

Square One Shopping Center

3639 NW Federal Highway, Jensen Beach, FL 34957

NAI Southcoast



Presented by

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FOR LEASE:

\$20.00/SF NNN

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Property Details

Location:	Across from the Treasure Coast Mall
Frontage:	774 feet along US Hwy 1 1,303 feet along NW Jack Williams Way
Traffic Count:	65,000 AADT
Property Type:	Retail/Restaurant/Entertainment
Available Spaces:	±1,840 SF - \$20.00/SF NNN
Total Plaza:	±205,534 SF
Occupancy:	99.1%
Ample Parking:	790 spaces

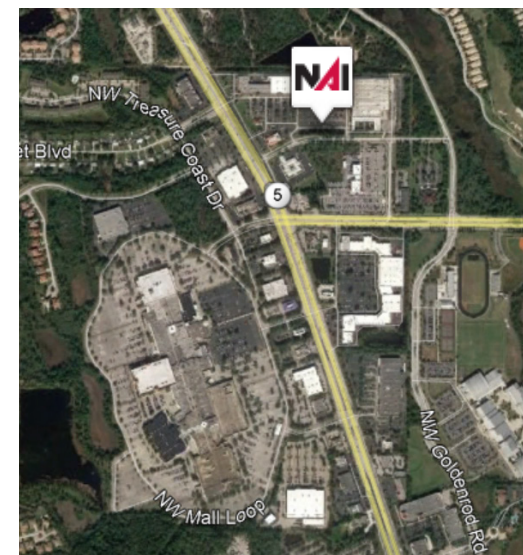
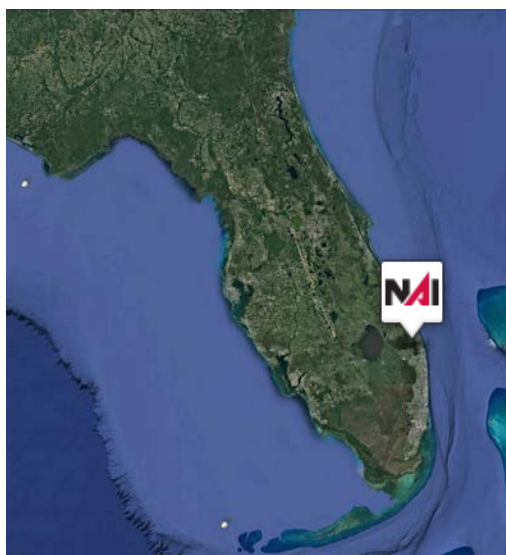


Property Overview

Join Home Depot, JoAnn Fabrics, Goodwill and the popular Miller's Ale House in the Treasure Coast's best retail corridor.

This is one of the last opportunities to secure a prime space in this vibrant retail market.

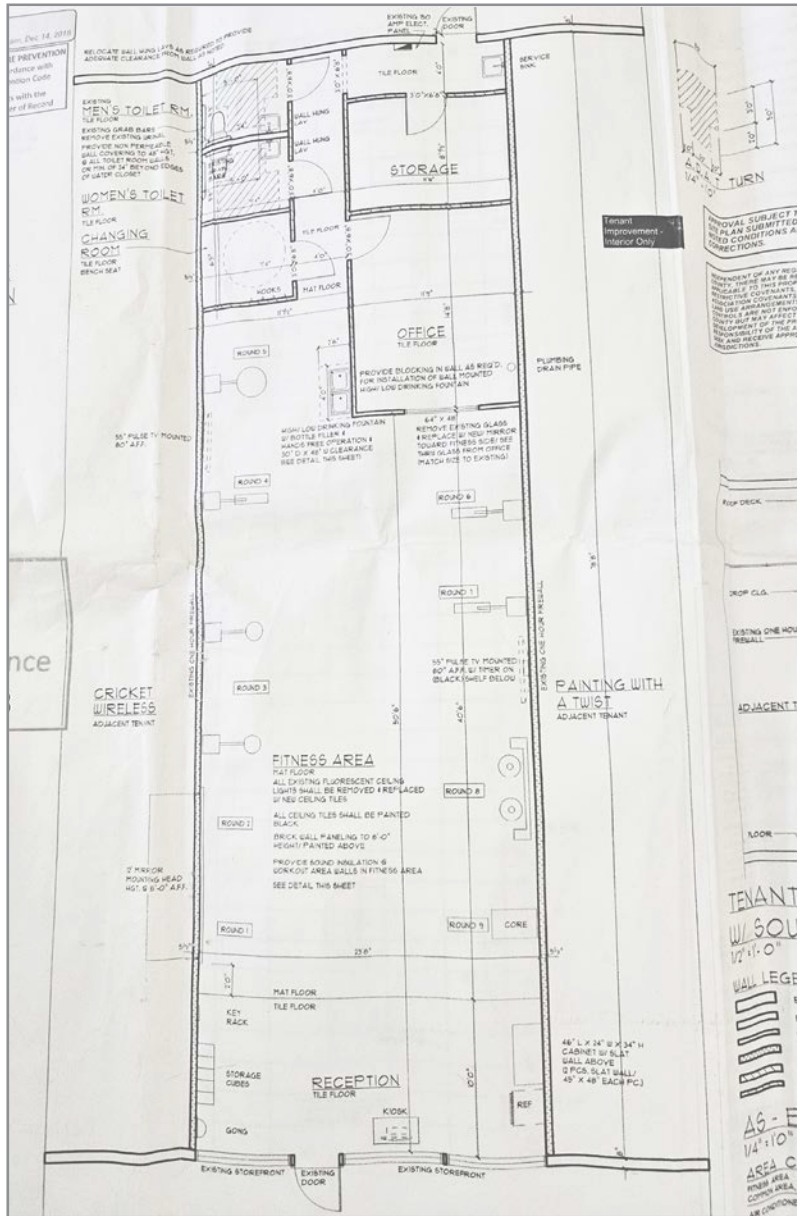
Positioned on US Hwy 1 at a signalized intersection in the heart of the Treasure Coast.



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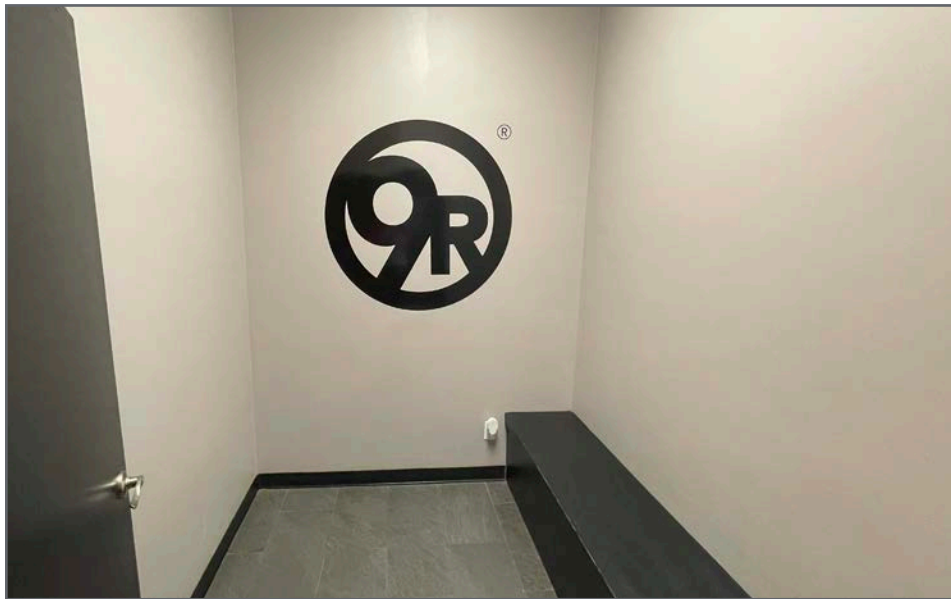
Unit 3587: ±1,840 SF



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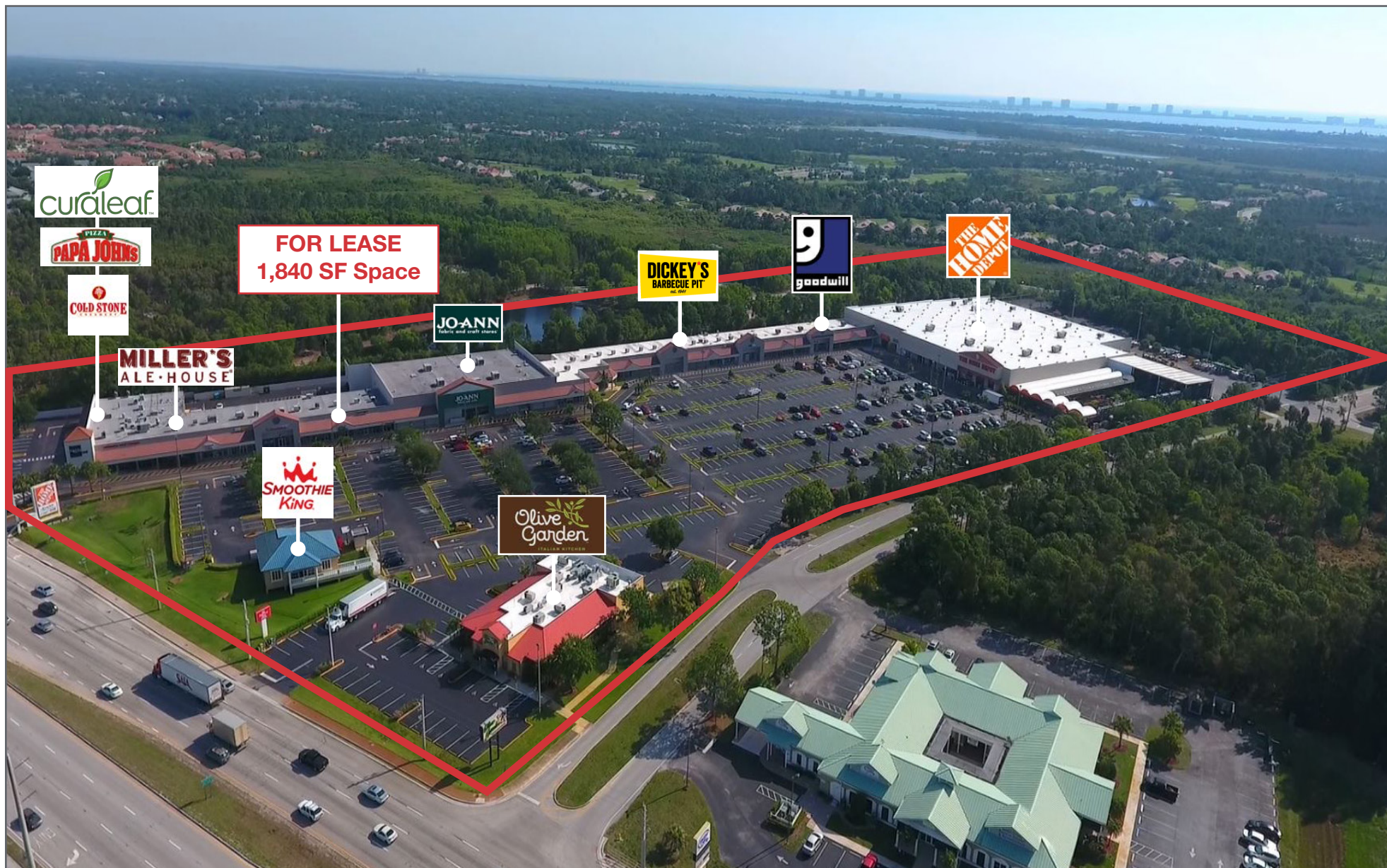
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Aerial



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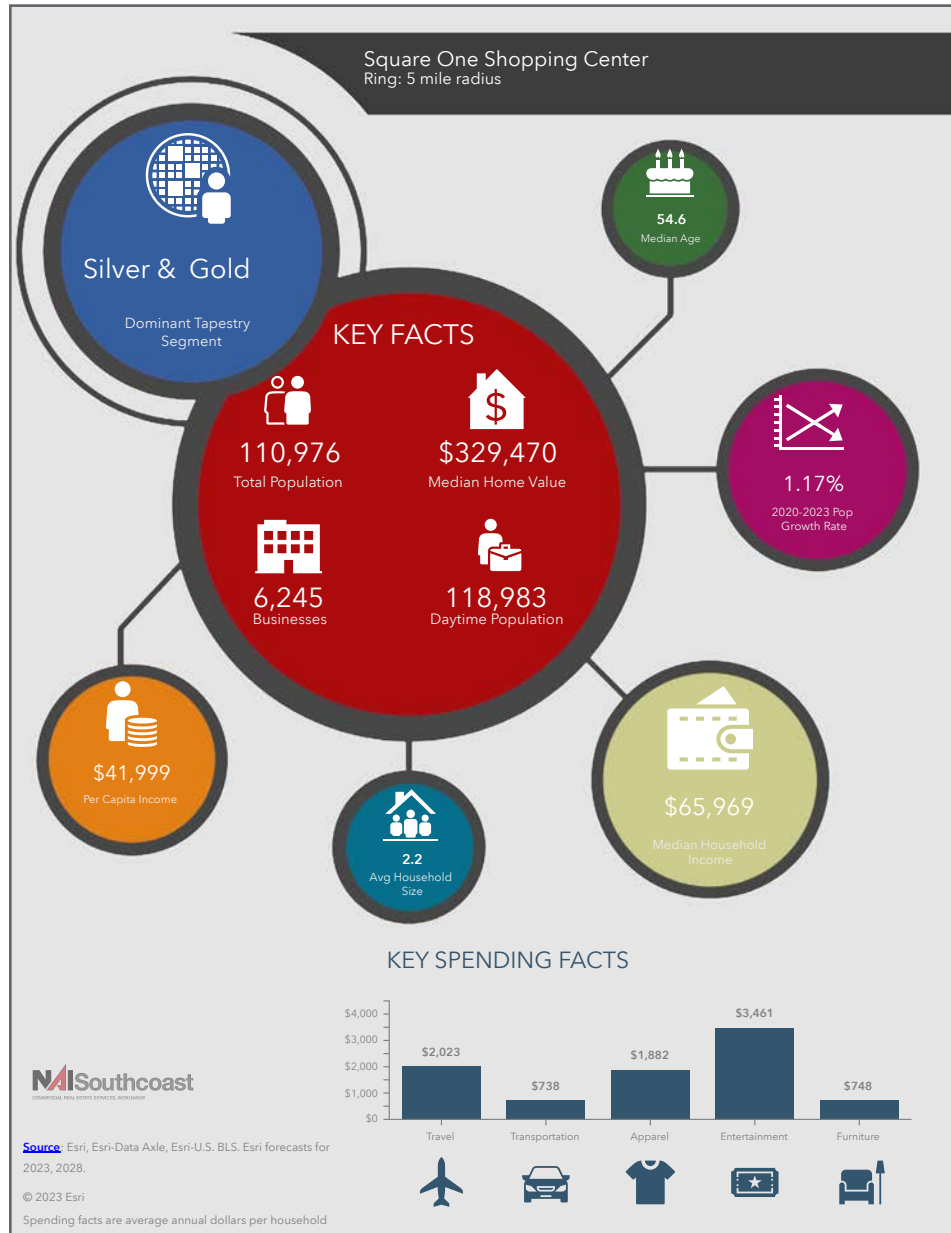
Area Retailers



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2023 Demographics



Population

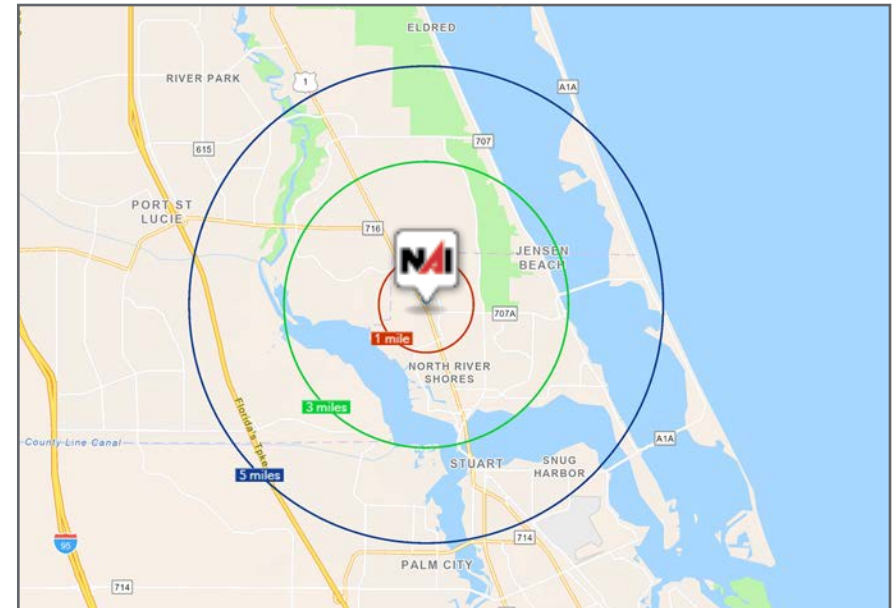
- 1 Mile: 3,262
- 3 Mile: 44,330
- 5 Mile: 110,976

Average Household Income

- 1 Mile: \$110,452
- 3 Mile: \$97,659
- 5 Mile: \$95,661

Median Age

- 1 Mile: 58.3
- 3 Mile: 52.0
- 5 Mile: 54.6



County Overview

Martin County, Florida

The cities that make up Martin County include Jensen Beach/Rio, Stuart/Sewall's Point, Hutchinson Island, Hobe Sound, Jupiter/ Tequesta, Palm City, Port Salerno and Indiantown. Martin County is a wonderful place to visit and live, with beaches, golf, fishing and boating. The County boasts arts, quaint downtowns with shops, gourmet dining, galleries, museums, historic places, festivals and more.

Martin County is for...

The golf enthusiast... Martin County is home to over 35 world-class golf courses all within a 15-mile radius. The sun worshiper... The County offers its visitors and residents alike some of the finest beaches on the east coast. The discriminating arts shopper... More than 20 galleries participate in a monthly First Thursday gallery night. Many of these galleries are in the historic downtowns of Stuart, Jensen Beach, Port Salerno and Hobe Sound. The music lover... The historic Lyric Theatre offers a wide-array of fist class talent nearly 300 days a year... This acoustically amazing theatre features concerts for all music lovers, from classical to rock and roll, and theatrical performances by local and national talent.

Mark your calendars for a plethora of events to look forward to in Martin County, Florida. The Stuart Air Show, Stuart Boat Show, ArtsFest, and the Martin County Fair are just some of the many events taking place throughout the year. The Treasure Coast Children's Museum, located at Indian Riverside Park, is a great place for kids and families, offering a water play area, fishing, and a riverfront view. Often, there are events in the park including concerts, orchid shows, and more. Indian Riverside Park also features the Maritime and Yachting Museum. Hutchinson Island is home to the Elliott Museum which celebrates the genius of innovation, creativity and the historical events of Martin County. Named after the prolific inventor Sterling Elliott, the museum hosts permanent exhibits showcasing Model A Trucks, early transportation, the history of Stuart and its surrounding regions, and baseball memorabilia. For the scientifically minded and curious kids, the Florida Oceanographic Coastal Center offers fun opportunities to learn about our local ecosystem.



LISTING AGENTS



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