

**FOR LEASE**



## **WATERFRONT RESTAURANT OPPORTUNITY**

HIGH-EXPOSURE CORNER LOCATION | OPTION TO SUBDIVIDE  
2019 NE JENSEN BEACH BLVD. JENSEN BEACH, FL 34957

**PRESENTED BY:** MATT CRADY & CHRIS BELLAND

**JEREMIAH BARON  
& CO**

**COMMERCIAL REAL ESTATE**

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Jensen Beach, FL

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### **CONTACT INFORMATION**

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# EXECUTIVE SUMMARY

Position your concept at one of the most recognizable dining destinations in Jensen Beach. The former Mulligan's Beach House location offers a rare second-generation restaurant opportunity at the highly trafficked intersection of Jensen Beach Blvd and NE Indian River Drive.

This premier anchor site has served as a staple of the local dining scene for over 23 years, drawing consistent foot traffic from both residents and the steady influx of visitors to the downtown waterfront district.

## **Location Advantages**

Situated in the heart of Downtown Jensen Beach, the property benefits from a vibrant mix of:

- Boutique retail and local shops
- Dense surrounding residential neighborhoods
- Strong tourism and seasonal visitor traffic
- Walkable waterfront district atmosphere

This is a true "center-of-it-all" location where dining, entertainment, and coastal lifestyle converge—making it an ideal setting for a standout restaurant or hospitality concept.



# PROPERTY OVERVIEW

<b>LEASE RATE</b>	Call for Pricing
<b>SPACE SIZE</b>	3,500 –10,960 SF
<b>BUILDING TYPE</b>	Restaurant
<b>FRONTAGE</b>	±112' (NE Jensen Beach Blvd) ±90' (NE Indian River Dr)
<b>TRAFFIC COUNT</b>	17,600 ADT (JB Blvd) 7,800 ADT (IR Dr.)
<b>YEAR BUILT</b>	2017 (2024 Improvements)
<b>CONSTRUCTION TYPE</b>	Concrete Block
<b>ZONING</b>	Jensen Beach Redevelopment
<b>LAND USE</b>	CRA Center

## Property Highlights

### 3,500–10,960 SF | Divisible Restaurant Space

Fully built-out for restaurant use with existing infrastructure in place

### Outdoor Seating Opportunity

Ideal for capitalizing on the area's waterfront ambiance and walkability

### Prime Corner Exposure

Exceptional visibility at one of the most active intersections in downtown

### Established Destination Location

Long-standing presence with strong community recognition and repeat traffic

### Second-Generation Restaurant Space

Significant cost and time savings for incoming operators



# SITE SURROUNDINGS



HUTCHINSON ISLAND

JENSEN BEACH  
CAUSEWAY BRIDGE

**SUBJECT  
PROPERTY**

NE PINEAPPLE AVE

NE JENSEN BEACH BLVD

OCEAN BREEZE RESORT

MD NOW  
URGENT CARE

CLABBY'S  
OYSTER BAR

Goodfella's  
PIZZA

Scoop

CINCO  
MAYO  
PIZZA

Artistic Creamery

JOJO'S KITCHEN

BROTH

Lures

Long Dog Bakery

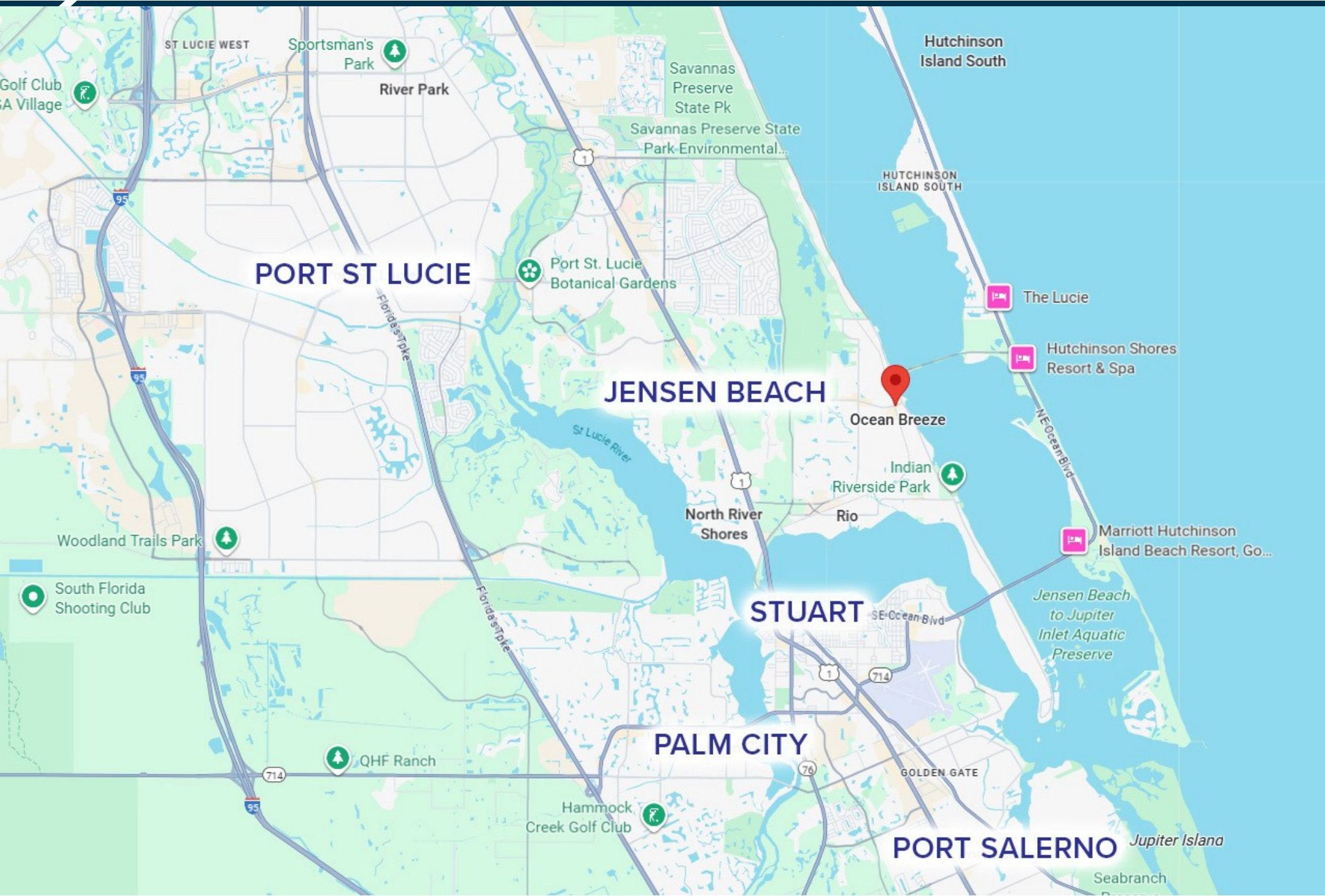
Joni's Place  
Aviation Group

STS

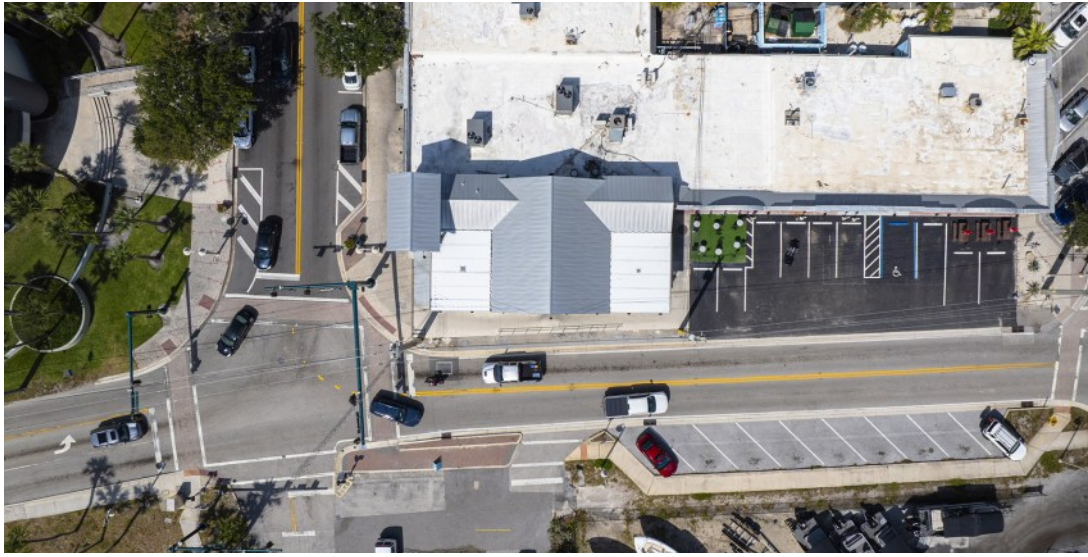
goodwill

Publix

# SURROUNDING NEIGHBORHOODS



# PROPERTY PHOTOS



# INTERIOR PHOTOS **KITCHEN**



# INTERIOR PHOTOS



Original



Reimagined Rendering



Original



Reimagined Rendering

# DEMOGRAPHICS

<b>Radius</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
<b>Population</b>			
2020 Population	4,548	24,632	67,851
2025 Population	5,120	33,156	84,033
2030 Population Projection	5,389	36,719	92,807
Annual Growth 2020-2025	2.5%	6.9%	4.8%
<b>Households</b>			
2020 Households	2,227	12,028	31,477
2025 Households	2,491	16,438	39,421
2030 Household Projection	2,621	18,285	43,593
<b>Households by Income</b>			
Avg Household Income	\$84,695	\$92,683	\$96,134
Median Household Income	\$51,316	\$64,038	\$67,548
<b>Population Summary</b>			
Median Age	54.40	61.00	57.50
Avg Age	49.50	53.90	51.50
<b>Housing</b>			
Owner Occupied Households	1,849	14,293	33,056
Renter Occupied Households	772	3,991	10,537



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Lease Rate

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