

COOL BEANZ-ICE CREAM | BAKERY | COFFEE

11200 SW Village Pkwy Suite 103, Port St. Lucie, FL 34987



BUSINESS FOR SALE | \$200,000

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

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BUSINESS OVERVIEW

Sweet opportunity to purchase a bustling Ice Cream Shop in the center of Tradition. The shop is located on Village Parkway only a quarter mile from planned tourism site known as the world's tallest heart. Neighboring properties include national and local retailers and high valued single-family homes.

Purchase includes \$8,700 in inventory and \$58,000 of new equipment/fixtures. Buyer will assume attractive website with measurable insights plus active social media pages including Facebook and Instagram. Owner/operator training optional.



BUSINESS PRICE	\$200,000
UNIT SIZE	956 sf
CASH FLOW	\$67,000
ACREAGE	2.11
FRONTAGE	420'
TRAFFIC COUNT	12,400 ADT
YEAR BUILT	2018
CONSTRUCTION TYPE	CB Stucco
PARKING SPACE	Ample
ZONING	Master Planned Unit Development
PARCEL ID	4315-605-0003-000-7

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SITE PHOTOS



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DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	4,121	1 Mile	\$93,873	1 Mile	40.70
3 Mile	48,282	3 Mile	\$86,002	3 Mile	44.90
5 Mile	110,576	5 Mile	\$83,364	5 Mile	45.00

2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	5,012	1 Mile	\$78,093	1 Mile	43
3 Mile	57,418	3 Mile	\$72,678	3 Mile	48
5 Mile	130,391	5 Mile	\$69,858	5 Mile	47

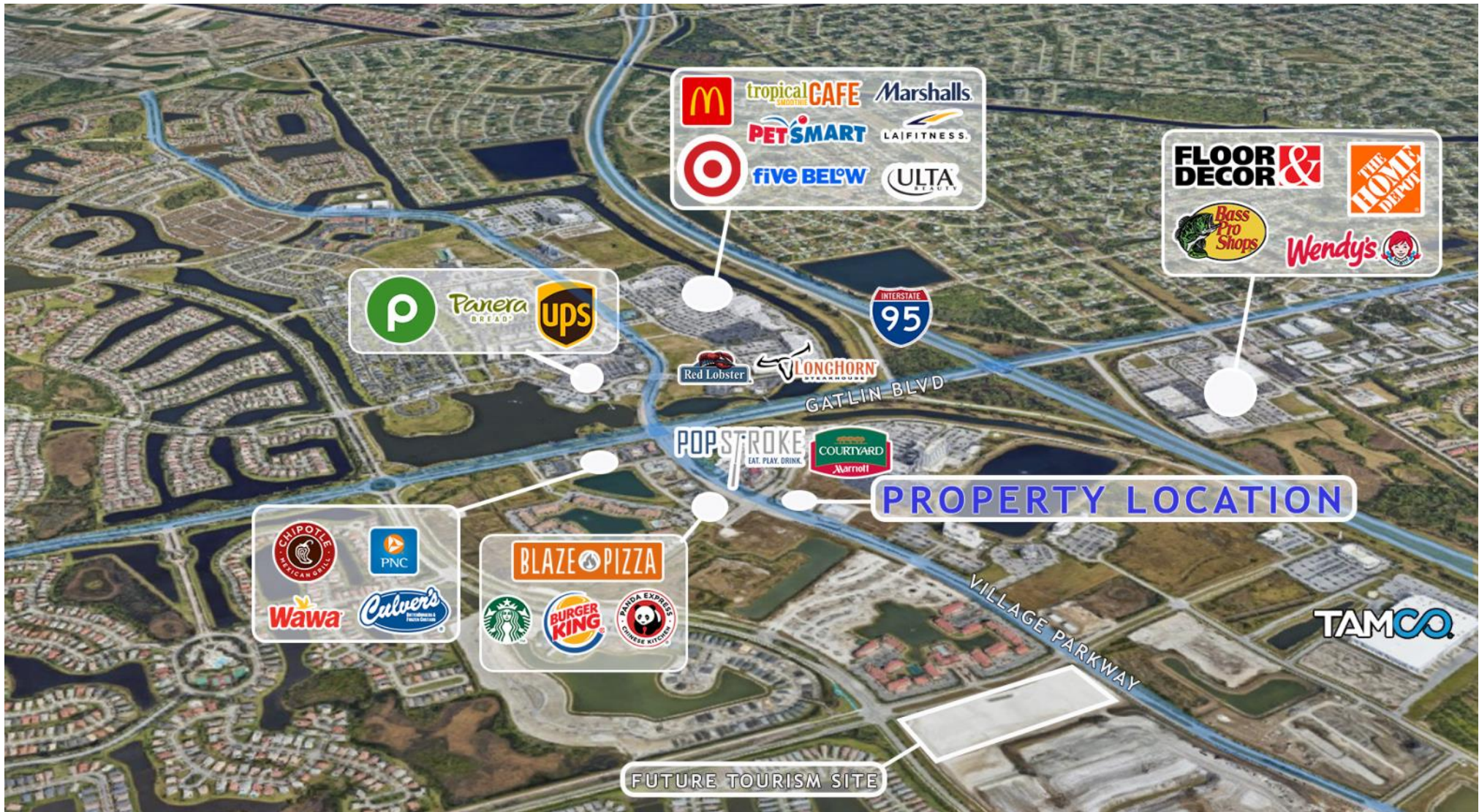
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TRADE AREA MAP



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