

ESTABLISHED SMOKE SHOP

Port St Lucie, FL 34953



FOR SALE | \$325,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

Here's an exceptional purchase opportunity of a well-established business in the tobacco industry.

- It is strategically located in a bustling plaza in Port St. Lucie, FL, a prime location that benefits from high foot traffic and strong local visibility.
- The combination of high visibility and a comprehensive product range provides a solid foundation for continued growth and customer loyalty.
- This wide range of inventory ensures that customers can find both well-known brands and unique selections, enhancing their overall experience.



PRICE	\$325,000
BUSINESS TYPE	Retail
YEAR ESTABLISHED	2004

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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	10,855	1 Mile	\$79,189	1 Mile	38
3 Mile	107,965	3 Mile	\$86,935	3 Mile	37
5 Mile	178,685	5 Mile	\$87,890	5 Mile	43

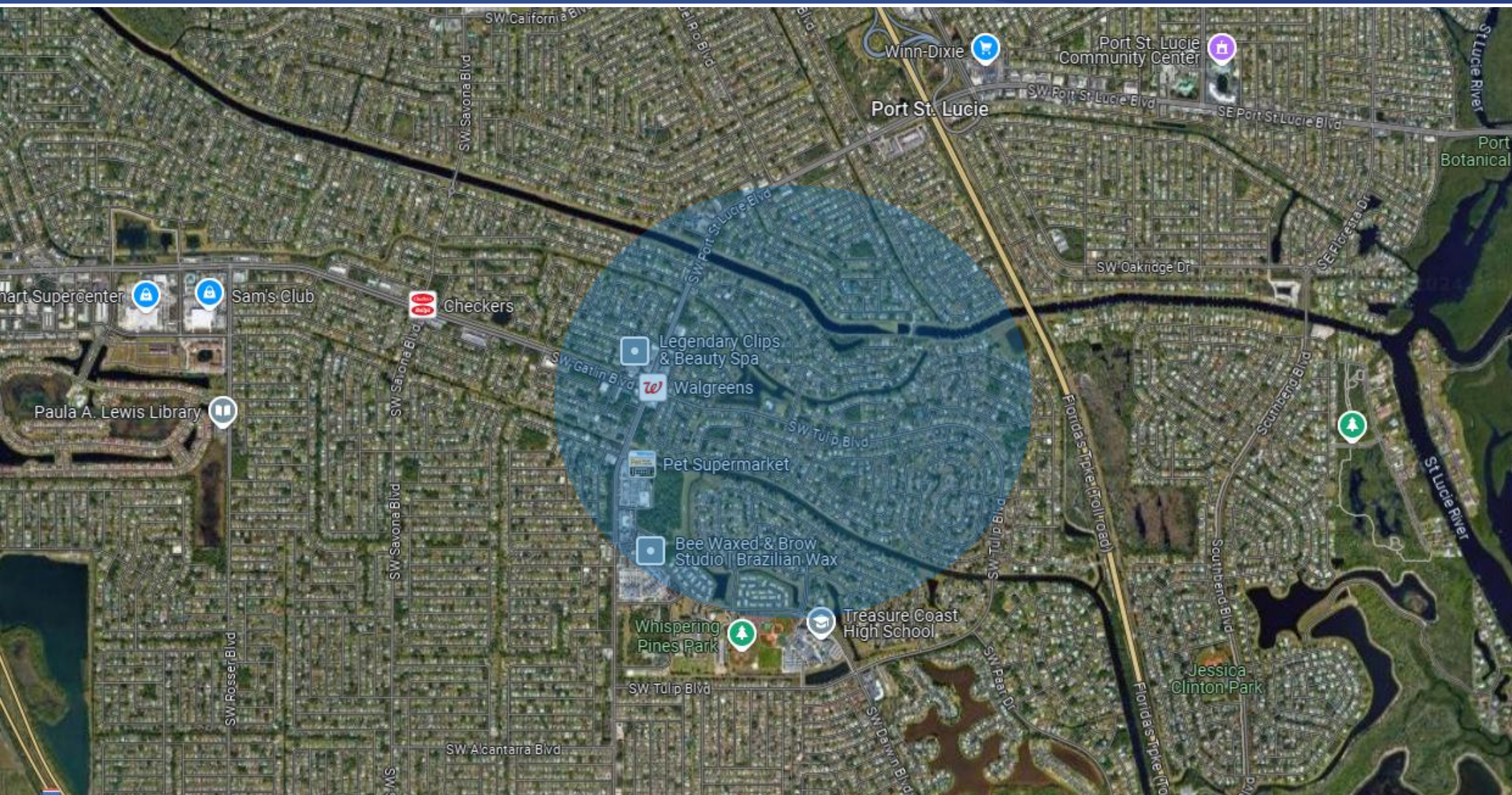
2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	13,052	1 Mile	\$64,590	1 Mile	38
3 Mile	107,965	3 Mile	\$74,630	3 Mile	39
5 Mile	216,778	5 Mile	\$73,172	5 Mile	42

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TRADE AREA MAP



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