

ADMIRALS CROSSING



DEMOGRAPHICS:

MILES	1 MI	2 MI	3 MI
POPULATION	8,956	34,499	73,446
HOUSEHOLDS	3,686	14,485	31,380
AHI	\$157,023	\$155,440	\$131,439
BUSINESSES	672	1,597	4,093
EMPLOYEES	4,574	13,732	31,009

*This information was provided from government & private sources deemed to be reliable, however, it is provided without representation or warranty.



72,583 SF

**3755 Military Trail
Jupiter, FL 33458**

HIGHLIGHTS

- High income area - \$131,439 average household income within a 3 mile radius
- Scripps Institute approximately 1 mile away with 6,000 high paying jobs
- Strong population base with over 73,000 residents within 3 miles and over 31,000 employees

LOCATION

- Excellent Accessibility & Visibility
- Premier Location - Strategically located on the NE corner of Military Trail and Frederick Small Road

TRAFFIC COUNTS: FDOT 2017

33,000 on Military Trail, S of Fredrick Small Road
10,300 on Fredrick Small Road, E of Military Trail

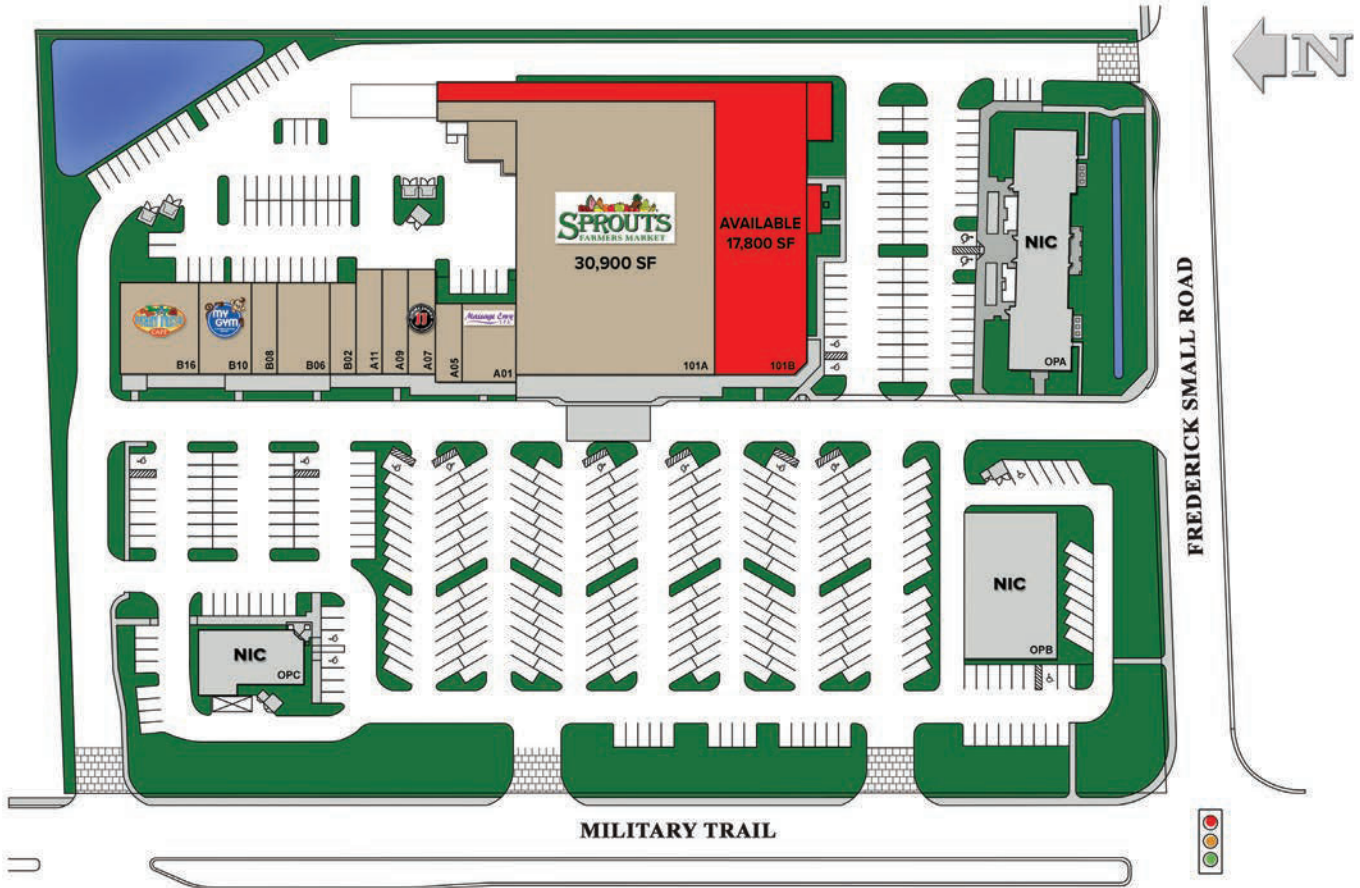


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RETAIL SPACE AVAILABLE:

BAY	TENANT	SQ FT
101A	GROCERY STORE	30,900
101B	AVAILABLE	17,800
A 01	MESSAGE ENVY	2,400
A 05	JR JEWELS	1,200
A 07	JIMMY JOHN'S	1,600
A 09	TIMOTHY J SALON	1,600
A 11	CHINA WOK	1,600
B 02	ABACOA DENTAL	1,400
B 06	NAILSMAX	2,800
B 08	LUCA'S ITALIAN	1,400
B 10	MY GYM	2,800
B 16	BERRY FRESH CAFE	4,200
OP A	COTLEUR & HEARING	102 AC
OP B	INLET LIQUORS	4,200
OP C	MEDICAL OFFICE	5,500



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