



LUX ARCADE

LUX ARCADE BUSINESS

\$2,200,000 | ESTABLISHED VIDEO ARCADE

7133 S US HIGHWAY 1, PORT ST LUCIE FL 34952



JEREMIAH BARON
& CO

COMMERCIAL REAL ESTATE



LUX VIDEO ARCADE BUSINESS

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BUSINESS DETAILS

7133 S US HIGHWAY 1, PORT ST LUCIE FL 34952	
PRICE	\$2,200,000
FF&E	\$600,000
GROSS REVENUE	\$3,120,000
RENTABLE SQUARE FEET	4,000 SF
EMPLOYEES	15
REAL ESTATE	Lease in place; 3 years remaining
TRAFFIC COUNT	34,500 AADT
YEAR ESTABLISHED	2015

Looking for an exciting opportunity to own a successful arcade business? The Lux Arcade is a well-established arcade, located in a busy entertainment plaza.

Lux Arcade has been a beloved fixture in the community for years, with a strong and loyal customer base that continues to grow. The fully renovated space with \$165,000 in buildout features top-of-the-line games and equipment, creating a fun and unique gaming experience that keeps customers coming back for more.

With three years remaining on the lease, there is plenty of time to build on the already successful business model and continue to grow revenue. And with room for an additional 6 to 8 machines within the space, there is even more potential to increase profits and take the arcade to the next level.

With established procedures and systems in place that allow for a smooth transition of ownership.

Situated in a high traffic area with exposure to US-1, the business is well-positioned to continue attracting new customers while keeping existing ones engaged and entertained. And with a proven track record of profitability, there is no doubt that this arcade is an exciting and lucrative investment opportunity.



Kitterman Woods Apartments

Savannah Ridge Elementary School

Social Security Admin

Vista St Lucie Condominiums

metroPCS

Pine Lakes Preserve Apartments

IRS Office



DOLLAR GENERAL

St Lucie Oaks Apartments

AMERICAN FREIGHT FURNITURE - MATTRESS



PNC BANK

SUBJECT PROPERTY

Blender Ave

Beach Ave

Riomar Dr

ElPrima Vista Blvd

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2022 Estimated Population	4,805	129,397	347,753
2027 Projected Population	5,475	149,007	401,647
2010 Census Population	4,610	113,919	277,256
2022 Estimated Households	2,124	51,064	134,299
2027 Projected Households	2,394	58,284	153,847
2010 Census Households	2,113	46,087	108,753
2022 Estimated White	3,855	99,313	255,876
2022 Estimated Black or African American	702	23,269	73,990
2022 Estimated Hawaiian & Pacific Islander	6	147	421
2022 Estimated American Indian or Native Alaskan	31	658	2,074
2022 Estimated Other Races	134	3,293	8,345
2022 Estimated Average Household Income	\$57,218	\$68,112	\$75,182
2022 Estimated Median Household Income	\$48,624	\$55,779	\$60,619
Median Age	45.5	45.2	45.3
Average Age	44.5	43.9	43.8