

# PORT ST LUCIE NIGHT CLUB BUSINESS

St Lucie County Florida



BUSINESS SALE | \$799,000

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

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# PROPERTY OVERVIEW

- Don't miss this fantastic opportunity to acquire a well-established nightclub! The sale includes all equipment, furniture and fixtures. The estimated book value of the inventory, A/V, and FF&E is roughly \$200,000, and this also includes the liquor license valued at \$465,000. (see page 3 for details).
- Established in 2021, this vibrant club features a spacious bar, lively dance floor, VIP section, and a team of experienced employees. The current lease has 3 years remaining, ensuring stability for the new owner.
- Ideally located in an area surrounded by national retailers, the club benefits from excellent foot traffic and visibility.



<b>PRICE</b>	\$799,000
<b>BUSINESS TYPE</b>	Night Club
<b>INVENTORY</b>	+/- \$100,000
<b>TRAFFIC COUNT</b>	44,500 ADT   SLW Blvd
<b>YEAR ESTABLISHED</b>	2021

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# INVENTORY LIST

Category	Quantity	Total Retail Price (USD)
EV 18 Powered Subwoofers	6	\$5,994.00
EV 15-inch Powered Loudspeakers	5	\$3,245.00
EV 12-inch Powered Loudspeakers	2	\$1,078.00
Pioneer DJ Mixer	1	\$1,199.00
LED Moving Lights	6	\$2,200.00
Dance Floor Lights	2	\$500.00
Beer Coolers	2	\$1,250.00
Glass Front Beer/Wine Cooler	1	\$1,250.00
TVs	12	\$1,000.00
Custom-made High Back Sofas	6	\$0.00
Custom-made Moon Shape Sofa	1	\$0.00
Ottomans	8	\$0.00
10-foot Ottoman	1	\$0.00
20-inch High Tables	4	\$0.00
30-inch High Tables	4	\$0.00
Stools for Tables	32	\$0.00
Chairs for Half Bar	14	\$0.00
Leather Bar Stools for Main Bar	26	\$0.00
Three-compartment Sinks	2	\$0.00
Walk-in Cooler	1	\$0.00
Camera System	1	\$0.00

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# DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	4,845	1 Mile	\$85,101	1 Mile	65
3 Mile	137,743	3 Mile	\$79,019	3 Mile	68
5 Mile	302,167	5 Mile	\$75,837	5 Mile	68

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	5,212	1 Mile	\$67,122	1 Mile	57.20
3 Mile	147,783	3 Mile	\$65,716	3 Mile	58.90
5 Mile	321,576	5 Mile	\$62,138	5 Mile	59.00

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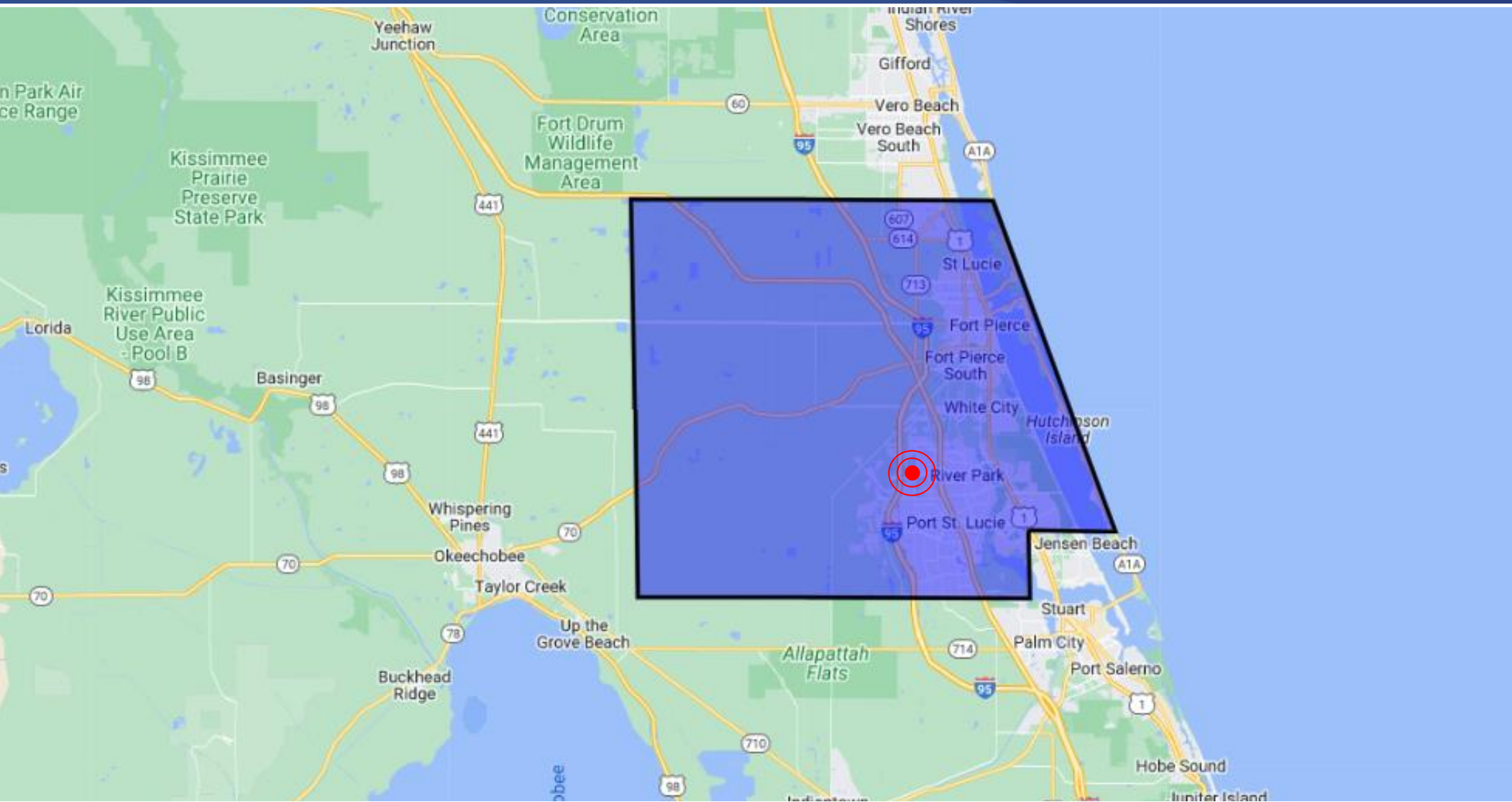
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# AREA MAP



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