

Upscale Nightclub & Hookah Lounge

Treasure Coast, Florida



BUSINESS SALE | \$399,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

Christopher Sanz

772.286.5744 Office

772.418.0327 Mobile

csanz@commercialrealestatellc.com

Carlos Pelaez

772.286.5744 Office

772.215.3436 Mobile

cpelaez@commercialrealestatellc.com

PROPERTY OVERVIEW

Location: Prime area, surrounded by restaurants and entertainment venues.

Overview: This is a rare opportunity to acquire a high-end nightclub and hookah lounge that has quickly become a go-to destination for nightlife enthusiasts. With a chic design, state-of-the-art sound and lighting systems, and an inviting ambiance, this venue is perfect for anyone looking to invest in the vibrant nightlife scene.

Key Features:

- **Spacious Layout:** Large energetic dance floor, multiple seating areas, and private VIP sections.
- **Stylish Decor:** Modern interior with upscale furnishings, ambient lighting, and a stunning bar centerpiece.
- **Full Liquor License optional for an negotiable cost:** Extensive drink menu featuring premium cocktails, wines, and spirits.
- **Premium Hookah Offerings:** Variety of flavored hookahs in a dedicated lounge area with comfortable seating.
- **State-of-the-Art Sound & Lighting:** High-quality audio system and dynamic lighting to create an unforgettable atmosphere..
- **Strong Social Media Presence:** Established following on platforms like Instagram and Facebook, driving consistent foot traffic.
- **Experienced Staff:** Trained bartenders and servers committed to providing exceptional customer service.

PRICE	\$399,000
BUSINESS TYPE	Night Club
INVENTORY	+/- \$100,000
TRAFFIC COUNT	44,500 ADT SLW Blvd
YEAR ESTABLISHED	2021

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PROPERTY OVERVIEW

Financials:

- Revenue: Strong year-over-year growth with consistent profits.
- FF&E: over \$200k of equipment, furniture and buildout.
- Lease: Long-term lease in place with favorable terms.

Potential:

- Expand marketing efforts to attract a wider audience, including themed events and promotions.
- Explore collaborations with local artists and DJs to enhance the entertainment offerings.
- Increase social media engagement to further boost visibility and customer loyalty.

Why Buy? This nightclub and hookah lounge is perfectly positioned in a bustling area, making it an excellent investment for anyone looking to enter or expand in the nightlife industry. With a solid foundation and growth potential, this venue is ready for a new owner to take it to the next level.



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INVENTORY LIST

Category	Quantity
EV 18 Powered Subwoofers	6
EV 15-inch Powered Loudspeakers	5
EV 12-inch Powered Loudspeakers	2
Pioneer DJ Mixer	1
LED Moving Lights	6
Dance Floor Lights	2
Beer Coolers	2
Glass Front Beer/Wine Cooler	1
TVs	12
Custom-made High Back Sofas	6
Custom-made Moon Shape Sofa	1
Ottomans	8
10-foot Ottoman	1
20-inch High Tables	4
30-inch High Tables	4
Stools for Tables	32
Chairs for Half Bar	14
Leather Bar Stools for Main Bar	26
Three-compartment Sinks	2
Walk-in Cooler	1
Camera System	1

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DEMOGRAPHICS

2024 Population Estimate		2024 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

2029 Population Projection		2024 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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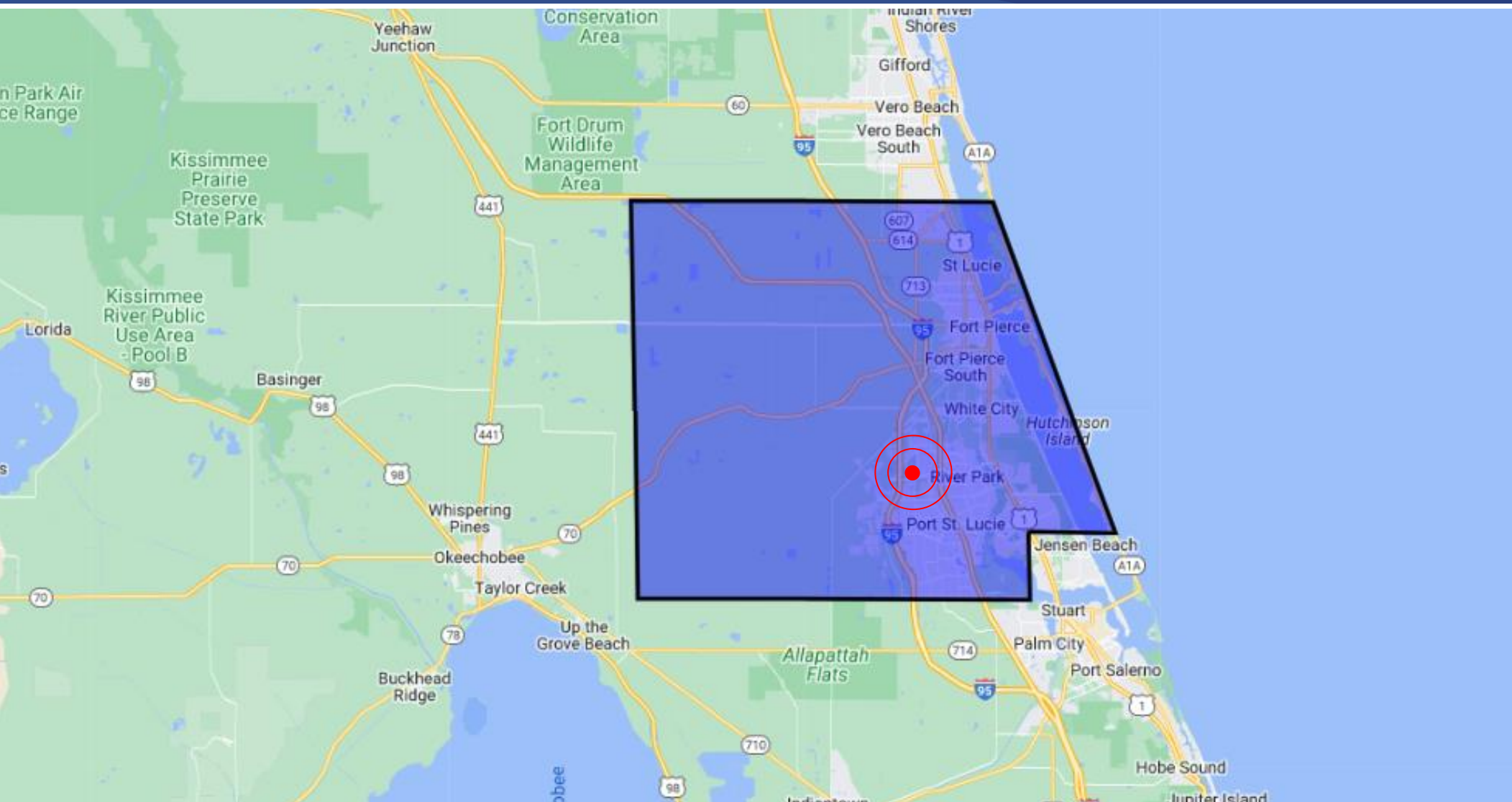
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AREA MAP



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