



SIZE

4,400 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
5,456	45,832	114,577
Households		
2,481	19,559	49,354
Median HH Income (\$)		
77,322	71,093	72,271

MAJOR TENANT(S)

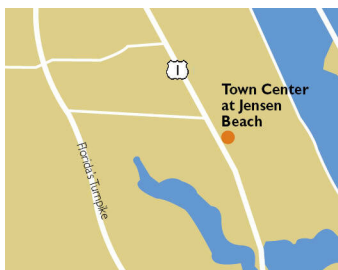
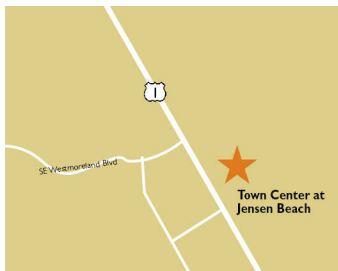
Publix
Party City
Culver's
Orangetheory Fitness

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

4163 NW Federal Highway | Jensen Beach, FL 34957

PROPERTY HIGHLIGHTS






- 108,826-square-foot shopping center anchored by Publix with Orangetheory Fitness, Party City and Culver's
- Population exceeds 45,800 people and an average household income greater than \$96,800 in a three-mile radius
- Located at the high-traffic intersection of US Highway 1 (54,500 VPD) and NW Eugenia Street

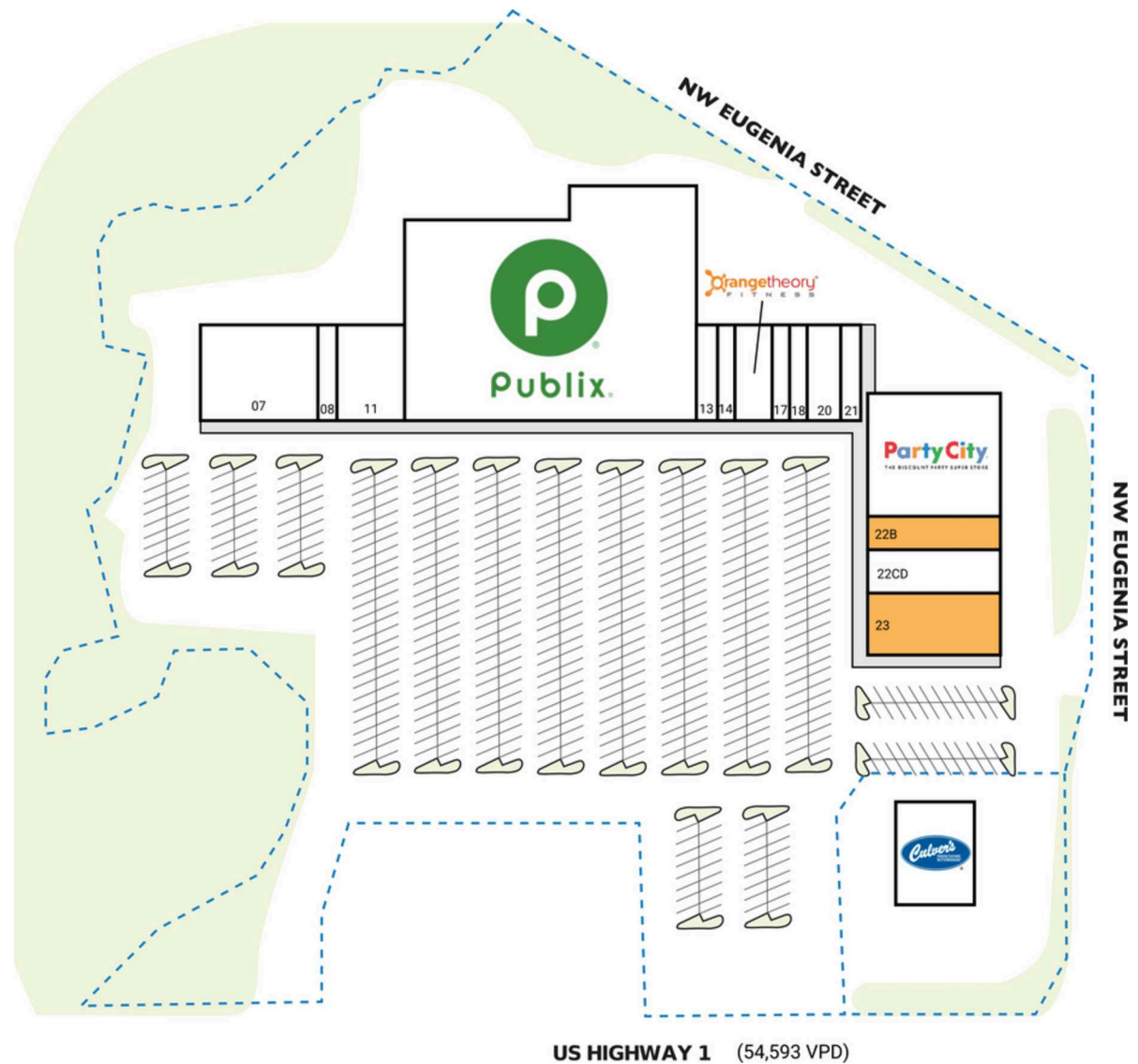


TOWN CENTER AT JENSEN BEACH

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SPACE	TENANT	SQ. FT.
OUT2	Culver's	4,400 SF
07	Parent's Choice Preschool	8,750 SF
08	China Kitchen	1,050 SF
11	All Partners Network	3,850 SF
12	Publix	51,420 SF
13	Virginia's Hair Salon	1,050 SF
14	Certified Doodle	1,074 SF
16	Orangetheory Fitness	2,790 SF
17	Nail Trust	1,050 SF
18	Elite Hearing Centers of America	1,050 SF
20	Schwerer Dental Care	2,450 SF
21	Coastal Animal Hospital	1,400 SF
22A	Party City	12,400 SF
22B	AVAILABLE	3,608 SF
22CD	ABA Centers of Florida	5,707 SF
23	AVAILABLE	7,277 SF
TOTAL SQ. FT.		4,400

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.

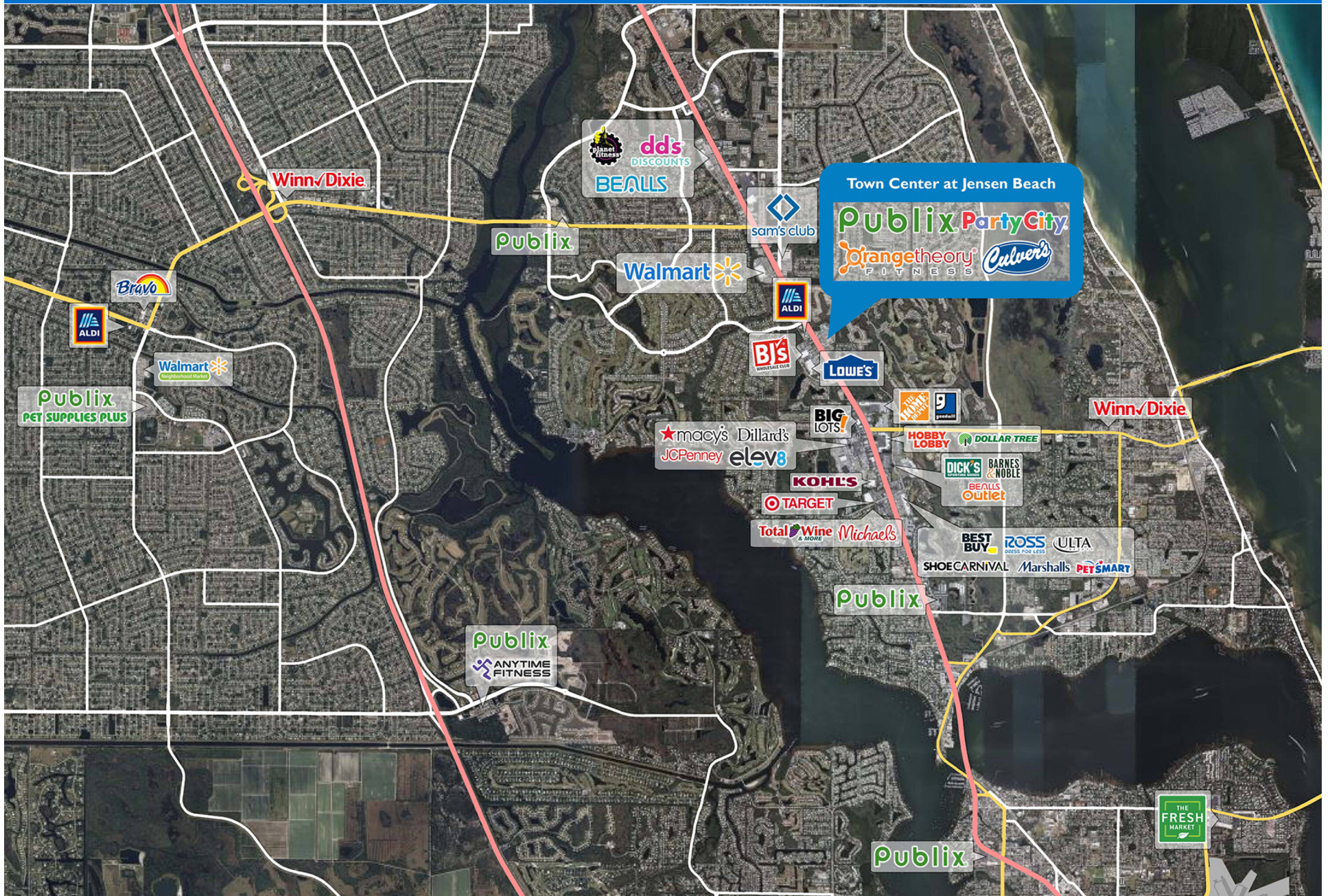
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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 27.257654

Longitude: -80.278252

Town Center at Jensen Beach Jensen Beach, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	5,456	45,832	114,577
	2028 Projected Population	5,624	47,027	119,921
	2010 Census Population	4,526	38,052	96,102
	2000 Census Population	3,152	31,094	77,639
	1990 Census Population	2,437	23,963	61,968
	Historical Annual Growth 1990 to 2000	2.61%	2.64%	2.28%
	Historical Annual Growth 2000 to 2010	3.69%	2.04%	2.16%
	Estimated Annual Growth 2010 to 2023	1.37%	1.36%	1.29%
	Projected Annual Growth 2023 to 2028	0.61%	0.52%	0.92%
	Median Age	56.9	50.8	53.0
Households	Q4 2023 Estimated Households	2,481	19,559	49,354
	2028 Projected Households	2,571	20,128	51,539
	2010 Census Households	2,021	16,248	42,025
	2000 Census Households	1,334	12,867	33,283
	1990 Census Households	980	9,652	26,283
	Historical Annual Growth 1990 to 2000	3.13%	2.92%	2.39%
	Historical Annual Growth 2000 to 2010	4.24%	2.36%	2.36%
	Estimated Annual Growth 2010 to 2023	1.51%	1.36%	1.18%
	Projected Annual Growth 2023 to 2028	0.71%	0.57%	0.87%
	Population per Household	2.19	2.32	2.30
Population by Race	White	73.8%	68.2%	68.8%
	Black or African American	5.3%	8.6%	10.3%
	Asian & Pacific Islander	3.4%	2.9%	2.0%
	Other Races	3.5%	4.0%	4.1%
	Hispanic Population	14.0%	16.2%	14.7%
Income	Average Household Income	\$103,961	\$96,832	\$97,064
	Median Household Income	\$77,322	\$71,093	\$72,271
	Per Capita Income	\$47,420	\$41,614	\$42,024
Education (Age 25+)	Elementary	3.9%	2.7%	2.8%
	Some High School	3.5%	5.6%	5.0%
	High School Graduate	22.5%	28.8%	28.7%
	Some College	25.3%	21.7%	23.0%
	Associates Degree Only	7.9%	9.3%	10.2%
	Bachelors Degree Only	22.6%	20.6%	19.9%
	Graduate Degree	14.2%	11.3%	10.4%
Business	Number of Businesses	279	1,730	4,221
	Total Number of Employees	2,779	17,274	38,999
	Employees per Business	9.96	9.98	9.24
	Residential Population per Business	19.56	26.49	27.15

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