

**FOR SALE**

\$325,000

**Turn-key Arcade Business**

7147 S US Highway 1 Port St Lucie FL 34952

**FULLY EQUIPPED AND OPERATIONAL**



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

**Listing Contact:**

Alex Rodriguez-Torres | 772-353-0638 | [Rteincorporated@aol.com](mailto:Rteincorporated@aol.com)

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

# Property Details

# Turn-key Arcade Business

7147 S US Highway 1 Port St Lucie FL 34952

<b>PRICE</b>	\$325,000
<b>NOI</b>	\$100,000
<b>BUILDING SIZE</b>	1,200 sf
<b>BUILDING TYPE</b>	Shopping Plaza
<b>ACREAGE</b>	9.96 AC
<b>FRONTAGE</b>	310.62'
<b>TRAFFIC COUNT</b>	33,500 ADT
<b>YEAR BUILT</b>	1975
<b>CONSTRUCTION TYPE</b>	CB Stucco
<b>PARKING SPACE</b>	Plenty
<b>ZONING</b>	CG
<b>LAND USE</b>	Commercial
<b>UTILITIES</b>	City Of Port St Lucie

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

- Great opportunity to own a turn-key operation video arcade located in the St. Lucie Plaza on S US Highway 1 in Port St Lucie.
- Deal includes 50 slot machines plus other additional equipment.
- Perfect investment deal brings in \$100,000 in NET income.
- Surrounded by dense residential communities as well as National tenants which include: Dollar General, American Freight Furniture Store, and others.



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## Demographics

2018 Population Estimate		2018 Average Household Income		Average Age	
1 Mile	4,971	1 Mile	\$52,777	1 Mile	43.80
3 Mile	48,867	3 Mile	\$55,849	3 Mile	43.90
5 Mile	121,684	5 Mile	\$56,745	5 Mile	43.20

2023 Population Projection		2018 Median Household Income		Median Age	
1 Mile	5,405	1 Mile	\$39,728	1 Mile	44.70
3 Mile	53,083	3 Mile	\$45,016	3 Mile	45.90
5 Mile	133,155	5 Mile	\$44,140	5 Mile	44.70

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# Zoning Information

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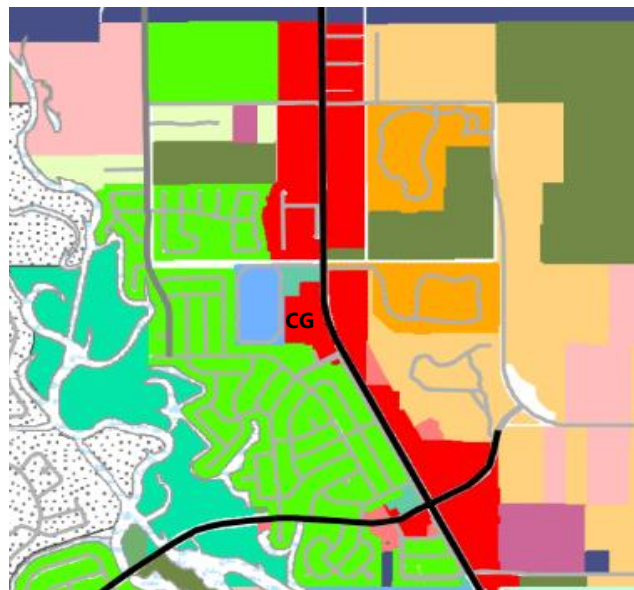
## CG - Commercial General

Purpose. The purpose of this district is to provide and protect an environment suitable for a wide variety of commercial uses intended to serve a population over a large market area, which do not impose undesirable noise, vibration, odor, dust, or offensive effects on the surrounding area, together with such other uses as may be necessary to and compatible with general commercial surroundings. The number in "( )" following each identified use corresponds to the SIC Code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC Code but may be further defined in Section 2.00.00 of this Code.

### 2. Permitted Uses:

- a. Adjustment/collection and credit reporting services. (732)
- b. Advertising. (731)
- c. Amphitheaters. (999)
- d. Amusements and recreation services - except stadiums, arenas, race tracks, amusement parks. (79)
- e. Apparel and accessory stores. (56)
- f. Automobile dealers. (55)
- g. Automotive rental, repairs and serv. (except body repairs). (751, 753, 754)
- h. Beauty and barber services. (723/724)
- i. Building materials, hardware and garden supply. (52)
- j. Cleaning services. (7349)
- k. Commercial printing. (999)
- l. Communications - except towers. (48)
- m. Computer programming, data processing and other computer serv. (737)
- n. Contract construction serv. (office and interior storage only). (15/16/17)
- o. Cultural activities and nature exhibitions. (999)

- p. Duplicating, mailing, commercial art/photo. and stenog. serv. (733)
- q. Eating places. (581)
- r. Educational services - except public schools. (82)
- s. Engineering, accounting, research, management and related services. (87)
- t. Equipment rental and leasing services. (735)
- u. Executive, legislative, and judicial functions. (91/92/93/94/95/96/97)
- v. Farm labor and management services. (076)
- w. Financial, insurance, and real estate. (60/61/62/63/64/65/67)
- x. Food stores. (54)
- y. Funeral and crematory services. (726)
- z. Gasoline service stations. (5541)



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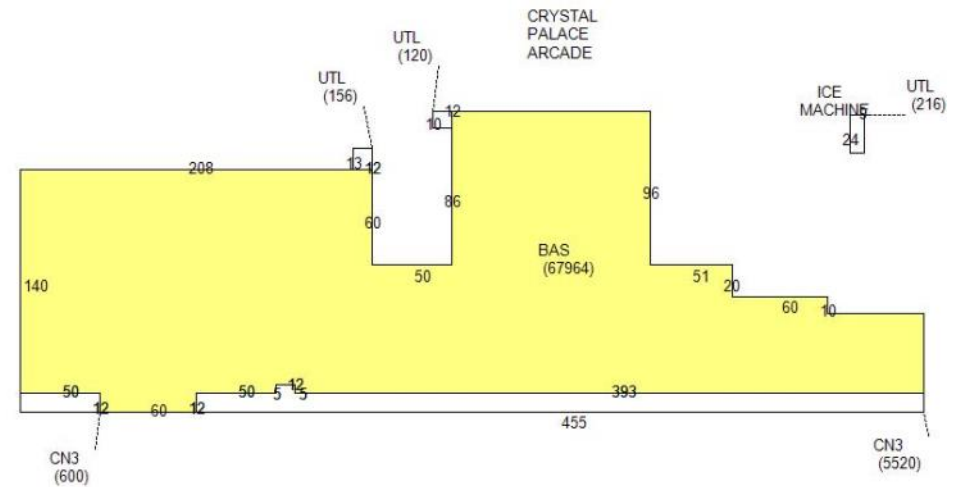
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# Floor Plan

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# Property Aerial

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