

TWISTEE TREAT BUSINESS SALE

3639 SE Cove Rd, Stuart, FL 34997



FOR SALE | \$385,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

Do Not Disturb Staff! Contact Agent Directly!

- This is a great opportunity to purchase a thriving Twistee Treat Ice Cream Shop in a high-traffic area of Martin County.
- The business comes with a new 10-year ground lease starting January 1, 2025, and there is no franchise agreement required with corporate.
- All assets, including well-maintained interior equipment, are included in the sale. The shop features a wood deck with ample seating, plus additional picnic table seating near the building.
- It is conveniently located off US Hwy 1, close to residential communities and a mix of national and regional businesses.



PRICE	\$385,000
BUILDING SIZE	312 SF
BUILDING TYPE	Freestanding Retail
ACREAGE	0.59 AC
FRONTAGE	88" on SE Cove Rd
TRAFFIC COUNT	41,500 AADT (US Hwy 1)
YEAR BUILT	1986
CONSTRUCTION TYPE	Fiberglass
PARKING SPACE	10
ZONING	R-3
LAND USE	Commercial
PARCEL ID	55-38-41-015-004-00010-1

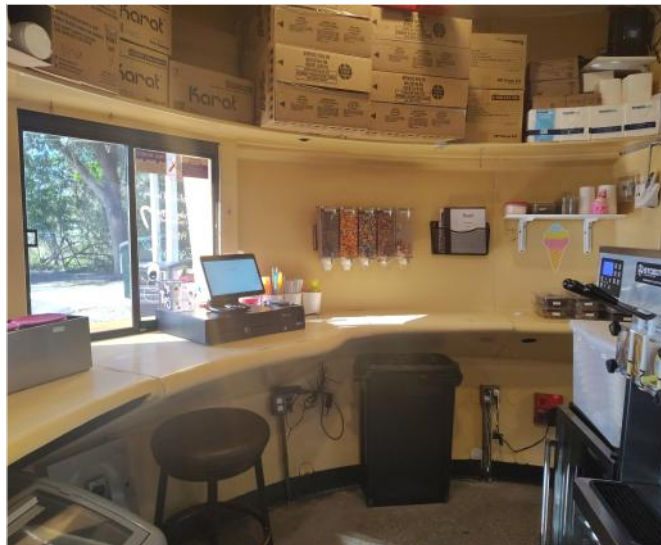
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SITE PHOTOS



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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	8,193	1 Mile	\$70,240	1 Mile	43.9
3 Mile	43,380	3 Mile	\$83,962	3 Mile	49
5 Mile	82,641	5 Mile	\$87,601	5 Mile	49.7

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	8,626	1 Mile	\$53,574	1 Mile	44.9
3 Mile	45,634	3 Mile	\$61,162	3 Mile	53.5
5 Mile	87,257	5 Mile	\$61,104	5 Mile	55.1

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ZONING INFORMATION

Sec. 3.406. R-3 Multiple-Family Residential District.

3.406.A. *Uses permitted.* In this district, a building, structure or land shall be used for only the following purposes subject to any additional limitations pursuant to section 3.402:

1. Any use permitted in the HR-1, R-1, R-1A, R-1B, R-2, R-2B, R-2A and HR-2 Districts.
2. Multiple-family dwellings.
3. Apartments, hotels, motels, cottage courts.
4. Rooming houses and boardinghouses.
5. Clinics, except animal hospitals.
6. Hospitals and sanitariums, except mental hospitals.
7. Tourist homes.
8. Colleges, clubs, lodges, social and community center buildings and/or structures.
9. Restaurants with an enclosed seating capacity of 40 persons or more, excluding drive-ins, microbreweries or craft distilleries.
10. Commercial television receiving towers and antennas. Commercial radio and/or television transmitting station towers, poles, masts, antennas, power plants and other incidental and usual structures pertaining to such stations. All structures and attachments thereto and appurtenances thereof shall comply with all applicable requirements of the Federal Communications Commission and the Civil Aeronautics Board and/or Authority. Towers, poles, masts and antennas shall be designed and stamped by a registered engineer or architect to assure the structure, masts, etc., will withstand hurricane force winds.
11. Signs appertaining to the above uses.
12. Boat docks and service facilities generally used in connection with sport fishing, excluding any major overhaul or repairs.
13. Funeral homes, mortuaries and morgues.

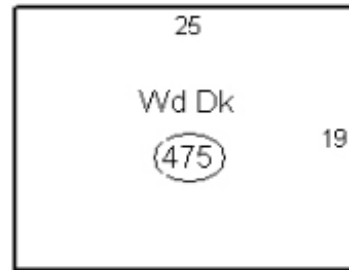
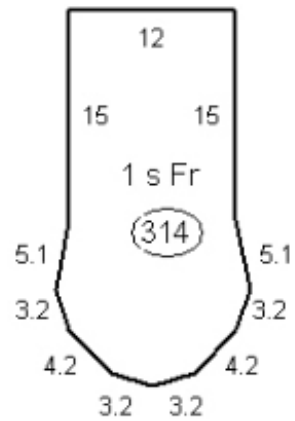
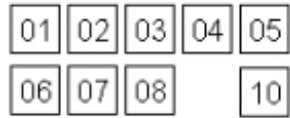
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SITE PLAN



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TRADE AREA MAP



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