

PIZZA SHOP BUSINESS SALE

2230 NE Dixie Highway, Jensen Beach FL 34957



FOR SALE | \$675,000

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

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

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PROPERTY OVERVIEW

- Excellent purchase opportunity consisting of a full operating restaurant business which includes all working equipment plus experienced staff in place.
- Great location with multi-year lease remaining.
- Current ownership will provide information regarding suppliers, operating guidelines, operations, etc.
- Surrounded by dense residential dwellings, in addition to lodging and entertainment complexes such as a bowling alley, recreational parks, and other businesses.
- Possible additional location available.



PRICE	\$675,000
UNIT SIZE	+/- 1,200 SF
BUILDING SIZE	4,500 SF
BUILDING TYPE	Retail Plaza
ACREAGE	0.52 AC
FRONTAGE	122'
TRAFFIC COUNT	5,300 ADT
YEAR BUILT	1976
CONSTRUCTION TYPE	Concrete Block
PARKING SPACE	24
ZONING	Rio Redevelopment
LAND USE	CRA Center
PARCEL ID	27-37-41-000-000-00281-9

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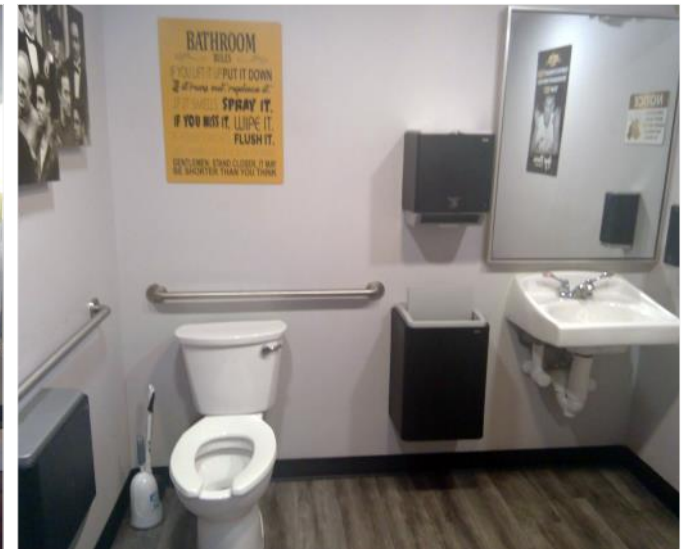
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INTERIOR PHOTOS



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DEMOGRAPHICS

2021 Population Estimate		2021 Average Household Income		Average Age	
1 Mile	6,127	1 Mile	\$79,924	1 Mile	47.50
3 Mile	32,374	3 Mile	\$94,501	3 Mile	50.20
5 Mile	81,749	5 Mile	\$91,045	5 Mile	50.10

2026 Population Projection		2021 Median Household Income		Median Age	
1 Mile	6,304	1 Mile	\$54,126	1 Mile	51.90
3 Mile	33,352	3 Mile	\$69,805	3 Mile	55.60
5 Mile	85,107	5 Mile	\$68,835	5 Mile	55.50

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TRADE AREA MAP



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