

# OCEAN BREEZE PLAZA

OCEAN BREEZE, FL



## SIZE

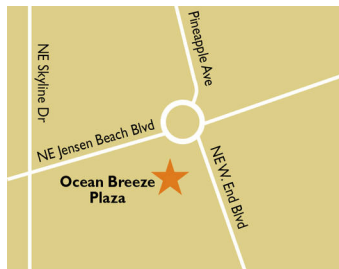
96,192 square feet

## DEMOGRAPHICS

1 mile	3 mile	5 mile
<b>Population</b>		
6,408	26,011	73,506
<b>Households</b>		
3,095	12,656	34,072
<b>Median HH Income (\$)</b>		
57,856	72,881	73,792

## 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 \$104,100
- 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

Rich Dawson  
Mobile (404) 433-9899  
rdawson@phillipsedison.com

## MORE INFO

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



**PHILLIPS EDISON & COMPANY®**

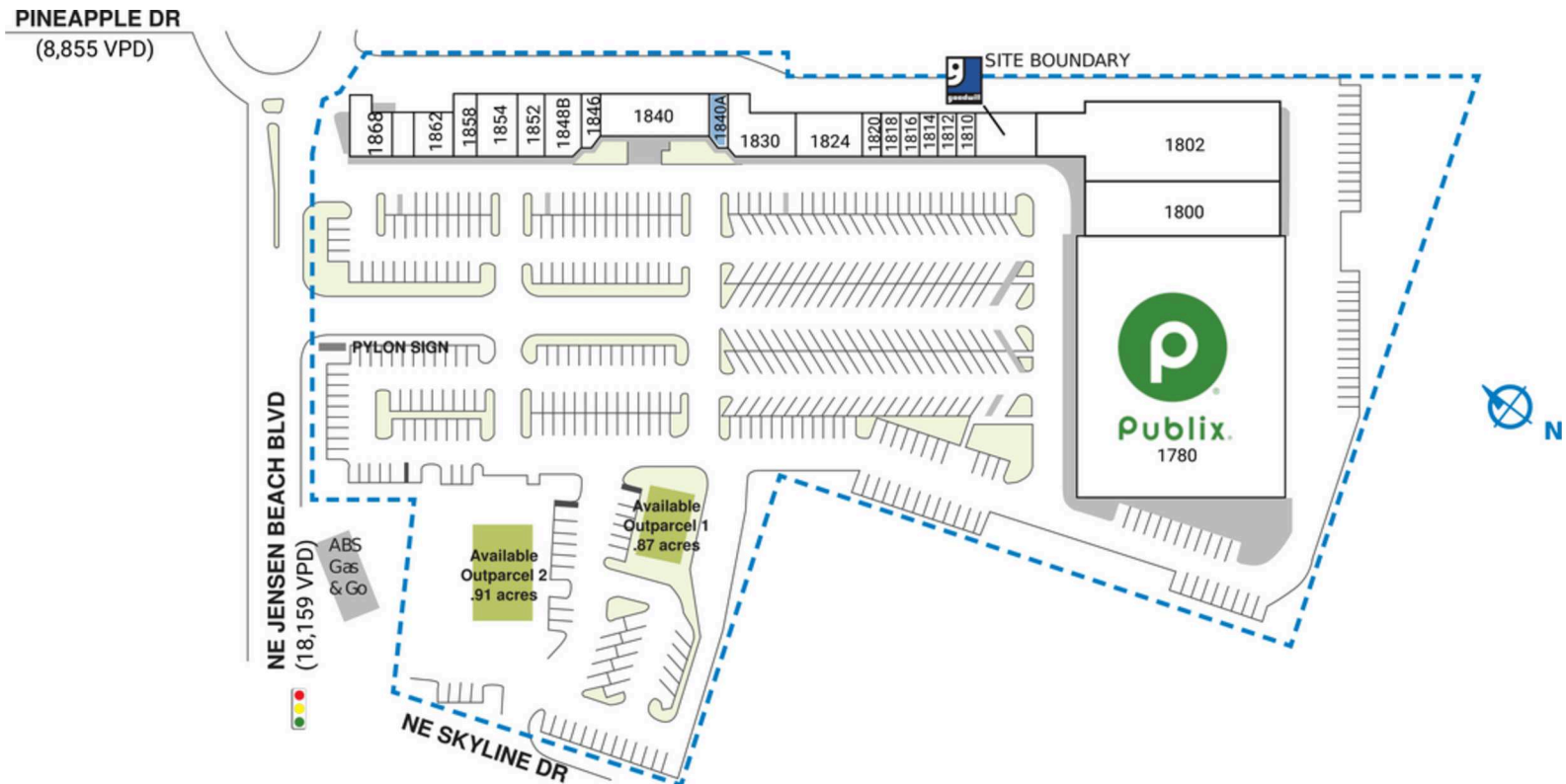
# OCEAN BREEZE PLAZA

1780 NE Jensen Beach Boulevard | Ocean Breeze, FL 34957

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.



# OCEAN BREEZE PLAZA

1780 NE Jensen Beach Boulevard | Ocean Breeze, FL 34957





# OCEAN BREEZE PLAZA

1780 NE Jensen Beach Boulevard | Ocean Breeze, FL 34957





# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 27.242635

Longitude: -80.227248

Ocean Breeze Plaza Jensen Beach, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	6,408	26,011	73,506
	2028 Projected Population	6,845	27,576	76,428
	2010 Census Population	5,999	23,827	64,909
	2000 Census Population	6,219	20,702	55,095
	1990 Census Population	5,771	17,928	48,213
	Historical Annual Growth 1990 to 2000	0.75%	1.45%	1.34%
	Historical Annual Growth 2000 to 2010	-0.36%	1.42%	1.65%
	Estimated Annual Growth 2010 to 2023	0.48%	0.64%	0.91%
	Projected Annual Growth 2023 to 2028	1.33%	1.17%	0.78%
	Median Age	55.9	58.5	57.0
Households	Q4 2023 Estimated Households	3,095	12,656	34,072
	2028 Projected Households	3,302	13,404	35,488
	2010 Census Households	2,887	11,533	30,499
	2000 Census Households	2,919	9,769	25,270
	1990 Census Households	2,585	8,329	21,925
	Historical Annual Growth 1990 to 2000	1.22%	1.61%	1.43%
	Historical Annual Growth 2000 to 2010	-0.11%	1.67%	1.90%
	Estimated Annual Growth 2010 to 2023	0.51%	0.68%	0.81%
	Projected Annual Growth 2023 to 2028	1.30%	1.15%	0.82%
	Population per Household	2.07	2.05	2.12
Population by Race	White	87.3%	85.5%	76.5%
	Black or African American	0.8%	2.2%	6.3%
	Asian & Pacific Islander	1.0%	1.7%	1.8%
	Other Races	3.1%	2.8%	3.3%
	Hispanic Population	7.9%	7.7%	12.0%
Income	Average Household Income	\$87,856	\$104,186	\$104,981
	Median Household Income	\$57,856	\$72,881	\$73,792
	Per Capita Income	\$42,495	\$50,758	\$49,188
Education (Age 25+)	Elementary	2.2%	2.2%	2.3%
	Some High School	4.2%	4.4%	4.1%
	High School Graduate	28.9%	25.2%	26.3%
	Some College	19.1%	20.5%	22.0%
	Associates Degree Only	11.0%	9.7%	9.7%
	Bachelors Degree Only	24.4%	24.7%	22.5%
	Graduate Degree	10.1%	13.3%	13.2%
Business	Number of Businesses	250	1,059	4,117
	Total Number of Employees	2,576	10,466	39,076
	Employees per Business	10.29	9.88	9.49
	Residential Population per Business	25.58	24.55	17.85

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