

TURN-KEY NAIL SALON BUSINESS

14980 SW Monroe Ave. Indiantown, FL 34956



FOR SALE | \$69,900

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street
Stuart FL, 34994
www.commercialrealestatellc.com

Stephen Peregoy
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PROPERTY OVERVIEW

- An excellent opportunity to own a fully operational nail salon located in the heart of Indiantown, Florida. This well-established business occupies 650 SF of space in the busy Village Square II Plaza, offering great visibility and foot traffic.
- The sale includes all inventory, furnishings, and equipment; everything needed to continue operations seamlessly.
- The salon currently has two contractual employees in place and is ideal for an owner/operator looking to step into a turnkey business.
- Lease terms are favorable with a gross monthly rent of \$1,751.00. With a loyal customer base and room for growth, this is a fantastic opportunity to own your own business in a growing market.



PRICE	\$69,900
SPACE OCCUPIED	650 SF
BUILDING TYPE	Retail/Plaza
FRONTAGE	+/- 90'
TRAFFIC COUNT	14,700 ADT (Warfield Blvd)
YEAR BUILT	2017
CONSTRUCTION TYPE	Block with Stucco
PARKING SPACE	Ample
ZONING	(D) Downtown
LAND USE	Village Core Mixed Use

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DEMOGRAPHICS

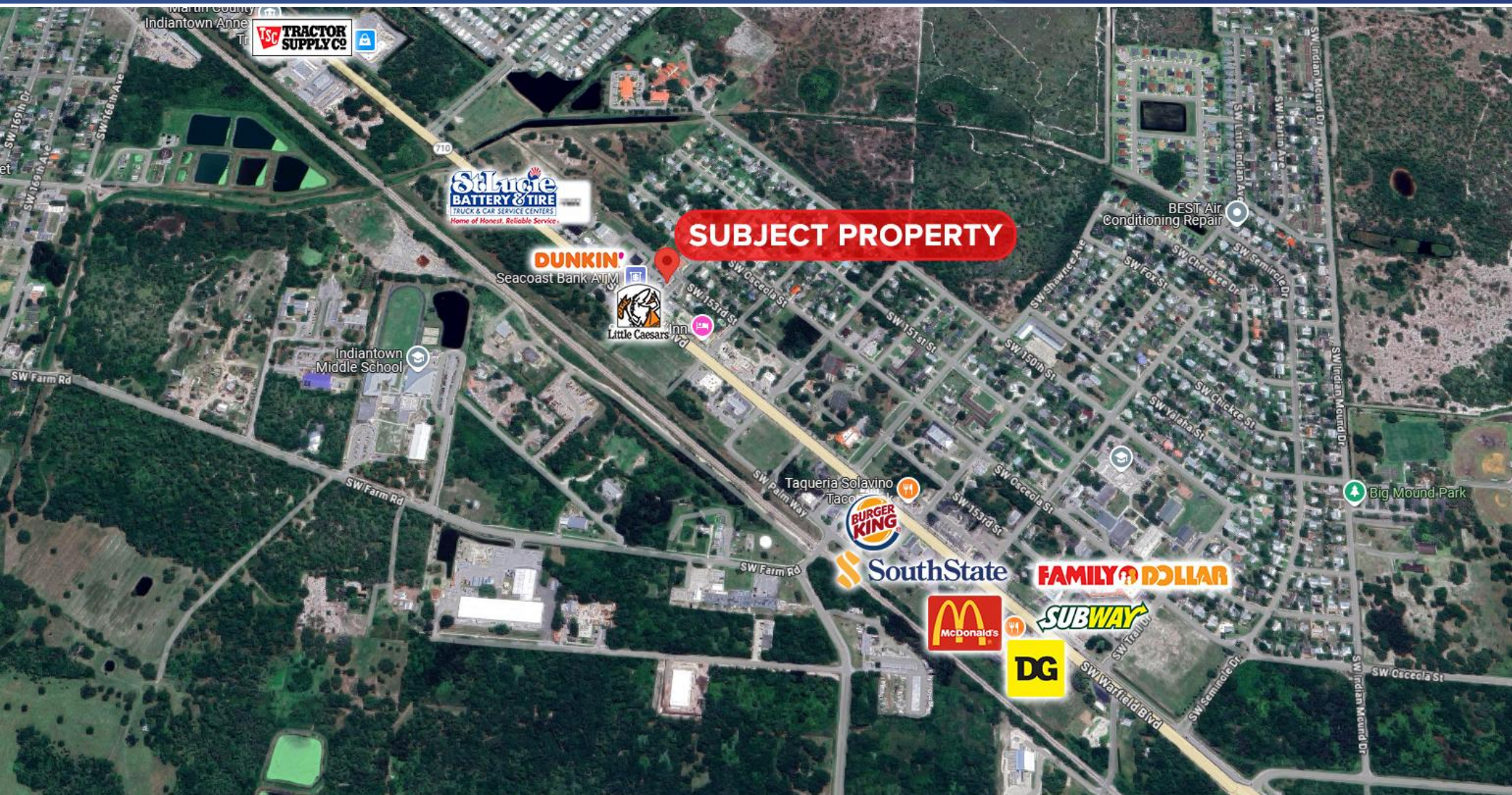
2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	4,643	1 Mile	\$54,730	1 Mile	36.2
3 Mile	6,343	3 Mile	\$54,695	3 Mile	35
5 Mile	7,118	5 Mile	\$54,481	5 Mile	35.2
2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	4,791	1 Mile	\$43,097	1 Mile	32.2
3 Mile	6,549	3 Mile	\$42,577	3 Mile	31.1
5 Mile	7,360	5 Mile	\$54,481	5 Mile	31.6

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TRADE AREA MAP



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