

BUSINESS  
FOR SALE

6355 Naples Boulevard, Suite B-5, Naples, Florida 34109

PRICE REDUCED TO SELL FAST!



 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

BUSINESS FOR SALE



CBD PLUS USA

**MICHAEL MAHAN**

Vice President

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BUSINESS	DBA	PRICE*
SUNNY WELLNESS, LLC	CBD PLUS USA	NEW LOW PRICE \$650,000

\*SALES PRICE INCLUDES FF&E AND INVENTORY

- ▶ Expected Gross Revenue in 2023 is over \$700,000 with profit of over \$300,000
- ▶ Products sold include CBD and THC products and accessories
- ▶ Excellent location in the heart of retail district of Naples in one of the most affluent markets in the country.
- ▶ Owner will be available by phone for training for 3 to 6 months
- ▶ No Owner Financing
- ▶ Inventory is approximate and currently at \$45,000
- ▶ Value of FF&E is \$12,500
- ▶ Opened in 2019
- ▶ Sign an NDA / CA for a copy of the lease and P&L
- ▶ Owner will need to be licensed for food sales





This Retail Strip Center is in the heart of the main retail shopping area of Naples with many restaurants and chain stores including grocery and national big box retailers. This site sits between 41 and I-75 and has very affluent neighborhoods and schools surrounding the area.



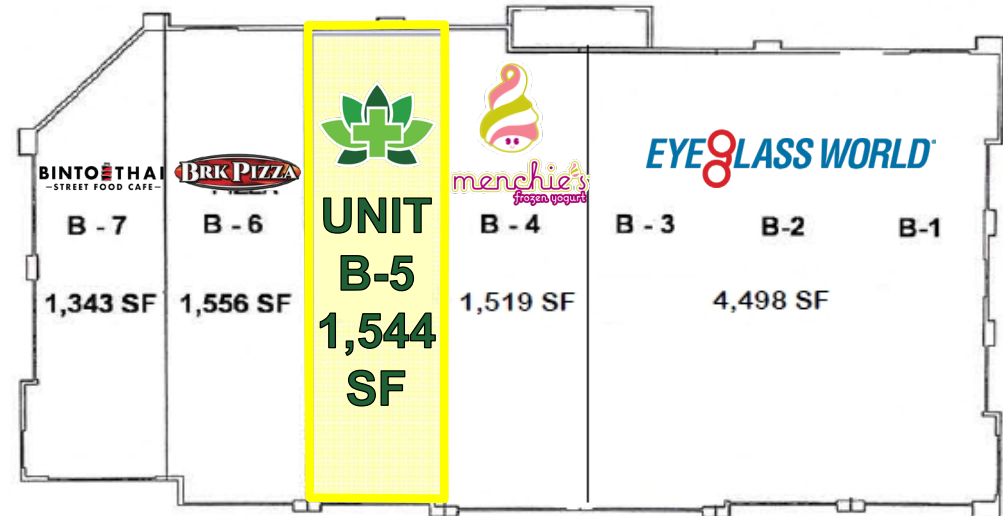
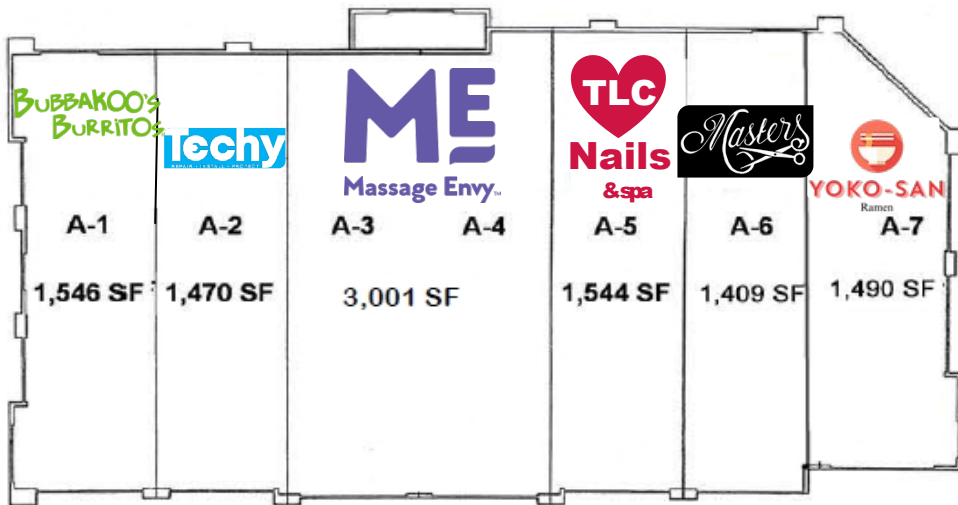




# THE BOULEVARD SHOPPES NAPLES, FLORIDA

## 6345 NAPLES BOULEVARD

## 6355 NAPLES BOULEVARD





<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
2023 POPULATION	6,683	55,329	126,911
MEDIAN AGE	46	60	56
<b>HOUSING</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
HOUSEHOLDS	3,233	27,058	57,399
2028 HOUSEHOLD PROJECTION	3,260	27,277	57,526
AVERAGE HOUSEHOLD SIZE	2	2	2
<b>INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
AVERAGE HOUSEHOLD INCOME	\$103,409	\$132,622	\$125,648
MEDIAN HOUSEHOLD INCOME	\$66,739	\$99,676	\$94,076







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EXCLUSIVELY LISTED BY:



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