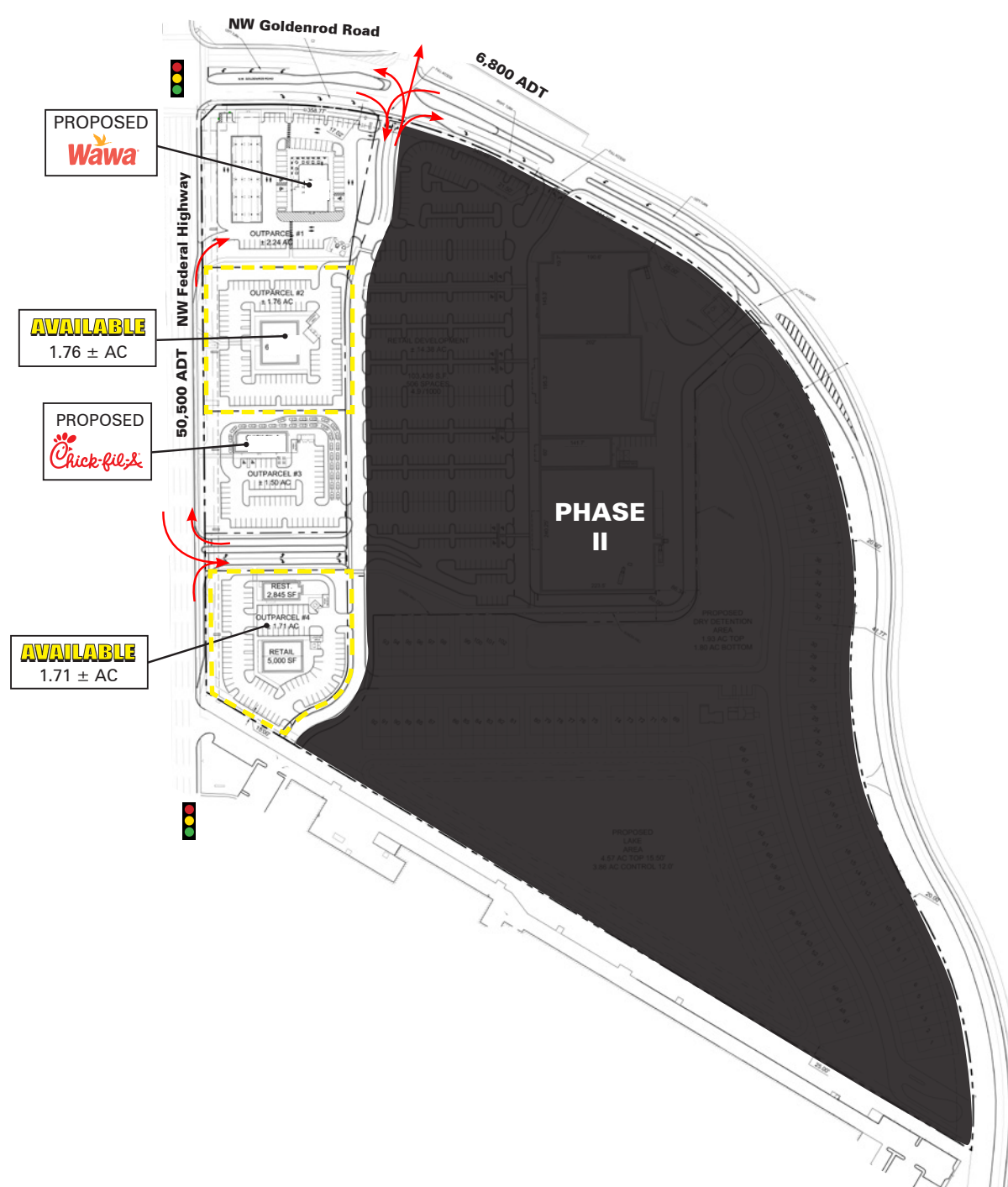
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SITE PLAN OVERLAY

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JENSEN BEACH, FL

Goldenrod Rd & Federal Hwy

SITE PLAN

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