

SMOKE SHOP BUSINESS

4925 S US Hwy 1. Fort Pierce, FL 34982



BUSINESS SALE | \$575,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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Stuart, FL 34997
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PROPERTY OVERVIEW

- Seize the chance to own a well-established smoke shop in Saint Lucie County, Florida.
- This sale includes all furniture, fixtures, and existing inventory.
- The inventory features apparel, natural supplements, pipes, bong, and various recreational and medical marijuana accessories.
- The current 3-year lease will transfer with the sale.
- The business is located in a bustling plaza with multiple anchor tenants, including Winn-Dixie, Planet Fitness, and Family Dollar, ensuring a high volume of foot traffic.



PRICE	\$575,000
BUSINESS TYPE	Smoke Shop
TRAFFIC COUNT	37,000 ADT
YEAR ESTABLISHED	2002

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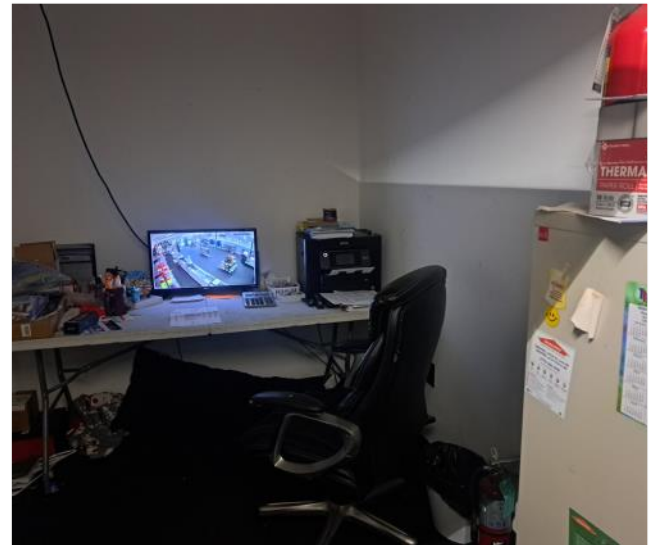
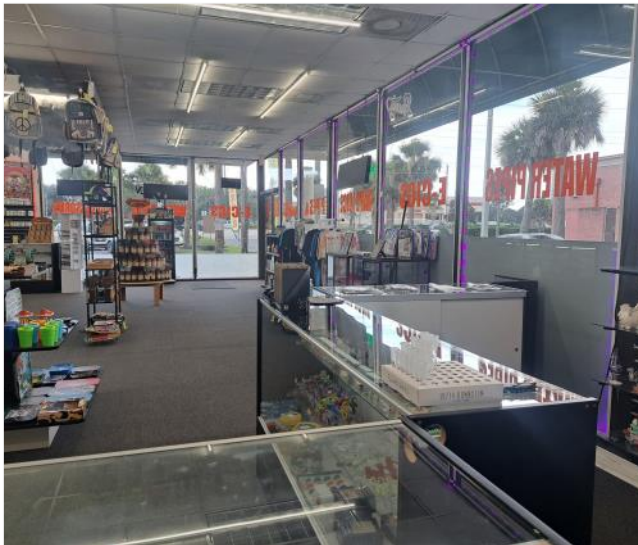
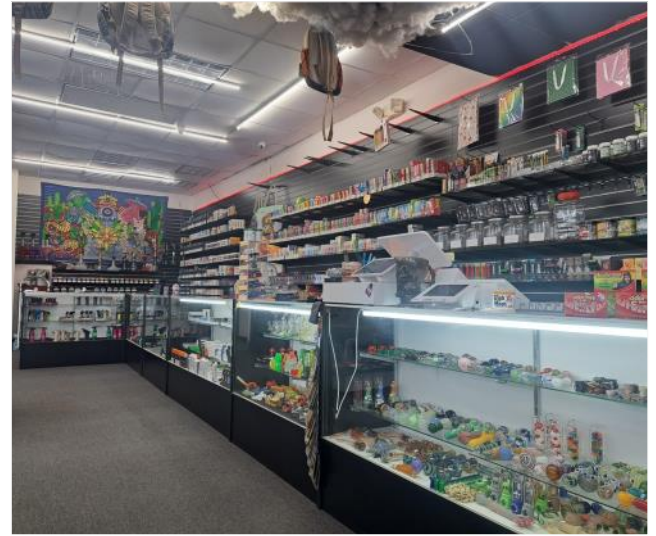
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PHOTOS



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DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	4,115	1 Mile	\$43,810	1 Mile	42.40
3 Mile	94,819	3 Mile	\$62,417	3 Mile	44.50
5 Mile	291,436	5 Mile	\$73,757	5 Mile	44.70

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	4,222	1 Mile	\$30,388	1 Mile	45
3 Mile	99,274	3 Mile	\$49,960	3 Mile	46
5 Mile	309,437	5 Mile	\$59,355	5 Mile	46

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AREA MAP



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