

RETAIL SPACE FOR LEASE

# TREASURE COAST COMMONS

3001 NW Federal Highway, Jensen Beach, FL 34957



BARNES  
& NOBLE

**bealls**

LOCATED ACROSS FROM THE TREASURE COAST MALL

**Jon Cashion**

PRINCIPAL

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EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

**Daniel Solomon, CCIM**

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# Property Overview

## HIGHLIGHTS

- Three box power center in Martin County’s primary retail trade corridor
- ±43,551 SF anchor space coming available
- Located directly across from the Treasure Coast Mall
- Dedicated turn lane and signalized intersection
- Large monument signage located directly on US1
- Anchored by: **bealls** **BARNES & NOBLE**

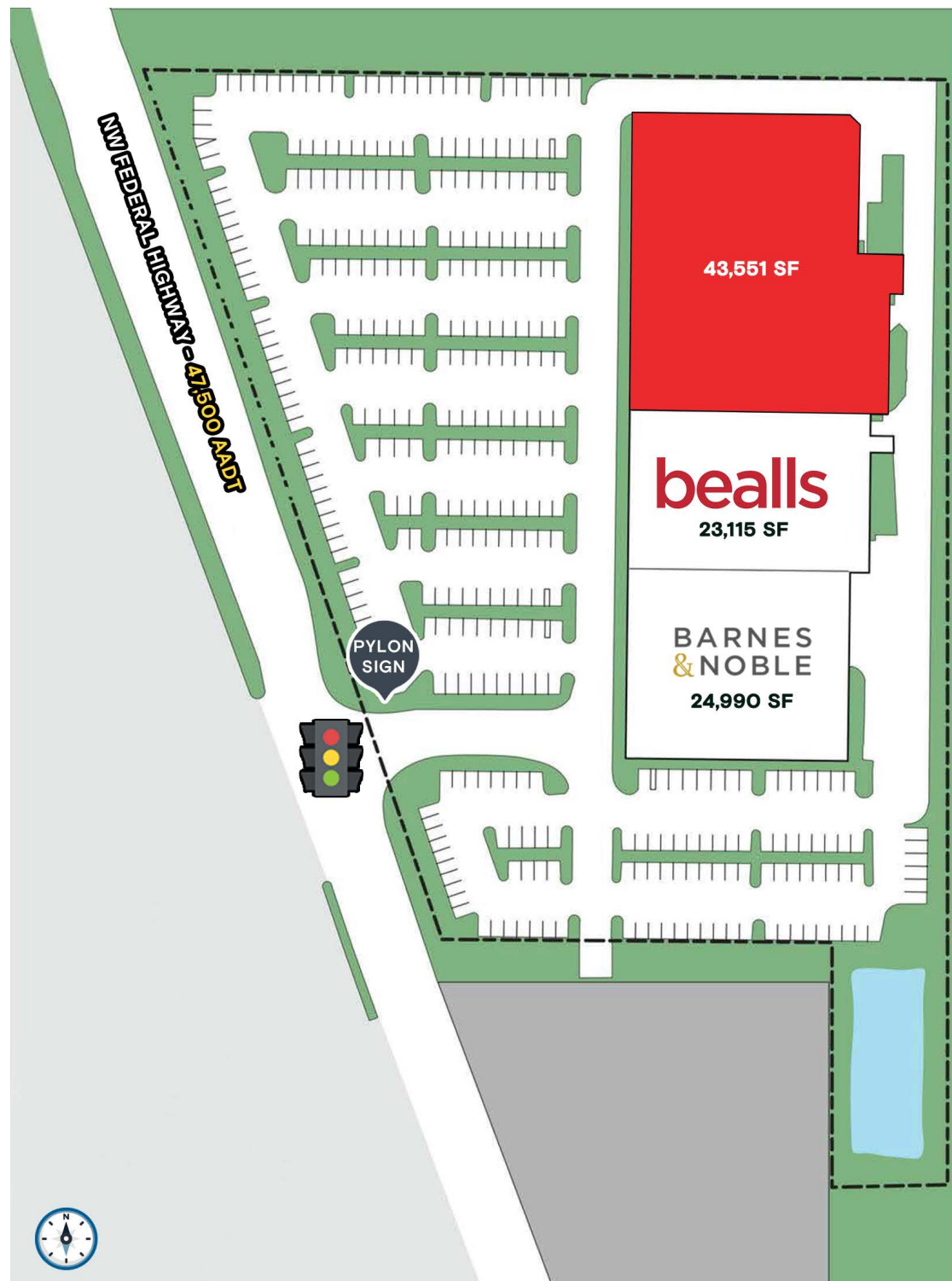
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	4,448	37,381	107,599
HOUSEHOLDS	2,066	16,469	48,233
EMPLOYEES	3,729	31,833	91,875
AVERAGE HH INCOME	\$103,022	\$91,627	\$92,838

## TRAFFIC COUNTS

N FEDERAL HIGHWAY	63,000 AADT
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**SQUARE ONE**

THE HOME DEPOT  
JOANN  
MILLER'S ALE-HOUSE  
SUBWAY  
COLD STONE CREAMERY

**MARKETPLACE SQUARE**

HOBBY LOBBY  
DOLLAR TREE  
PLATOS CLOSET  
Jockey  
M&S  
Sears

**JENSEN BEACH HIGH SCHOOL**  
1,598 STUDENTS

**PINEAPPLE COMMONS**

ROSS  
DRESS FOR LESS  
BEST BUY  
PET SMART  
CVS  
verizon  
Marshall's  
SHOE CARNIVAL  
CITY FURNITURE  
Ashley HOMESTORE  
tropical CAFE  
ULTA  
Sport Clips (HAIRCUTS)

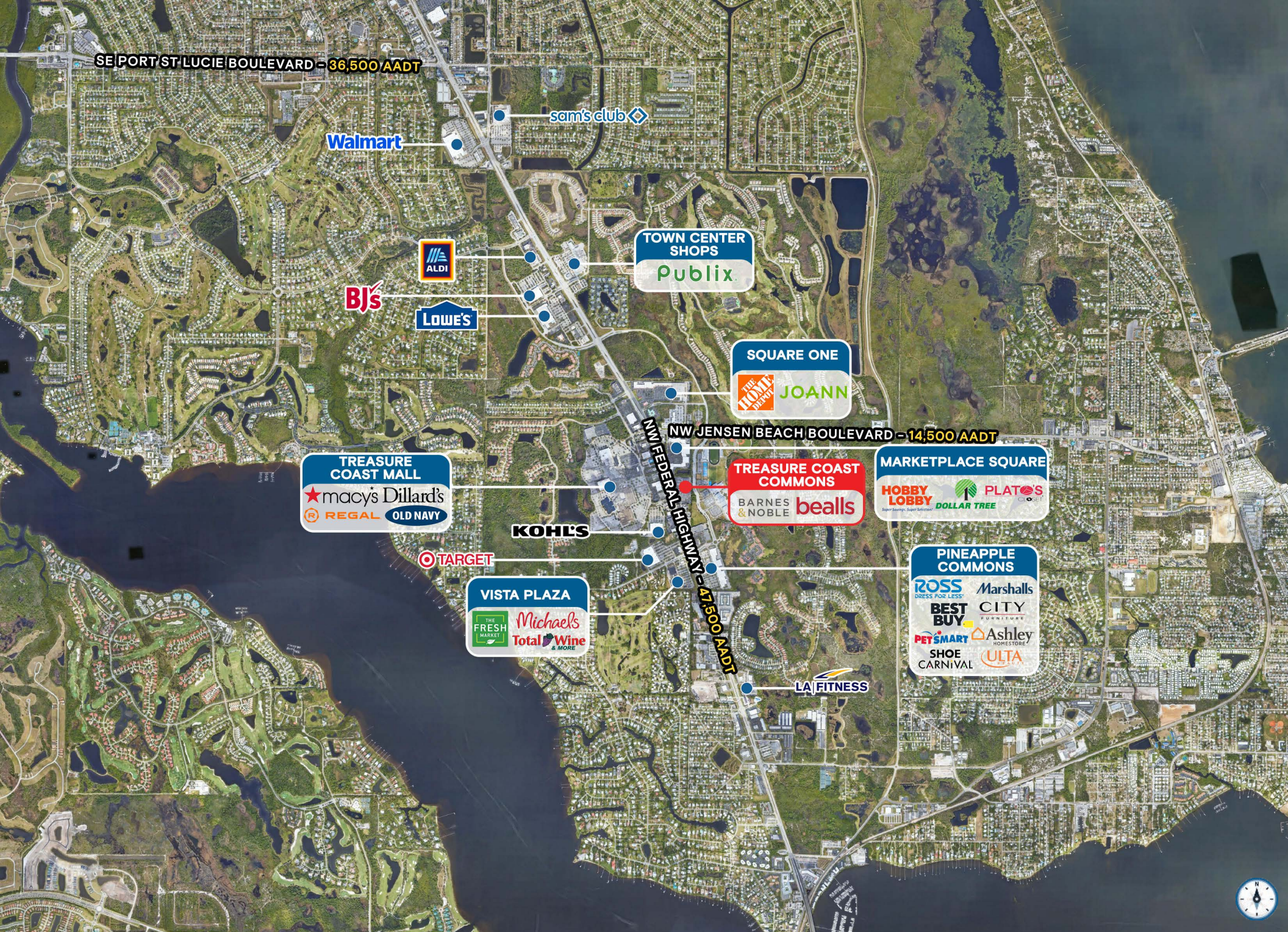
**TREASURE COAST MALL**

macy's  
Dillard's  
REGAL  
OLD NAVY

**VISTA PLAZA**

Total Wine & More  
Michael's  
THE FRESH MARKET  
CHUCK E. CHEESE  
Steak 'n Shake









## Contact Brokers

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