

# OCEAN BREEZE PLAZA

OCEAN BREEZE, FL



## SIZE

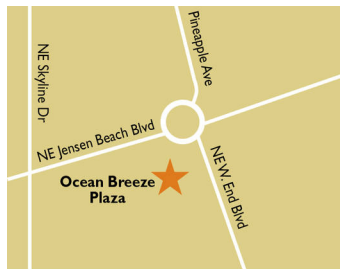
96,192 square feet

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>Population</b>	6,783	26,072	72,712
<b>Households</b>	3,264	12,591	34,089
<b>Median HH Income (\$)</b>	54,080	65,762	66,302

## MAJOR TENANT(S)

Publix



## LOCATION

1780 NE Jensen Beach Boulevard | Ocean Breeze, FL 34957

## PROPERTY HIGHLIGHTS

- Anchored by Publix, the number one grocer in the Port St. Lucie/Jensen Beach market, with national tenants including Subway and Big Apple Pizza
- Ocean Breeze Plaza is located in the center of town on Jensen Beach Boulevard with more than 18,100 vehicles per day
- The population exceeds 26,000 within a three-mile radius and average household income in excess of \$94,300
- Jensen Beach, once known as the "Pineapple Capital of the World", is located along the coast in Northern Martin County with an array of housing, lodging and hospitality within walking distance.

## LEASING CONTACT

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## MORE INFO

[www.phillipsedison.com](http://www.phillipsedison.com)



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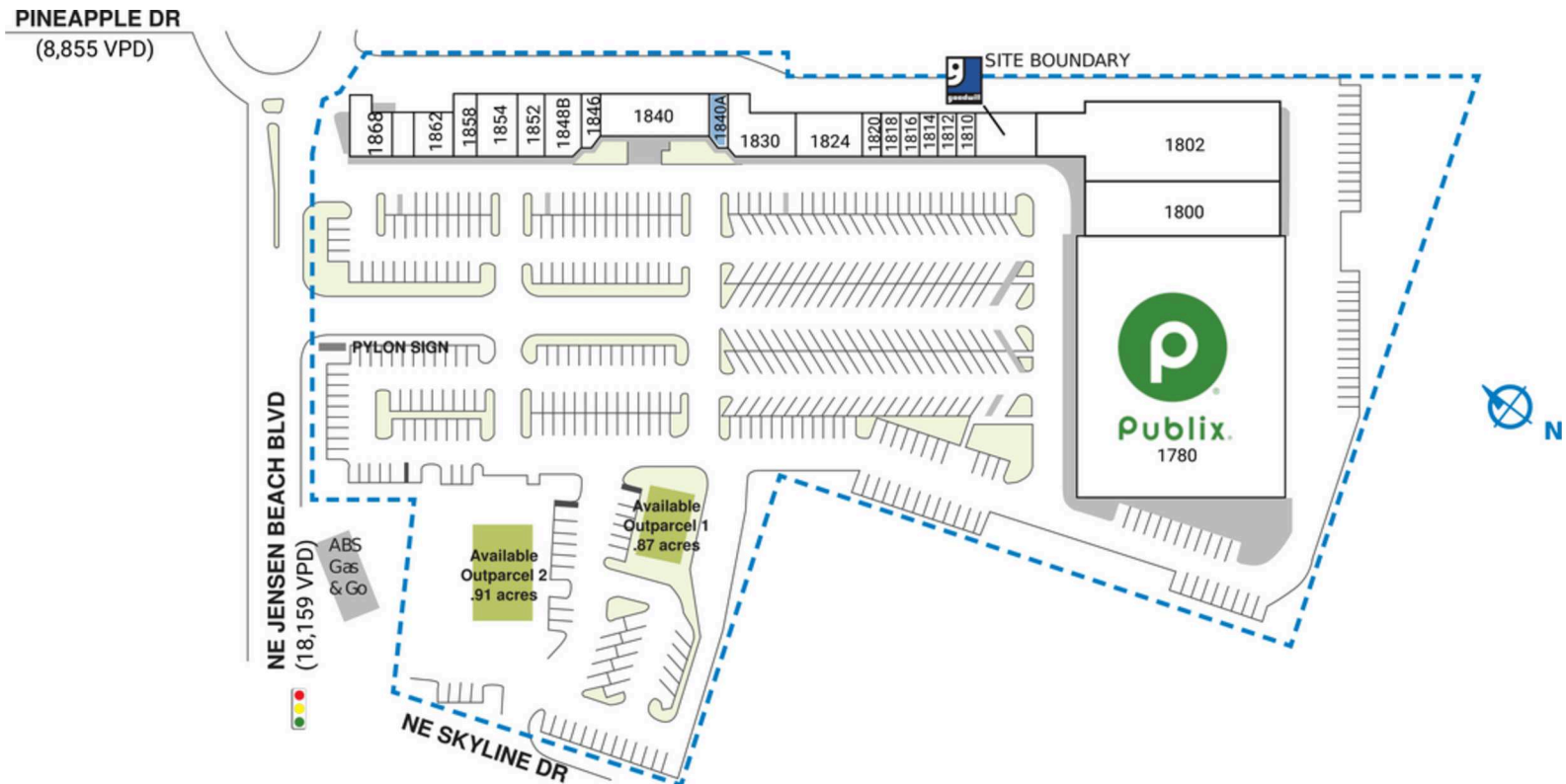
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SPACE	TENANT	SQ. FT.	1816	Cali Nails	800 SF	1846	New England Coffee House	930 SF
1780	Publix	45,600 SF	1818	Tobacco & Vape	800 SF	1848B	The Scoop	1,950 SF
1800	Current EV	7,950 SF	1820	Mailbox Plus of Jensen Beach	800 SF	1852	Jensen Beach Smiles	1,560 SF
1802	RISE Center IRC	12,852 SF	1824	Ocean Breeze Liquor	2,600 SF	1854	The Wash Club	2,400 SF
1808	Goodwill	2,400 SF	1830	Ocean Breeze Beer Co	2,550 SF	1858	Goodfella's Pizza	1,200 SF
1810	Hometown Cleaners	800 SF	1840	Cinco De Mayo Mexican Cuisine	4,000 SF	1862	Tropical Nektar Juice Company	1,600 SF
1812	New York Haven Salon	800 SF	<b>1840A COMING AVAILABLE</b>		<b>1,000 SF</b>	1868	Crabby's Oyster Bar	2,800 SF
1814	Renew Wellness & Hydration	800 SF				<b>TOTAL SQ. FT.</b>		<b>96,192</b>

## SITE LEGEND

- Available
- Occupied
- Leased (not occupied)
- Owned by Others
- Site Boundary



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.



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# Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Ocean Breeze Plaza Jensen Beach, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	6,783	26,072	72,712
	2027 Projected Population	7,005	26,962	75,296
	2010 Census Population	6,453	23,786	65,447
	2000 Census Population	6,423	20,585	56,095
	1990 Census Population	6,300	18,480	47,171
	Historical Annual Growth 1990 to 2000	0.19%	1.08%	1.75%
	Historical Annual Growth 2000 to 2010	0.05%	1.46%	1.55%
	Estimated Annual Growth 2010 to 2022	0.39%	0.72%	0.83%
	Projected Annual Growth 2022 to 2027	0.65%	0.67%	0.70%
	Median Age	54.0	56.1	55.0
Households	Q2 2022 Estimated Households	3,264	12,591	34,089
	2027 Projected Households	3,375	13,014	35,333
	2010 Census Households	3,132	11,541	30,731
	2000 Census Households	3,108	9,838	25,816
	1990 Census Households	2,785	8,519	21,417
	Historical Annual Growth 1990 to 2000	1.10%	1.45%	1.89%
	Historical Annual Growth 2000 to 2010	0.08%	1.61%	1.76%
	Estimated Annual Growth 2010 to 2022	0.32%	0.69%	0.82%
	Projected Annual Growth 2022 to 2027	0.67%	0.66%	0.72%
	Population per Household	2.04	2.06	2.11
Population by Race	White	89.6%	86.4%	79.1%
	Black or African American	1.3%	3.1%	6.7%
	Asian & Pacific Islander	1.2%	1.6%	1.6%
	Other Races	0.8%	1.4%	1.8%
	Hispanic Population	7.1%	7.5%	10.8%
Income	Average Household Income	\$81,614	\$94,382	\$96,876
	Median Household Income	\$54,080	\$65,762	\$66,302
	Per Capita Income	\$40,084	\$45,821	\$45,807
Education (Age 25+)	Elementary	2.5%	2.5%	2.5%
	Some High School	5.1%	4.3%	4.3%
	High School Graduate	28.3%	26.4%	27.3%
	Some College	19.8%	20.3%	22.2%
	Associates Degree Only	10.7%	10.3%	10.1%
	Bachelors Degree Only	20.7%	21.8%	20.8%
	Graduate Degree	12.9%	14.3%	12.9%
Business	Number of Businesses	257	945	3,002
	Total Number of Employees	3,121	11,137	35,791
	Employees per Business	12.14	11.79	11.92
	Residential Population per Business	26.37	27.60	24.22

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.