FOR LEASE

PROMENADE SHOPPES AT PINE GARDENS

240 WEST INDIANTOWN ROAD, JUPITER, FL 33458



PROPERTY DESCRIPTION

A highly visible Class A retail/medical center with strong frontage on Indiantown Road. The property offers excellent parking, signage exposure, and flexible medical and professional layouts in a prime Palm Beach County location.

PROPERTY HIGHLIGHTS

- Positioned between Alternate A1A and Military Trail, minutes from Jupiter Beaches, US-1, and I-95
- Direct signage visibility on Indiantown Road
- Approximately 40,000 Vehicles pass the site daily
- Situated in Jupiter, FL, a sought-after coastal community known for its upscale demographics and robust economic growth
- 3,647 SF endcap opportunity coming available

OFFERING SUMMARY

Lease Rate:	$40 - 45 SF/yr (NNN)
Available SF:	1,430 - 3,647 SF
Building Size:	28,289 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,881	26,032	42,183
Total Population	9,723	62,228	100,437
Average HH Income	$122,502	$161,032	$182,279

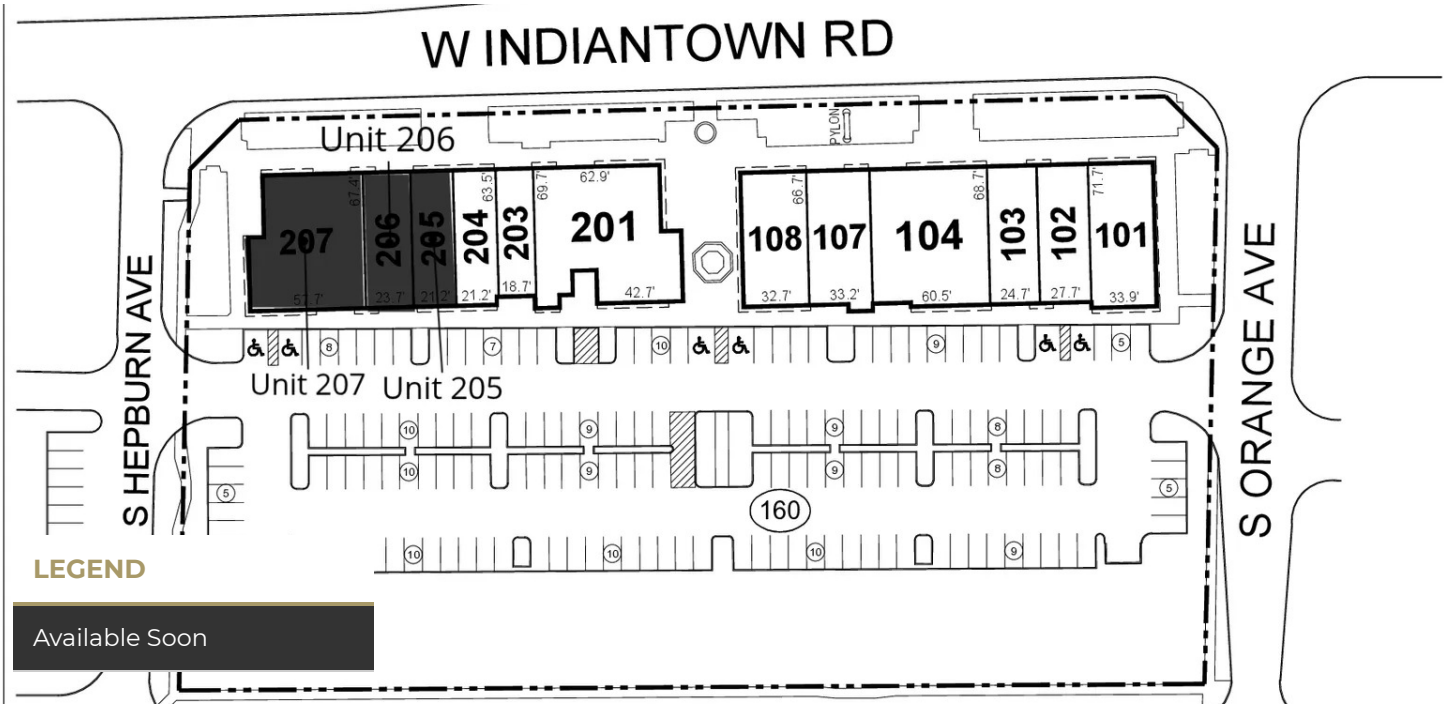
BRYAN COHEN
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,430 - 3,647 SF	Lease Rate:	$40 - $45 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
Unit 207	Available Soon	3,647 SF	NNN	$45.00 SF/yr
Unit 205	Available Soon	1,430 SF	NNN	$45.00 SF/yr
Unit 206	Available Soon	1,600 SF	NNN	$40.00 SF/yr

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SUITE	TENANT NAME	SIZE SF
205	COMING AVAILABLE	1,430 SF
206	COMING AVAILABLE	1,600 SF
207	COMING AVAILABLE	3,647 SF
101	Schrappers Fine Cabinetry	2,341 SF
102	Attune Dentistry	1,900 SF
103	Tiramisu	1,700 SF
104	Yamaha Pianos	4,037 SF
107	Leena MD.	2,247 SF
108	Jupiter Luxury Nail and Foot Spa	2,178 SF
201	Old Florida Bar & Grill	4,255 SF
203	Jupiter Weight Loss	1,265 SF
204	Metro PCS	1,430 SF
TOTALS		**28,030 SF**
AVERAGES		**2,336 SF**

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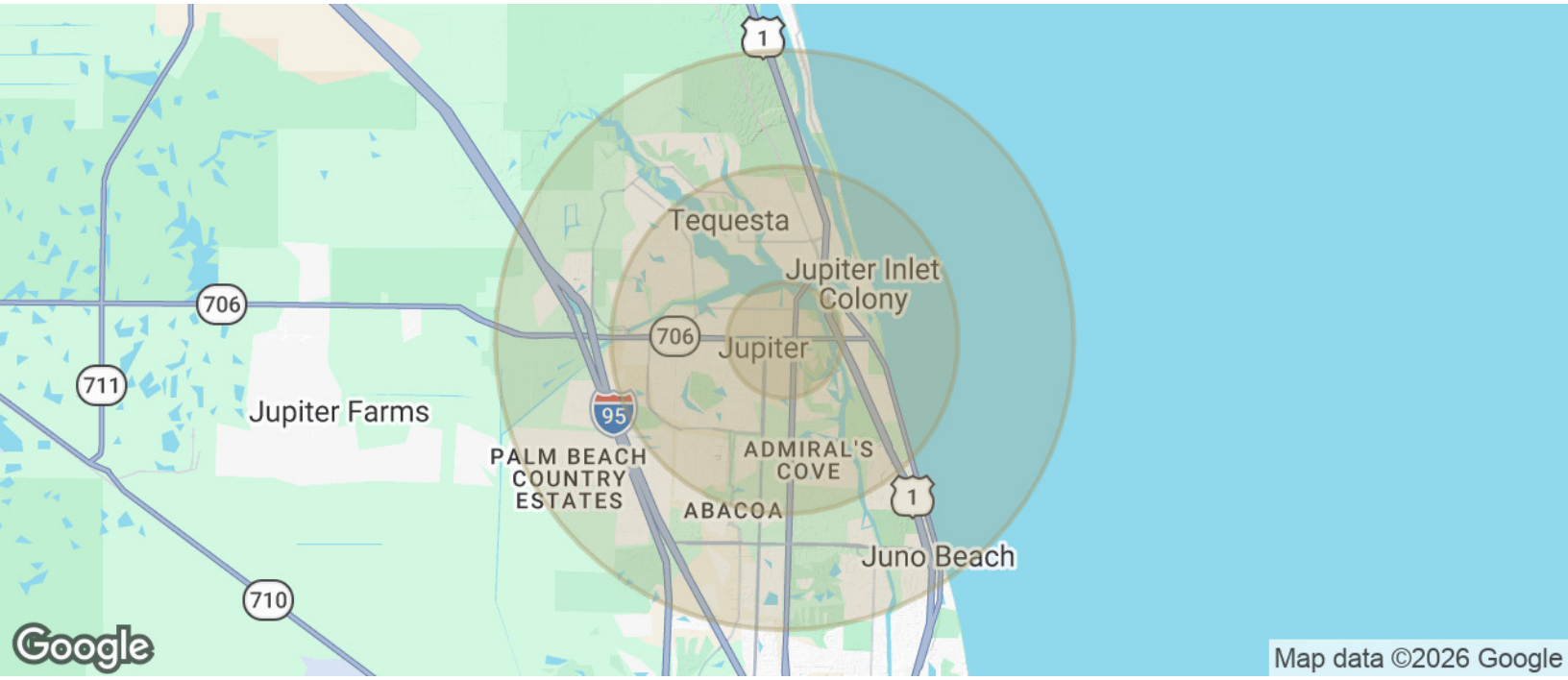
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,723	62,228	100,437
Average Age	42.0	47.8	48.8
Average Age (Male)	40.0	45.9	47.5
Average Age (Female)	45.5	49.4	49.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,881	26,032	42,183
# of Persons per HH	2.5	2.4	2.4
Average HH Income	$122,502	$161,032	$182,279
Average House Value	$715,769	$777,469	$780,367

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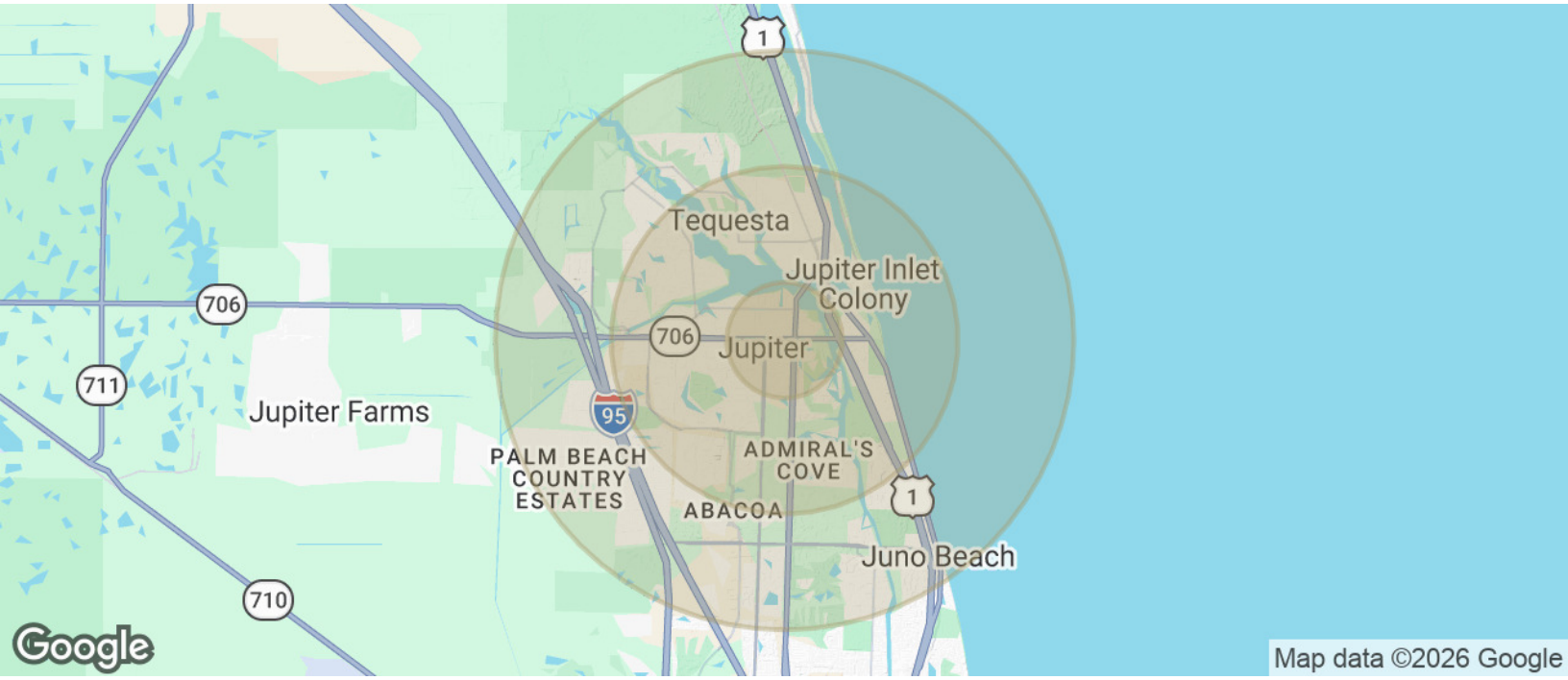
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2023 American Community Survey (ACS)

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