

ICE CREAM & BAKERY SHOP BUSINESS SALE

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



**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart FL, 34996
www.commercialrealestatellc.com

Carlos Pelaez
772.286.5744 Office
772.215.3436 Mobile
cpelaez@commercialrealestatellc.com

Christopher Sanz
772.286.5744 Office
772.418.0327 Mobile
csanz@commercialrealestatellc.com

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



SALE PRICE

\$350,000

UNIT SIZE

956 SF

ASSET VALUE

\$80,000

FRONTAGE

+/- 338'

TRAFFIC COUNT

14,200 ADT

YEAR BUILT

2018

PARKING SPACE

Ample

ZONING

MPUD

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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