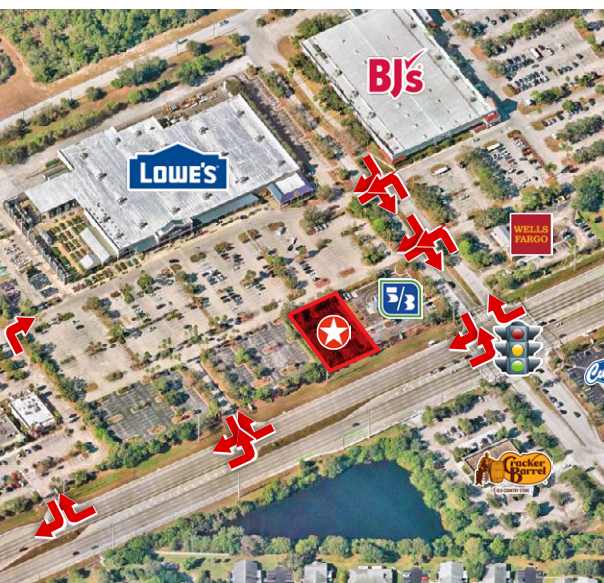




For sublease

4110 NW Federal Hwy
Jensen Beach, FL 34957

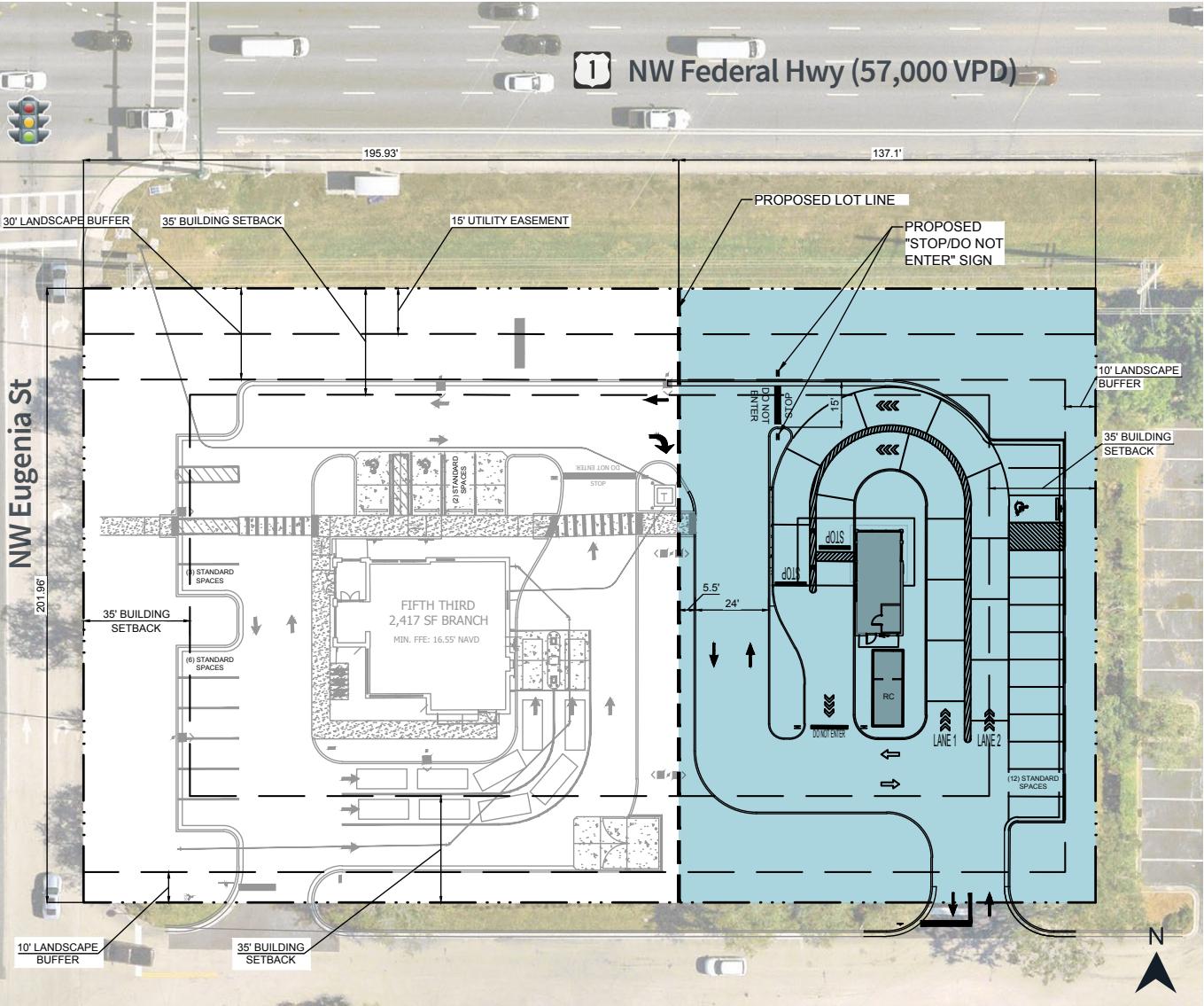
Property highlights:

- 27,685 s.f. / 0.63 a.c. for sublease
- Adjacent to a newly-constructed and opened Fifth Third Bank
- Fifth Third Bank's ground lease term is through 9/30/2045
- Directly on NW Federal Hwy / US-1 (57,000 VPD)
- Sits on a signalized, lighted intersection with a dedicated right-turn lane and convenient access
- Centrally located in Jensen Beach's corridor for shopping, restaurants and entertainment
- Next to or across from Lowe's, BJ's Wholesale, Publix, Bassett Furniture, Cracker Barrel and so many more
- 2 minutes from Treasure Coast Square
- Surrounded by numerous existing residential communities and new communities underway

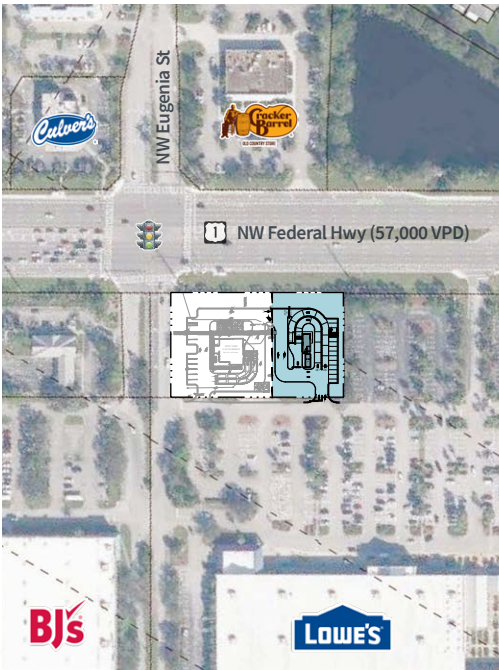
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Site plan



PARCEL AREA	
Total	67,082 s.f. / 1.54 a.c.
Fifth Third	39,566 s.f. / 0.91 a.c.
Subject	27,685 s.f. / 0.63 a.c.



Demographic analysis

Who lives in the three-mile radius?



Dreambelt
Ambitious suburban families building wealth through strategic living and planning
Median Age: 41.6
Median HH Income: \$100,825
Lifemode Group: Suburban Shine
Traits: Forward-thinking households that are brand-loyal warehouse shoppers and invest in their properties, pets and health.



Silver and Gold
Affluent retirees living their golden years with financial security
Median Age: 64.4
Median HH Income: \$107,946
Lifemode Group: Mature Reflections
Traits: Retirement done right - highly-educated and great wealth. Living a cultured, active retirement traveling, golfing and reading.



Moderate Metros
Singles and young families in suburban metro peripheries
Median Age: 38.3
Median HH Income: \$73,985
Lifemode Group: Metro Vibes
Traits: Frequently work in healthcare and retail with short commutes. Essential-item shoppers who utilize often credit unions.



Burbs and Beyond
Wealthy empty nesters enjoying premium lifestyles near nature's doorstep
Median Age: 51.5
Median HH Income: \$119,769
Lifemode Group: Suburban Shine
Traits: High-value homeownership near outdoor recreation. Self-employed or retired individuals who enjoy luxury and fine dining.



	1 mile	3 miles	5 miles
Est. Population	5,363	49,977	125,678
Est. # of Households	2,582	21,558	54,171
Est. Average HH income	\$144,224	\$120,138	\$118,732
Est. Daytime Population	7,278	49,761	54,171



FIFTH THIRD

JLL

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