

ICE CREAM SHOP BUSINESS SALE

11200 SW Village Parkway, Suite 103, Port St. Lucie FL 34987



**JEREMIAH BARON
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COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

Turnkey opportunity to own Cool Beanz, a beloved local ice cream shop located in the heart of the booming Tradition community west of Port St. Lucie.

Nestled along SW Village Parkway, this business benefits from exceptional visibility and foot traffic in a high-growth corridor surrounded by new residential developments, retail centers, and medical complexes.

This thriving business offers steady cash flow and a strong local following, making it ideal for an owner/operator or investor looking to step into an established, community-driven brand.

Sale includes:

- All furniture, fixtures, and equipment
- Existing inventory
- Website and social media pages with an engaged customer base
- A newly installed 750-gallon grease trap



SALE PRICE	\$280,000
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UNIT SIZE	956 SF
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ASSET VALUE	\$80,000
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FRONTAGE	+/- 338'
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TRAFFIC COUNT	14,200 ADT
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YEAR BUILT	2018
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PARKING SPACE	Ample
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ZONING	MPUD
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LAND USE	NCD
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SITE PHOTOS



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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	6,846	1 Mile	\$83,044	1 Mile	47.3
3 Mile	54,822	3 Mile	\$87,459	3 Mile	43.8
5 Mile	119,754	5 Mile	\$87,462	5 Mile	42.3

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	8,615	1 Mile	\$72,966	1 Mile	50.7
3 Mile	67,454	3 Mile	\$75,397	3 Mile	45.6
5 Mile	146,005	5 Mile	\$73,753	5 Mile	43.4

TRADE AREA MAP



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