

**FOR SALE**  
\$3,600,000

Prime Frontage Office Building

3403 NW Federal Highway, Jensen Beach, FL 34957

**SUBJECT**

±14,152 SF BUILDING  
WITH OFFICE

NW FEDERAL HWY

AADT: 65,000

*Presented By:*

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## Property Details

Location:	3403 NW Federal Highway Jensen Beach, FL 34957
Parcel ID:	19-37-41-000-000-00050-5
Price:	\$3,600,000
Building Size:	±14,152 SF
Land Size:	±2.94 Acres
Traffic Count:	65,500 AADT

## Property Overview

This property is located in one of the best commercial corridors of the region surrounded by strong demographics. Traffic counts at this property are the absolute highest in the trade zone.

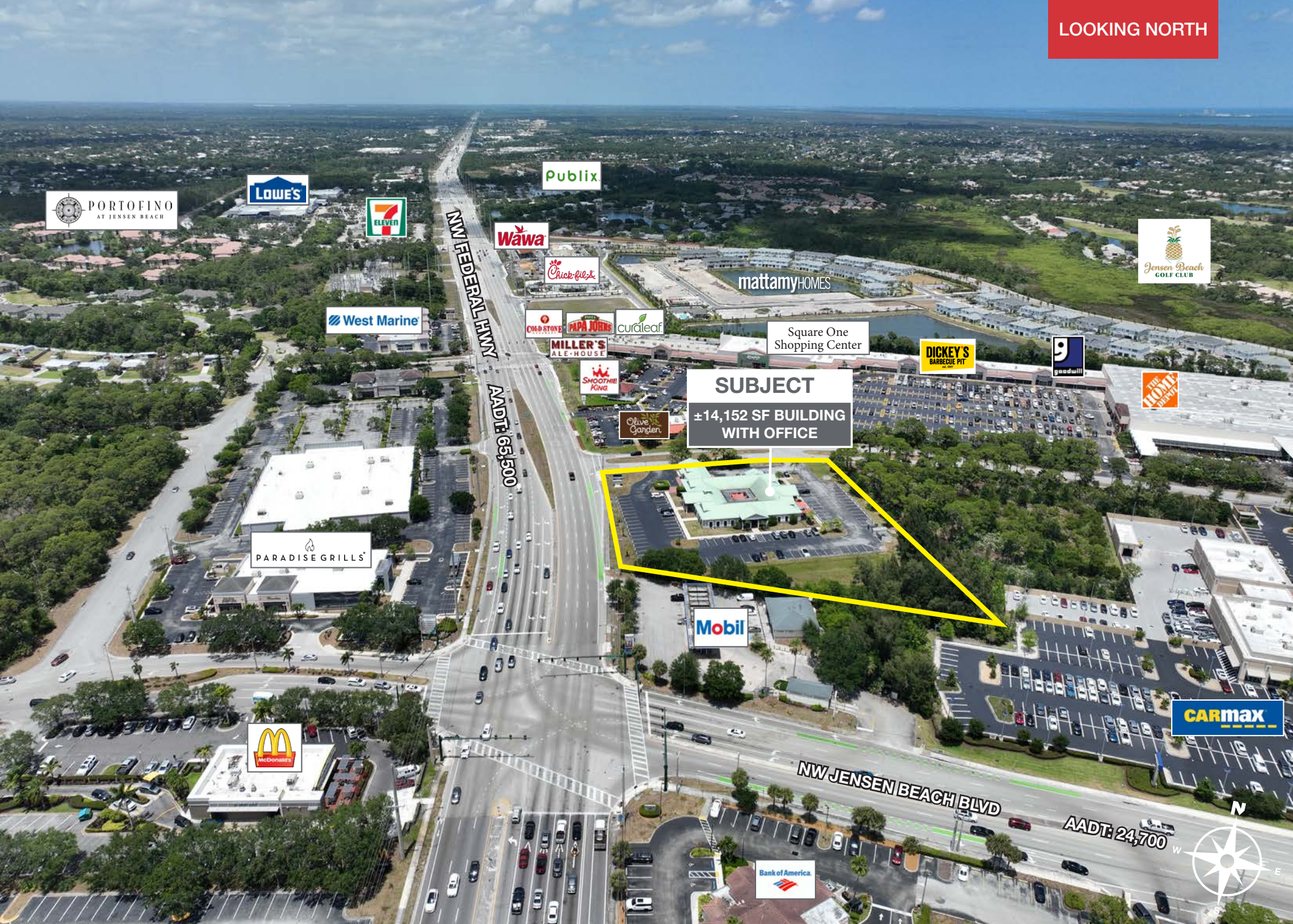
The building is solid CBS block construction with a metal roof so it will stand the test of time. However, the property is so well located and the land so desirable that the asking price is close to land value alone. The building is well maintained and functional making it a great long-term hold while the underlying land continues to out-perform in appreciation.

The property is fully leased but also could be a partial owner-user or full owner-user property as all leases are either month-to-month or short in remaining duration. All tenants would be happy to sign longer term leases if offered to them.

Don't miss the opportunity to purchase this well located income producing asset, or new home for your thriving business. The opportunity to purchase a well maintained building close to land value makes this a property one that should be at the top of your list.







**SUBJECT**  
±14,152 SF BUILDING  
WITH OFFICE





Pineapple Commons Shopping Center

BEST BUY

CHIPOTLE

STARBUCKS COFFEE

PETSMART

CITY FURNITURE

Marshall's

ULTA BEAUTY

ROSS DRESS FOR LESS

Marketplace Square

HOBBY LOBBY

SONIC

BURLINGTON

DOLLAR TREE

UNIFORMS FOR ALL

DICK'S BARNES & NOBLE

AspenDental JARED

Target

ROOMS TO GO

HAVERTY'S FURNITURE - EST 1885

McDonald's

TREASURE COAST SQUARE A SIMON MALL

JCPENNEY

ZALES THE DIAMOND STORE

OLD NAVY

REGAL

Dillard's

MACY'S

**SUBJECT**

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Mobil

PARADISE GRILLS

Olive Garden

SMOOTHIE KING

Square One Shopping Center



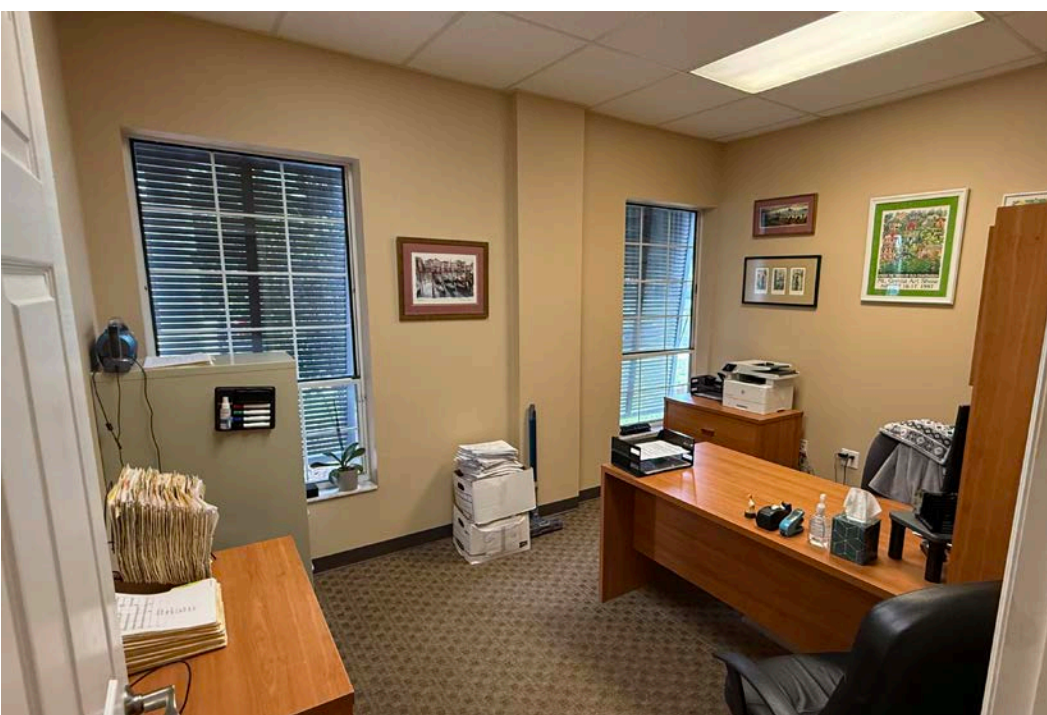




EXTERIOR & COMMON AREAS







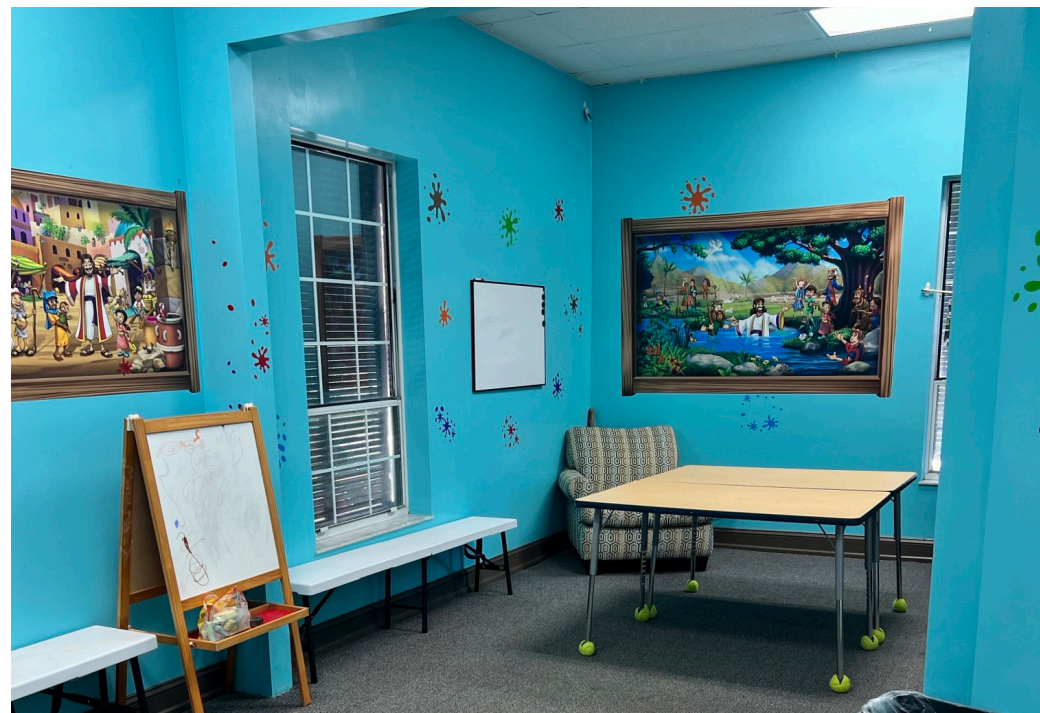




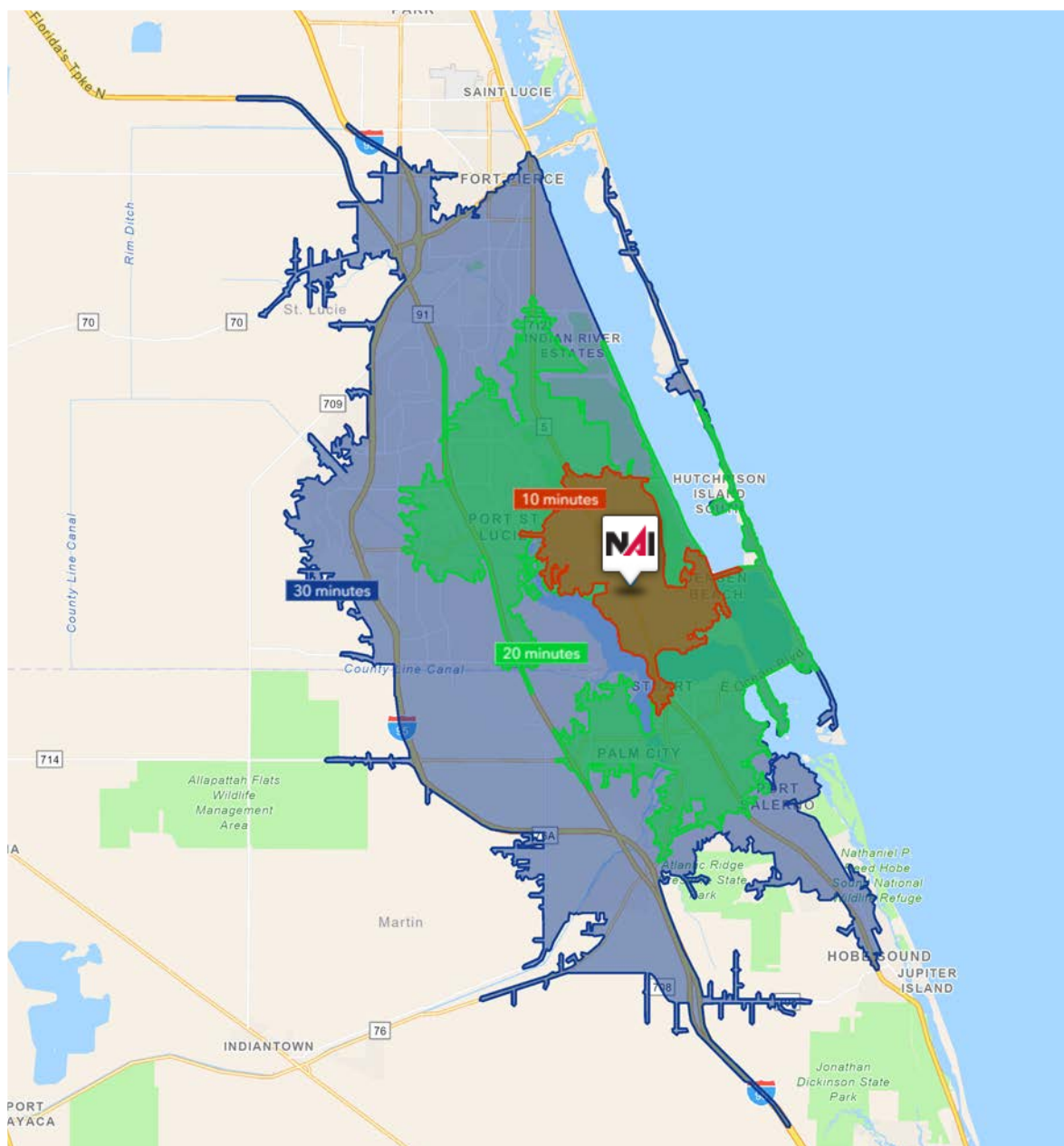
URGENT CARE  
CENTER







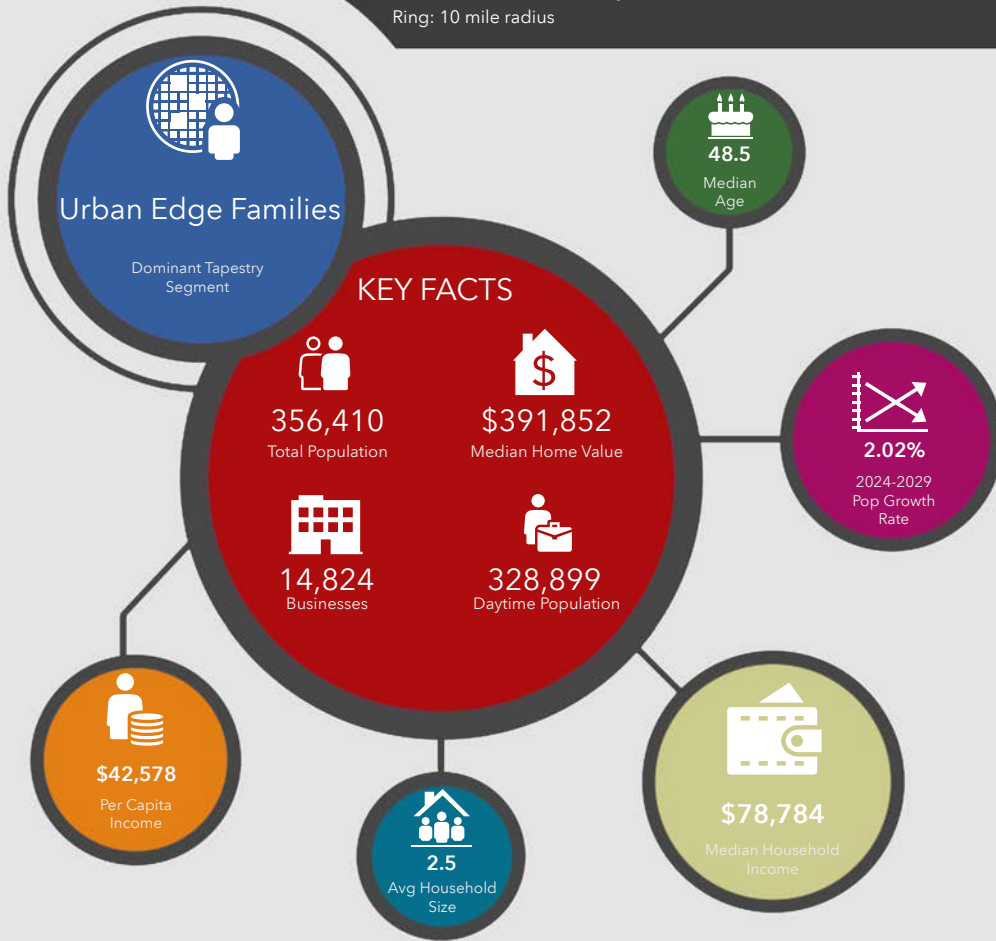




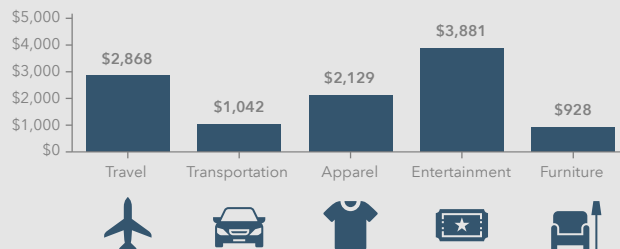
10 Minutes	20 Minutes	30 Minutes
<b>44,621</b> 2010 Population	<b>177,317</b> 2010 Population	<b>341,484</b> 2010 Population
<b>53,285</b> 2024 Population	<b>208,833</b> 2024 Population	<b>428,575</b> 2024 Population
<b>19.42%</b> 2010-2024 Population Growth	<b>17.77%</b> 2010-2024 Population Growth	<b>25.50%</b> 2010-2024 Population Growth
<b>1.04%</b> 2024-2029 (Annual) Est. Population Growth	<b>1.06%</b> 2024-2029 (Annual) Est. Population Growth	<b>1.41%</b> 2024-2029 (Annual) Est. Population Growth
<b>50.4</b> 2024 Median Age	<b>49.2</b> 2024 Median Age	<b>48.2</b> 2024 Median Age
<b>\$100,641</b> Average Household Income	<b>\$97,429</b> Average Household Income	<b>\$102,570</b> Average Household Income
<b>44.1%</b> Percentage with Associates Degree or Better	<b>42.4%</b> Percentage with Associates Degree or Better	<b>43.4%</b> Percentage with Associates Degree or Better
<b>59.3%</b> Percentage in White Collar Profession	<b>58.4%</b> Percentage in White Collar Profession	<b>59.3%</b> Percentage in White Collar Profession



3403 NW Federal Hwy, Jensen Beach, Florida, 34957 2  
Ring: 10 mile radius



#### KEY SPENDING FACTS



**NAISouthcoast**  
COMMERCIAL REAL ESTATE SERVICES WORLDWIDE

**Source:** This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-U.S. BLS (2024).

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Spending facts are average annual dollars per household

#### Population

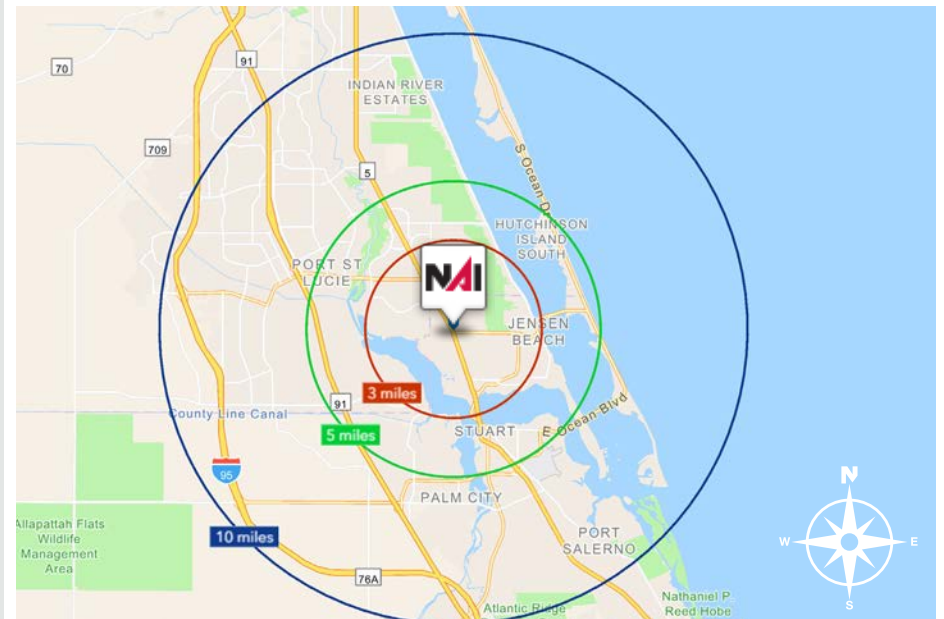
3 Mile:	42,900
5 Mile:	113,697
10 Mile:	356,410

#### Average Household Income

3 Mile:	\$107,687
5 Mile:	\$106,089
10 Mile:	\$105,766

#### Median Age

3 Mile:	52.0
5 Mile:	53.9
10 Mile:	48.5





## Jensen Beach, Florida

Jensen Beach, located in the Treasure Coast region of Florida, is a beautiful seaside town known for its stunning beaches, crystal-clear waters, and abundant wildlife. The town is surrounded by the Indian River Lagoon, St. Lucie River, and the Atlantic Ocean, providing visitors with ample opportunities for water-based activities such as fishing, boating, and swimming. Jensen Beach is also known for its vibrant downtown area, which features numerous restaurants, shops, and art galleries. The area is home to several festivals and events throughout the year, including the Pineapple Festival, which celebrates the town's history as a pineapple producer.

One of the most popular attractions in Jensen Beach is Hutchinson Island, which is located just across the St. Lucie Inlet. The island is home to miles of unspoiled beaches, perfect for swimming, sunbathing, and shelling. The island is also home to several state parks, including the Savannas Preserve State Park, which features hiking trails and a variety of wildlife viewing opportunities. Whether you're looking for a relaxing beach vacation or an outdoor adventure, Jensen Beach has something for everyone.



## 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 first 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.







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