

SUBWAY FRANCHISE SALE

4913 S US Highway 1, Fort Pierce, FL 34982

FOR SALE

Priced at \$275,000



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PROPERTY OVERVIEW

Subway Restaurant is an established sandwich franchise in Town South Plaza on S US Highway 1 in Fort Pierce, operating at the same location for 19 years. Neighboring tenants include Winn-Dixie, Family Dollar, Planet Fitness and other national and regional brands. The store faces US-1 for good visibility, near the signalized intersection of US-1 and Midway Road.

The owner is retiring and is offering the business at \$275,000. The store generates about \$400,000 in annual gross sales (\$33,334 per month).

All equipment is owned and new within the last 2 years, the A/C units are 2 years old, and the store was recently refreshed, so no capital expenses are expected.

Key Highlights

Owner retiring

All equipment owned, new in last 2 years

19 years at this location

No capital expenses needed

Store recently refreshed

Great Google reviews



The information contained herein has been obtained from sources deemed reliable but is not guaranteed. All information should be independently verified. This offering is subject to prior sale, lease, price change, or withdrawal without notice.

Address	4913 S US Highway 1
Asking Price	\$275,000
Annual Gross	\$400,000 (\$33,334/mo)
Monthly Rent	\$2,500
Lease	5-yr rolling, thru Aug 2028 with extension
Hours	8 AM – 9 PM daily
A/C Units	2 years old
Owner Financing	Not available
Showings	Do not disturb staff

INVESTMENT HIGHLIGHTS

\$400,000

Annual Gross Sales

19 Years

At Same Location

Aug 2028

Rolling Lease Term, with Extension

Why This Property

Turnkey Equipment

All equipment is owned and new within the last 2 years, and the A/C units are 2 years old.

No Capital Expenses

The store was recently refreshed, so a buyer takes over without near-term reinvestment.

Established Location

Open at the same location for 19 years, with great Google reviews.

Lease in Place

5-year rolling lease through August 2028 with an extension option, at \$2,500 per month.

Ideal For

First-Time Franchise Owner

Owner-Operator

Existing Subway Franchisee

Multi-Unit Restaurant Operator

Family-Run Business

Cash-Flow Business Buyer

FINANCIAL SUMMARY

Income & Expenses	Monthly	Annual	Notes
INCOME			
Gross Sales	\$33,334	\$400,000	
EXPENSES			
Rent	(\$2,500)	(\$30,000)	5-yr rolling lease
Electric	(\$700)	(\$8,400)	
Water & Trash	(\$150)	(\$1,800)	
Comcast	(\$125)	(\$1,500)	
Labor	(\$6,000)	(\$72,000)	
Food	(\$6,000)	(\$72,000)	
Insurance	(\$250)	(\$3,000)	
Repairs	(\$250)	(\$3,000)	
Total Expenses	(\$15,975)	(\$191,700)	
Net After Listed Expenses	\$17,359	\$208,300	Before franchise fees

47.9%

Expense Ratio

\$208,300

Annual Net After Listed Expenses

\$15,975

Monthly Expenses

INTERIOR PHOTOS



DEMOGRAPHICS

1-Mile Radius

Population **4,457**

Households **1,929**

Median HH Income **\$84,998**

Median Age **46.0**

3-Mile Radius

Population **35,540**

Households **14,847**

Median HH Income **\$72,895**

Median Age **43.8**

5-Mile Radius

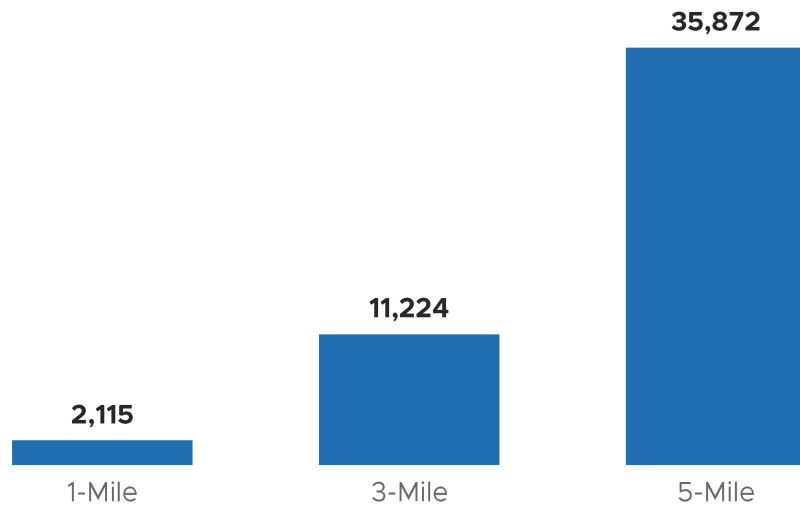
Population **106,875**

Households **42,147**

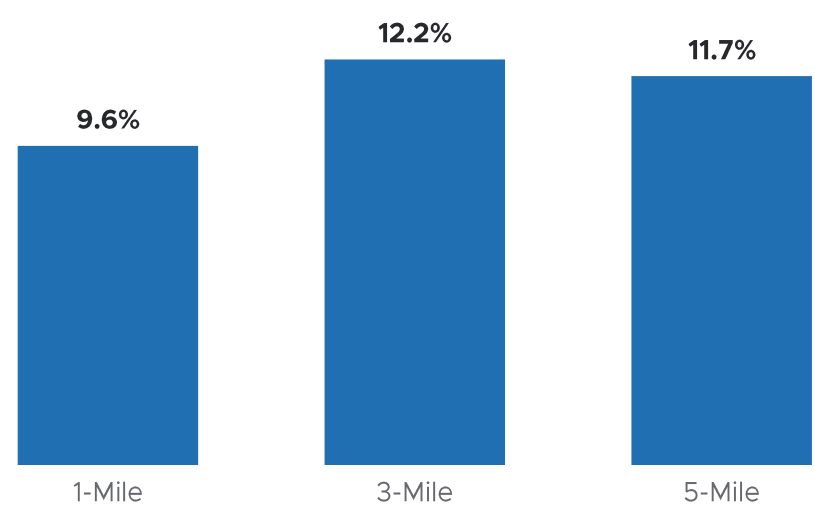
Median HH Income **\$72,770**

Median Age **42.5**

Employees



5-Year Population Growth



TRADE AREA MAP

