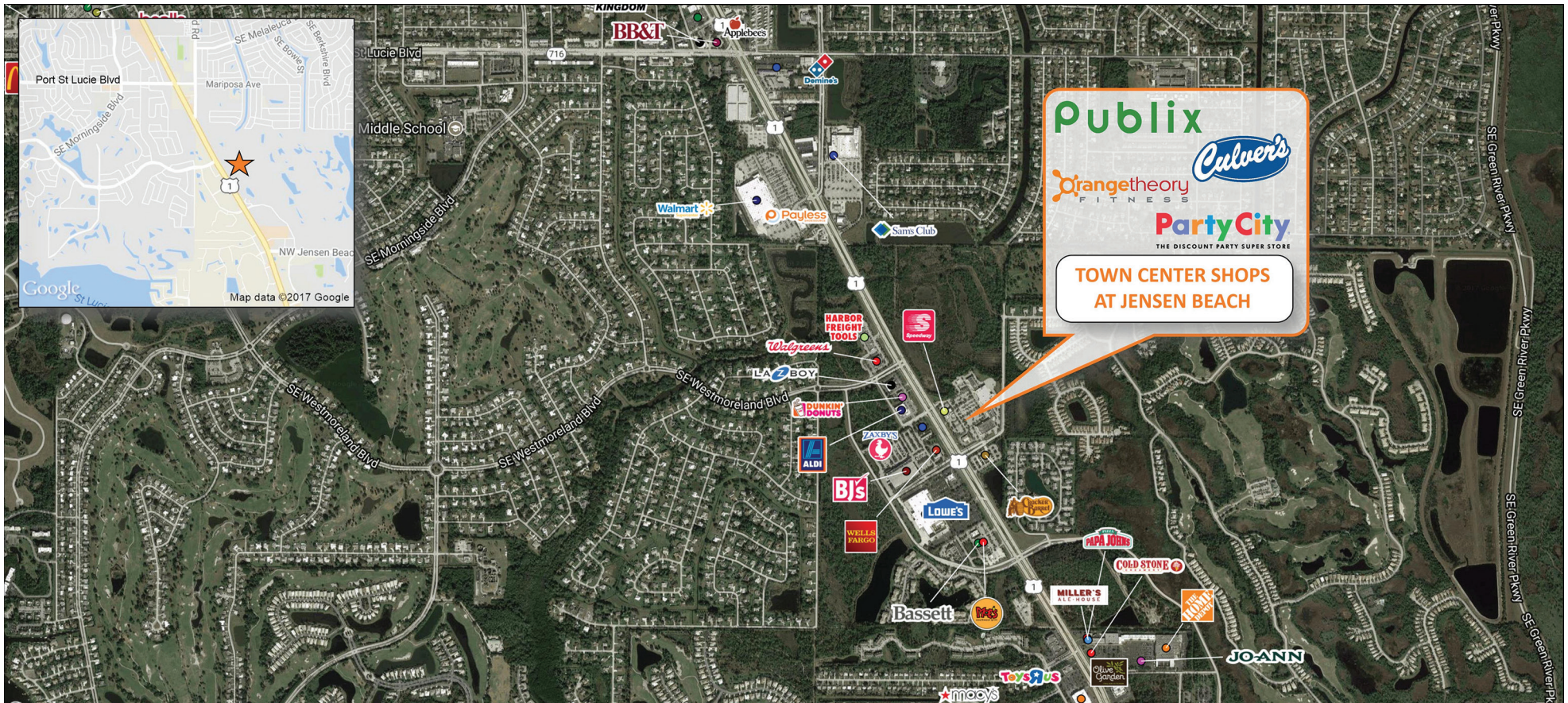




# TOWN CENTER SHOPS AT JENSEN BEACH

4231 NW Federal Highway, Jensen Beach, FL 34957



**MARKET:** Central Florida

**COUNTY:** Martin

**GLA:** 109,760 SF

**TRAFFIC COUNT:** 68,000



	TOTAL POPULATION	MEDIAN AGE	AVG. HH INCOME
<b>1 MILE</b>	5,525	52.1	\$71,181
<b>3 MILES</b>	41,380	49.2	\$67,609
<b>5 MILES</b>	107,567	51.4	\$69,631

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TENANTS	UNIT	SF
Kja Liquors	1	1,400
Two Men And A Truck	2-3	2,100
<b>Available</b>	<b>4</b>	<b>1,400</b>
<b>Available</b>	<b>5</b>	<b>1,088</b>
<b>Available</b>	<b>6</b>	<b>1,712</b>
<b>Available</b>	<b>7</b>	<b>1,050</b>
China Kitchen	8	1,050
All Partners Network	9-11	3,850
Publix Super Markets	12	51,420
<b>Available</b>	<b>13-14</b>	<b>2,110</b>
Orange Theory	15-16	2,790
Nails Trust	17	1,050
Florida Medical Hearing	18	1,050
Signature Smiles	20	2,450
Coastal Animal Hospital	21	1,400
Party City	22a	12,400
<b>Available</b>	<b>22b</b>	<b>3,625</b>
<b>Available</b>	<b>22c-d</b>	<b>5,800</b>
Osaka Japanese Restaurant	23-29	7,615
Culver's	OP 2	4,400



U.S. HIGHWAY 1 4231 NW Federal Highway, Jensen Beach, FL 34957

This center is located less than two miles north of the Treasure Coast Square Mall along bustling Federal Hwy and is home to Jensen Beach's largest Publix Supermarket and Party City. Additionally, Orangetheory Fitness and Culver's will be opening soon, attracting even more customer traffic to the center. Daily traffic counts average 51,000 vehicles. Pylon signage is available and space is available adjacent to Publix.

Best-in-class service and value creation through diligent, return-driven property management, leasing, development, and construction management



This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy.