

FULLY BUILTOUT WINE BAR LEASE & INVENTORY

Jensen Beach, Florida



LEASE & ASSET SALE | \$499,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

- Excellent opportunity to purchase a *built-out Wine Bar Lease & Inventory* located in Downtown Jensen Beach, Florida. Recent renovations amount to approximately \$1,200,000.
- The property boasts exquisite high-end finishes, a well-equipped commercial kitchenette, and an inviting storefront.
- This turnkey opportunity also features an SRX Liquor License, complete with glassware, interior fixtures, stylish bar furniture, and a substantial inventory of beer, wine, and spirits.
- Nestled in a prime, walkable location, the establishment is surrounded by popular eateries, boutique shops, and lively bars, creating a dynamic atmosphere.
- Conveniently positioned on the main thoroughfare linking three counties, this location serves as a gateway for visitors and locals alike.

PRICE	\$499,000
BUILDING SIZE	20,525 sf
UNIT SIZE	2,000 sf
BUILDING TYPE	Neighborhood Shopping Center
ACREAGE	1.21 ac
FRONTAGE	19'
TRAFFIC COUNT	20,400 ADT
YEAR BUILT	1951
CONSTRUCTION TYPE	Concrete
ZONING	Jensen Beach Redevelopment District
LAND USE	CRA Center
PARCEL ID	22-37-41-017-000-00020-7

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INVENTORY

Avantco induction burners	8	Rubber spatula	3	Sizzle plate	1
Galaxy steam tables	3	Metal spatula	2	Metal pie pan	12
WinCo sandwich press	1	Zesters	2	Hotel pan	11
3 Door sandwich station	1	Metal tongs	4	Metal mixing bowl	4
Avantco double door low boy coolers	2	Fruit caddy containers	19	Sauce pot	8
Stainless steel tables	5	Oyster shucker	3	French saute pans	24
Walkin refrigerator unit	1	Hand juicer	1	Pasta basket	6
Hoshizaki ice machine	1	Squeeze bottle	24	Stock pot	3
Champion dish machine	1	Electronic scales	4	Oyster bowl	23
White freezer	1	500 sheet deli paper	2	Cutting board	5
Emersion blender with attachments	1	Half pan	9	Bus tub	8

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DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	4,506	1 Mile	\$101,260	1 Mile	48.80
3 Mile	29,146	3 Mile	\$96,785	3 Mile	49.60
5 Mile	76,060	5 Mile	\$92,655	5 Mile	49.50

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	4,453	1 Mile	\$79,679	1 Mile	52
3 Mile	30,008	3 Mile	\$72,737	3 Mile	55
5 Mile	78,323	5 Mile	\$70,477	5 Mile	54

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ZONING INFORMATION

Sec. 12.1.03. Permitted uses.

1. Table 12-2 below identifies potential uses of land included in "use groups" with similar impacts. Each use group contains one or more of the uses described in Article 3 (see definitions in Div. 1, Article 3, and Table 12-1.02). Each Redevelopment Zoning District contains a table describing which use groups are permitted.
2. Not all uses listed in Table 12-2 are permitted in every Redevelopment Zoning District or Subdistrict.
3. The Growth Management Director may approve uses other than those listed in the use groups permitted tables upon a finding that the use is functionally similar to the permitted uses and that the use is not likely to generate harmful impacts or create incompatibilities with other uses in the area. Prior to the decision, the Growth Management Director may request a recommendation from the Neighborhood Advisory Committee for that Redevelopment Zoning District. The Growth Management Director shall keep a record of all such determinations. The approval of a use pursuant to this provision may include conditions including, but not limited to, a time limitation on the requested use.
4. *Accessory uses and structures.* Accessory uses and structures are permitted in Redevelopment Zoning Districts and subdistricts when such uses or structures:
 - a. Are ancillary, in connection with, and incidental to, the principal use or structure allowed within the district and subdistrict in question;
 - b. Contribute to the comfort, convenience or necessity of occupants within the principal use or structure served; and
 - c. Are located on the same lot, or on a contiguous lot that is either under the same ownership as the lot on which the principal use occurs, or is under the ownership of a homeowners' association and in the same zoning district and subdistrict as the principal use or structure.
- d. With the exception of fences, walls and boat docks, accessory uses and structures shall not be established on a lot prior to the issuance of all permits required for the development of the principal use to which it is accessory.
- e. Development standards applicable to accessory uses and structures are provided in Section 12.1.04.

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ZONING INFORMATION

Residential Use Groups	Residential Uses in this Use Group
Accessory dwelling units	Accessory dwelling units, as accessory use
Mobile homes	Mobile homes Modular homes Single-family detached dwellings
Other dwelling types	Apartment hotels Multifamily dwellings Single-family detached dwellings, if established prior to the effective date of this ordinance Townhouse dwellings
Single-family dwellings	Single-family detached dwellings Duplex dwellings Modular homes Family day care, as accessory use
Bed and breakfast inns	Bed and breakfast inns
Agricultural Use Groups	Agricultural Uses
Urban Farming	Urban Agriculture Agrihood Farmer's Market, limited to open air markets and quarter acre fixed sites
Commercial & Business Use Groups	Commercial & Business Uses in this Use Group
Business & professional offices	Business & professional offices
Construction services, limited impact	Construction industry trades Trades & skilled services
Construction services, extensive impact	Construction sales & service
Convenience store with fuel	Convenience store with fuel
Drive-through facility	Drive-through facility, excluding restaurants with drive-through facilities
Drive-through restaurant	Drive-through restaurant
Hotels, motels, resorts & spas	Hotels, motels, resorts & spas

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Marinas	Marinas, commercial Marine fuel sales Marine power sales, service and repair Watercraft sales, rentals, and charters Marine education & research
Medical offices	Medical services Veterinary medical services
Microbreweries & Craft Distilleries	Microbrewery Craft Distillery
Parking lots & garages	Parking lots & garages
Restaurants	Restaurants, convenience without drive-through facilities Restaurants, general
Retail & services, limited impact	Ancillary retail use Artisan, art studio, galleries Health and fitness club Limited retail sales & services
Retail & services, general impact	Commercial amusements, indoor Commercial day care Financial institutions Funeral homes General retail sales & services Residential storage facilities Theater, indoor
Retail & services, extensive impact	Commercial amusements, outdoor Flea markets Golf courses Golf driving ranges Plant nurseries & landscape services Kennels, commercial Shooting ranges, indoor Theater, outdoor

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Recreational vehicle parks	Recreational vehicle parks
Vehicular service & maintenance	Vehicular service & maintenance
Wholesale trades & services	Wholesale trades & services
Working waterfront	Working waterfront Boat yards
Public & Institutional Use Groups	Public & Institutional Uses in this Use Group
Institutional uses, limited impact	Administrative services, not-for-profit Community centers Cultural or civic uses Neighborhood assisted residences with six or fewer residents Neighborhood boat launch Places of worship Post offices Protective & emergency services Public libraries Public parks and recreation areas, passive Residential care facilities, where such use was lawfully established prior to the effective date of this ordinance
Institutional uses, general impact	Educational institutions Public parks & recreation areas, active Residential care facilities Recycling drop-off centers Utilities
Industrial Use Groups	Industrial Uses in this Use Group
Limited impact industries	Limited impact industries
Extensive impact industries	Extensive impact industries

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