

TWISTEE TREAT BUSINESS AND REAL ESTATE

7820 S US Highway 1, Port St. Lucie FL 34952



FOR SALE | \$700,000

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Matt Mondo
772.286.5744 Office
772.236.7780 Mobile
mmondo@commercialrealestatellc.com

PROPERTY OVERVIEW

Please do not disturb staff. Contact listing agent for info and showing.

- Excellent purchase opportunity of thriving and well-established Twistee Treat Ice Cream Shop in a high traffic area of Port St. Lucie.
- Sale includes land, operating business, and all related equipment.
- Site features include drive-thru, a large pylon sign, dedicated turning lane, wheelchair accessible ramp, wood deck with ample seating, an additional seating area consisting of an elongated bench, plus a utility shed for storage.
- Exterior has been updated with a new vibrant façade, and all interior equipment has been well maintained.
- Located just South of Prima Vista Blvd. in close proximity to residential communities, and the newly opened Crosstown Parkway Extension.



PRICE	\$700,000
BUILDING SIZE	411 SF
BUILDING TYPE	Food Service
ACREAGE	0.45 AC
FRONTAGE	125.90'
TRAFFIC COUNT	51,500 ADT
YEAR BUILT	1992
CONSTRUCTION TYPE	Concrete Block
PARKING SPACE	10+
ZONING	CG (SLC)
LAND USE	Commercial
PARCEL ID	3427-111-0001-000-8

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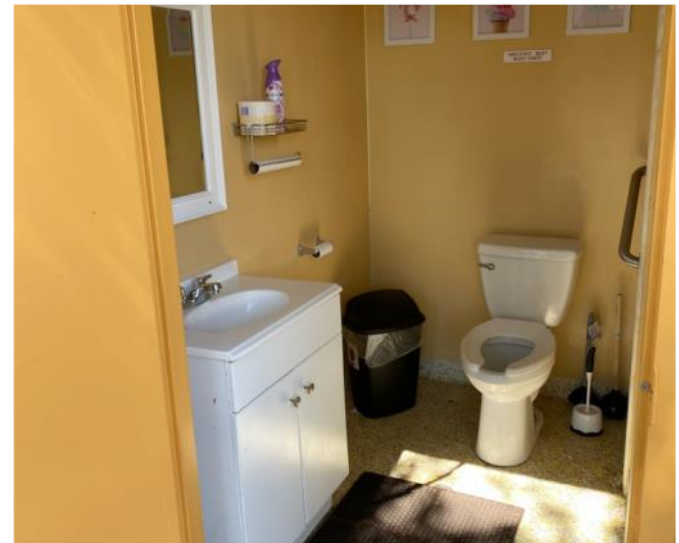
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SITE PHOTOS



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DEMOGRAPHICS

2021 Population Estimate		2021 Average Household Income		Average Age	
1 Mile	5,490	1 Mile	\$52,510	1 Mile	53.80
3 Mile	53,105	3 Mile	\$63,751	3 Mile	44.40
5 Mile	131,195	5 Mile	\$69,343	5 Mile	43.70
2026 Population Projection		2021 Median Household Income		Median Age	
1 Mile	5,882	1 Mile	\$42,016	1 Mile	61.10
3 Mile	57,211	3 Mile	\$49,952	3 Mile	46.50
5 Mile	142,399	5 Mile	\$56,733	5 Mile	45.60

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ZONING INFORMATION

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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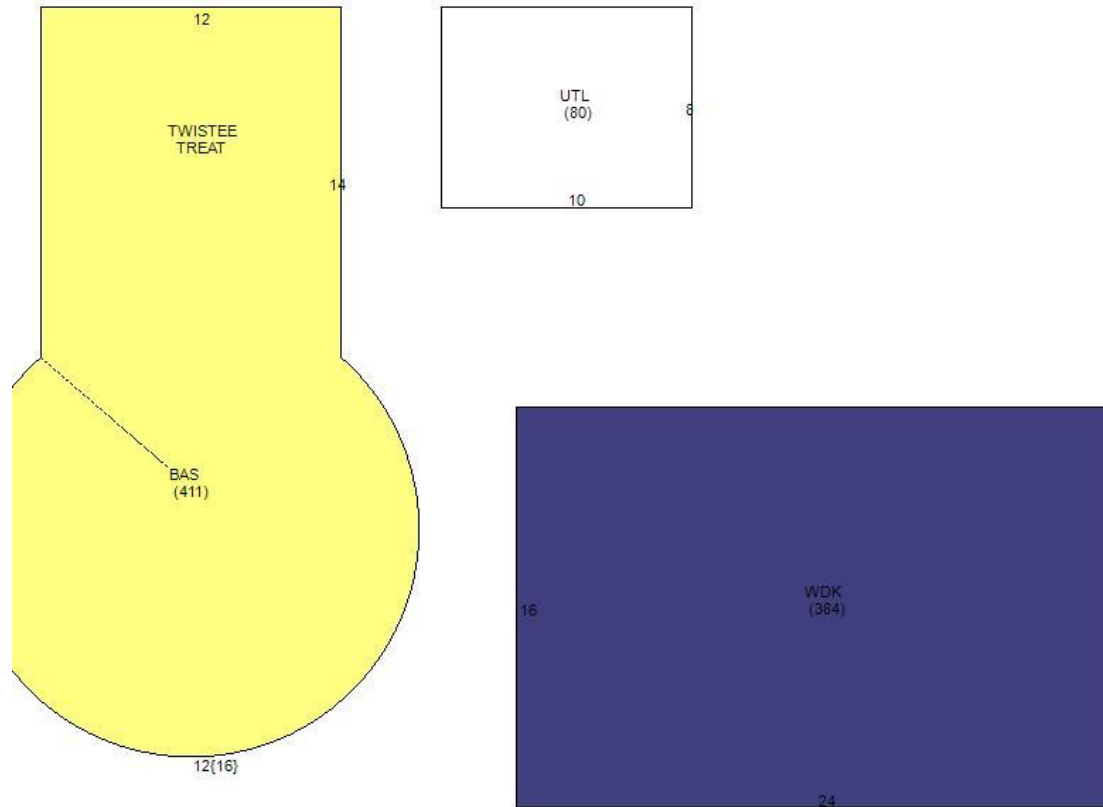
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FLOOR SKETCH



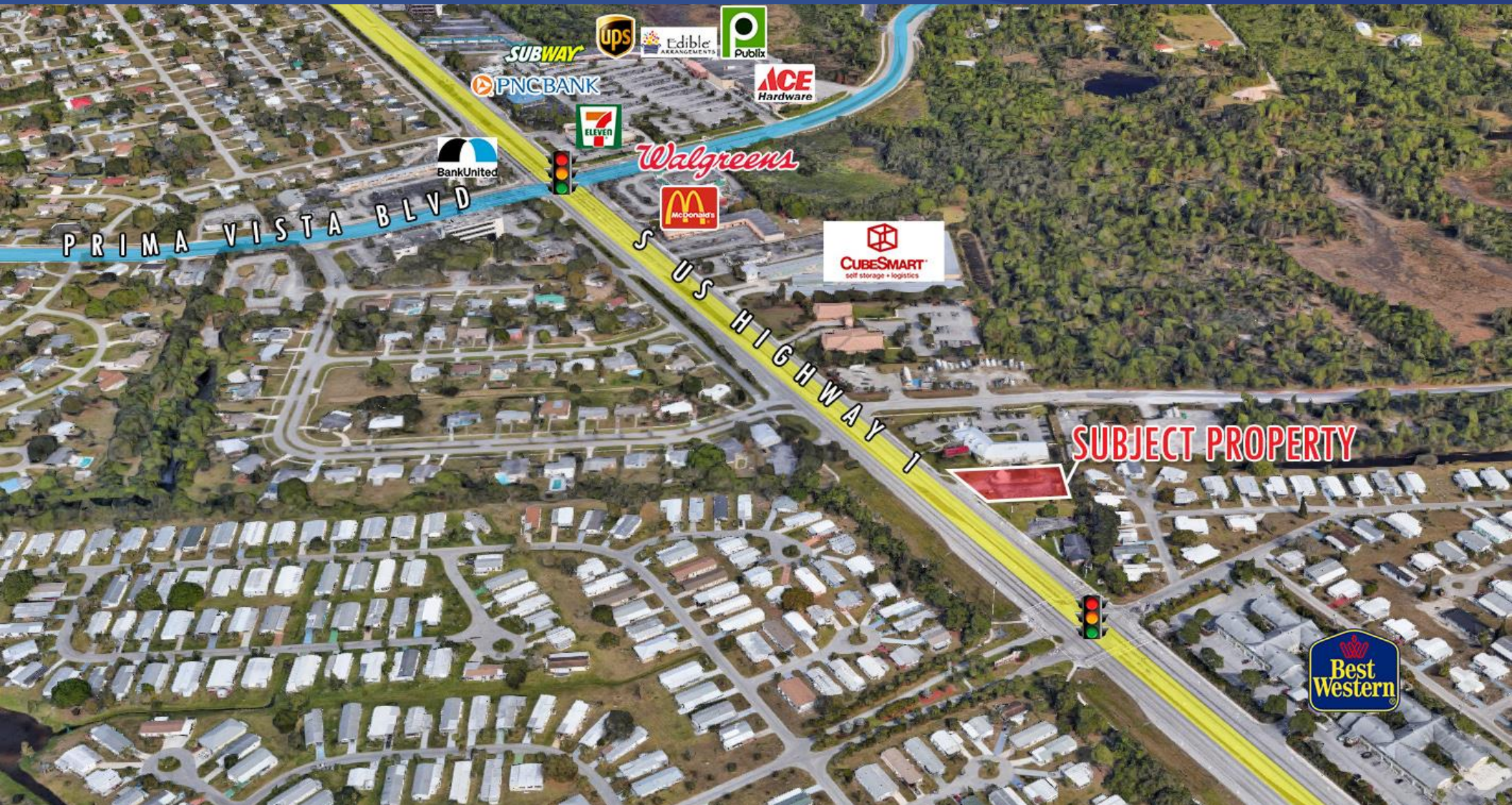
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TRADE AREA MAP



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