

# ICE CREAM & BAKERY SHOP BUSINESS SALE

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



FOR SALE | \$280,000

**JEREMIAH BARON  
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# PROPERTY OVERVIEW

Turnkey opportunity to own Cool Beanz, a beloved local ice cream and bakery 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



|                   |           |
|-------------------|-----------|
| <b>SALE PRICE</b> | \$280,000 |
|-------------------|-----------|

|                  |        |
|------------------|--------|
| <b>UNIT SIZE</b> | 956 SF |
|------------------|--------|

|                    |          |
|--------------------|----------|
| <b>ASSET VALUE</b> | \$80,000 |
|--------------------|----------|

|                 |          |
|-----------------|----------|
| <b>FRONTAGE</b> | +/- 338' |
|-----------------|----------|

|                      |            |
|----------------------|------------|
| <b>TRAFFIC COUNT</b> | 14,200 ADT |
|----------------------|------------|

|                   |      |
|-------------------|------|
| <b>YEAR BUILT</b> | 2018 |
|-------------------|------|

|                      |       |
|----------------------|-------|
| <b>PARKING SPACE</b> | Ample |
|----------------------|-------|

|               |      |
|---------------|------|
| <b>ZONING</b> | MPUD |
|---------------|------|

|                 |     |
|-----------------|-----|
| <b>LAND USE</b> | 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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