



LEASE SUMMARY

SPACE SIZE:	4,000± SF
LEASE RATE:	\$34.00/SF
LEASE TYPE:	NNN
ZONING:	Restaurant/Retail
TRAFFIC COUNT:	21,300 [2019]
VIDEO:	View Here

PROPERTY OVERVIEW

Second Generation Restaurant Space. All FF&E Included. Formerly occupied by Too Bizaare.

Harbourside Place is a mixed-use complex with 365,252± SF comprised of office space and ground floor retail, plus the exclusive 4-diamond Wyndham Grand Jupiter Hotel. The property benefits from the surrounding upscale residential market, as well as the prevalent location along the Intracoastal Waterway with water views and yacht/boat dockage. Come join The Woods, Tommy Bahama's, Calaveras Cantina, BURGERFI, Lola Dre, Wyndham Grand Jupiter, John Craig Clothier, Subculture Coffee, Francesca's Collection, and many more at this premier downtown destination.

LOCATION OVERVIEW

Harbourside Place is located on the northwest corner of Indiantown Road and U.S. Highway One, directly on the intracoastal waterway.

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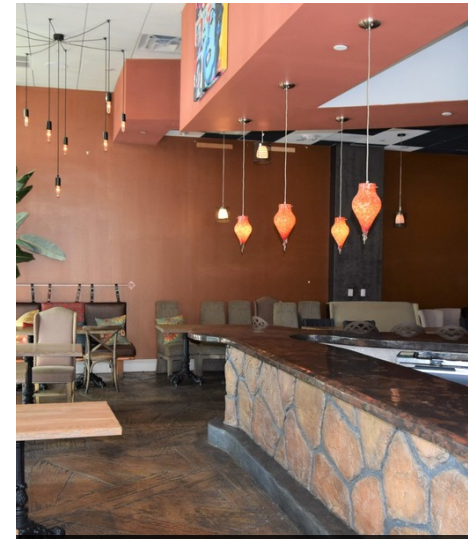
Entrance



Bar Area



Bar Area



Bar Area



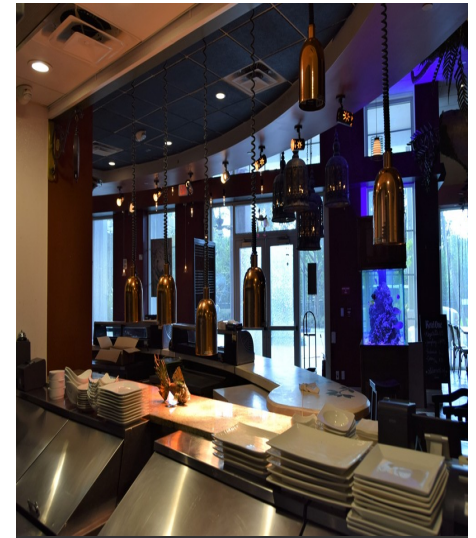
Sushi Bar



Kitchen



Kitchen Area



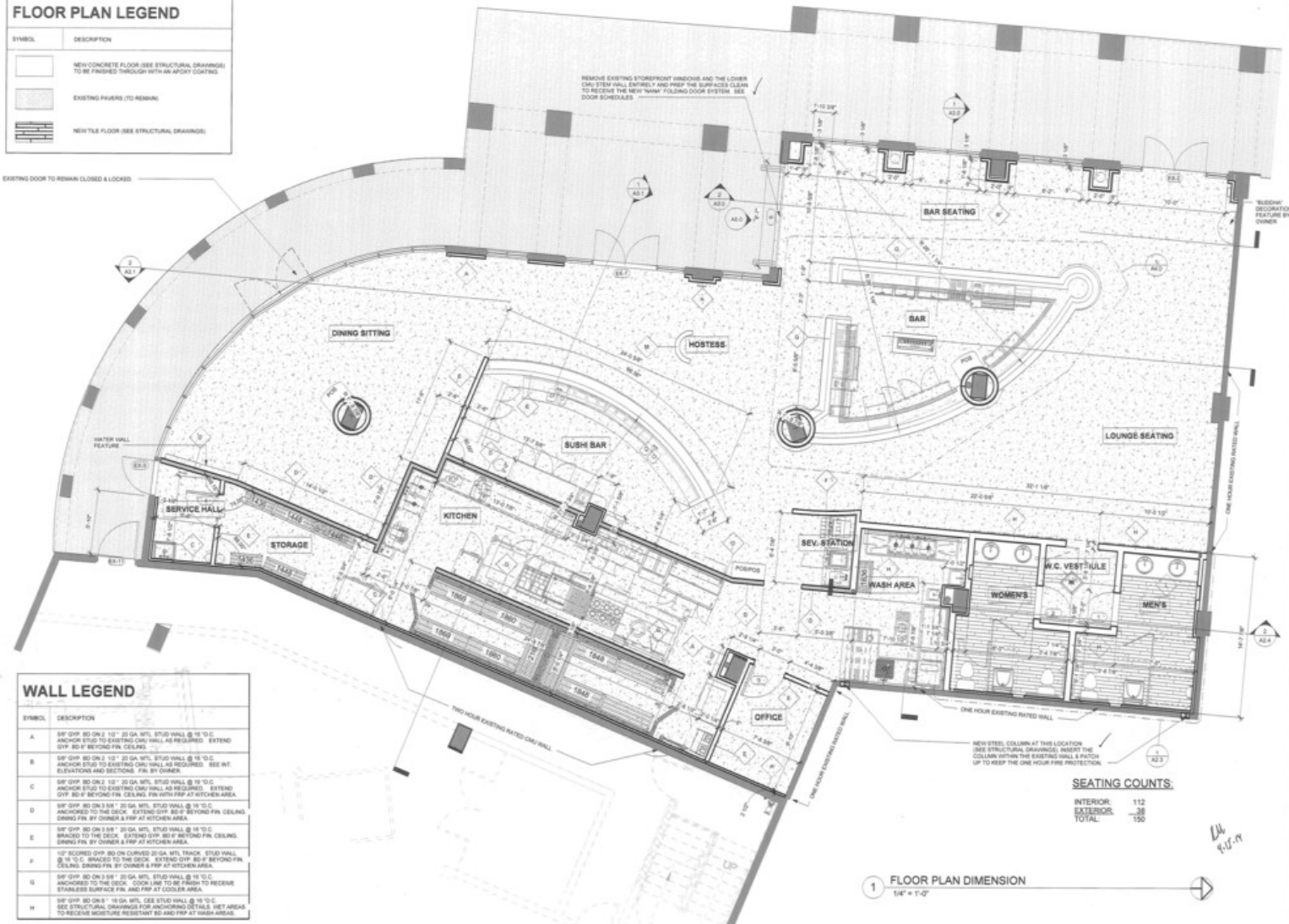
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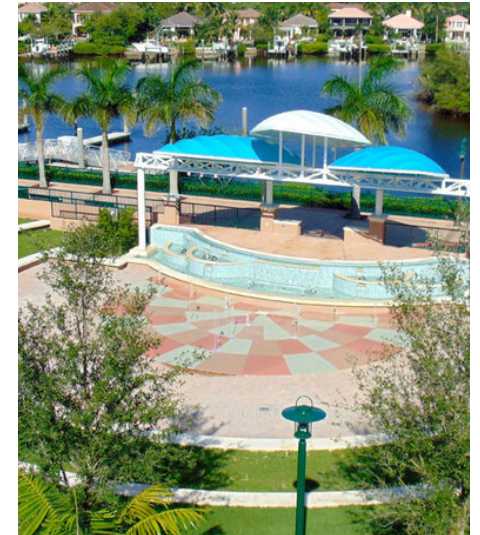
FLOOR PLAN LEGEND	
SYMBOL	DESCRIPTION
	NEW CONCRETE FLOOR (SEE STRUCTURAL DRAWINGS) TO BE FINISHED THROUGH WITH AN APOXY COATING
	EXISTING FINISH (TO REMAIN)
	NEW TILE FLOOR (SEE STRUCTURAL DRAWINGS)

EXISTING DOOR TO REMAIN CLOSED & LOCKED

WALL LEGEND	
SYMBOL	DESCRIPTION
A	8" GFV 80 CM 1 1/2" 20 GA. MTL. STUD WALL @ 16" O.C. ANCHOR STUD TO EXISTING CMU WALL AS REQUIRED. EXTEND GFV 80 IF BEYOND FIN. CEILING
B	8" GFV 80 CM 1 1/2" 20 GA. MTL. STUD WALL @ 16" O.C. ANCHOR STUD TO EXISTING CMU WALL AS REQUIRED. SEE INT. ELEVATIONS AND SECTIONS. FIN. BY OWNER
C	8" GFV 80 CM 2 1/2" 20 GA. MTL. STUD WALL @ 16" O.C. ANCHOR STUD TO EXISTING CMU WALL AS REQUIRED. EXTEND GFV 80 IF BEYOND FIN. CEILING. FIN. WITH FRP AT KITCHEN AREA
D	8" GFV 80 CM 3 1/2" 20 GA. MTL. STUD WALL @ 16" O.C. ANCHORED TO THE DECK. EXTEND GFV 80 IF BEYOND FIN. CEILING. DINING FIN. BY OWNER & FRP AT KITCHEN AREA
E	8" GFV 80 CM 3 1/2" 20 GA. MTL. STUD WALL @ 16" O.C. ANCHORED TO THE DECK. EXTEND GFV 80 IF BEYOND FIN. CEILING. DINING FIN. BY OWNER & FRP AT KITCHEN AREA
F	8" GFV 80 CM 3 1/2" 20 GA. MTL. STUD WALL @ 16" O.C. ANCHORED TO THE DECK. EXTEND GFV 80 IF BEYOND FIN. CEILING. DINING FIN. BY OWNER & FRP AT KITCHEN AREA
G	8" GFV 80 CM 3 1/2" 20 GA. MTL. STUD WALL @ 16" O.C. ANCHORED TO THE DECK. COCK LANE TO BE FINISH TO RECEIVE STAINLESS SURFACE FIN. AND FRP AT COOLER AREA
H	8" GFV 80 CM 3 1/2" 20 GA. MTL. STUD WALL @ 16" O.C. SEE STRUCTURAL DRAWINGS FOR ANCHORING DETAILS. SET AREAS TO RECEIVE MORTURE RESISTANT BD AND FRP AT DINING AREA



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POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	4,363	88,772	199,824
AVERAGE AGE	58.9	44.4	45.3
AVERAGE AGE (MALE)	60.9	44.4	45.3
AVERAGE AGE (FEMALE)	57.8	44.6	45.3

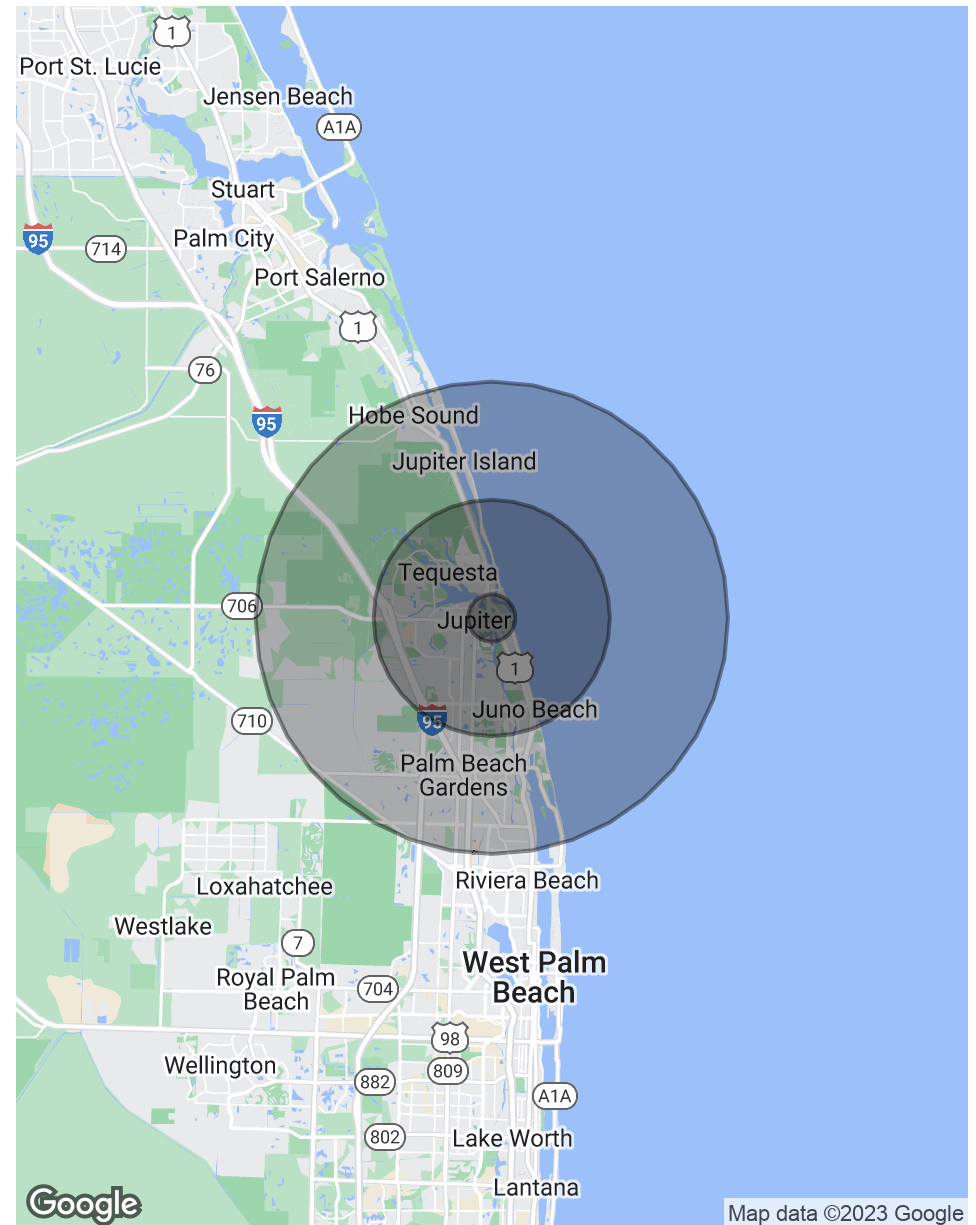
HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	2,267	36,815	84,701
# OF PERSONS PER HH	1.9	2.4	2.4
AVERAGE HH INCOME	\$122,804	\$106,391	\$103,853
AVERAGE HOUSE VALUE	\$425,559	\$454,717	\$424,985

TRAFFIC COUNTS

US 1 & OLYMPUS CIRCLE	21,300/day
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* Demographic data derived from 2020 ACS - US Census



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