

EXECUTIVE SUMMARY

• Business For Sale Indialantic, FL 32903



OFFERING SUMMARY

Sale Price: \$975,000

Building Size: 5,350 SF

PROPERTY OVERVIEW

Seize this incredible opportunity to own a full-service bar and restaurant with a coveted 4COP liquor license in beautiful Indialantic, Florida.

Spanning 5,350 sq. ft., this spacious establishment is one of the largest Beachside bars and restaurants in Brevard County, ideally located just steps from the beach.

The property boasts a walk-in cooler, fully equipped kitchen with a hood and grease trap, and has been a beloved local favorite for over ten years.

A brand-new five-year lease was signed at the beginning of 2024, ensuring stability and peace of mind. Enjoy a loyal and established customer base, perfect for a seamless transition and immediate revenue.

Prospective buyers must sign a non-disclosure agreement to review financials.

Don't miss out on owning this thriving business in a prime coastal location!

LOCATION OVERVIEW

Located on North Highway A1A in Indialantic

ROB BECKNER, SIOR

Principal
321.722.0707 X11
rob@teamlbr.com

CHARLES DUVALL

Office Sales & Leasing
321.722.0707 X19
charles@teamlbr.com

Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

ADDITIONAL PHOTOS

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CUSTOM PAGE

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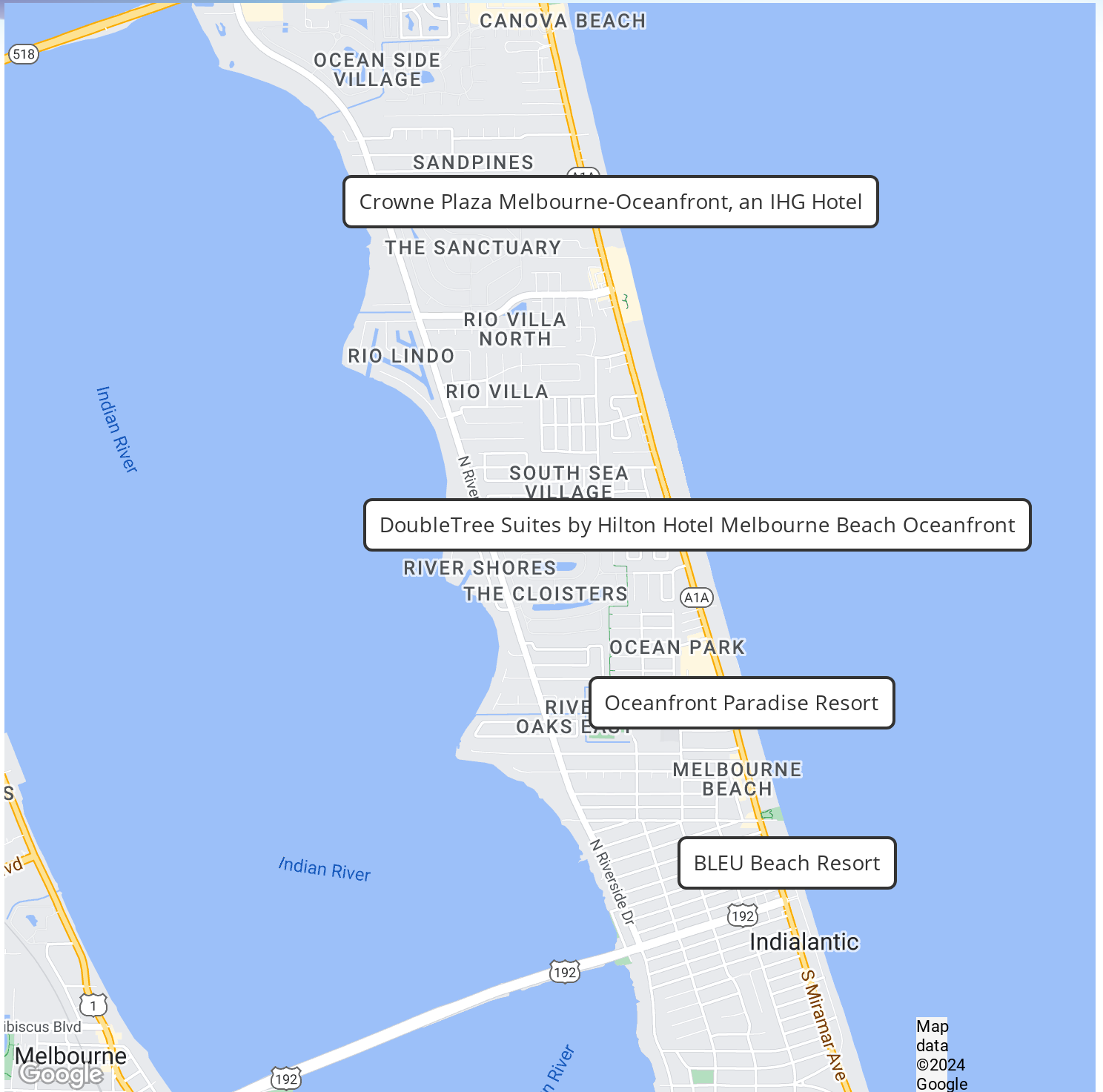
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LOCATION MAP

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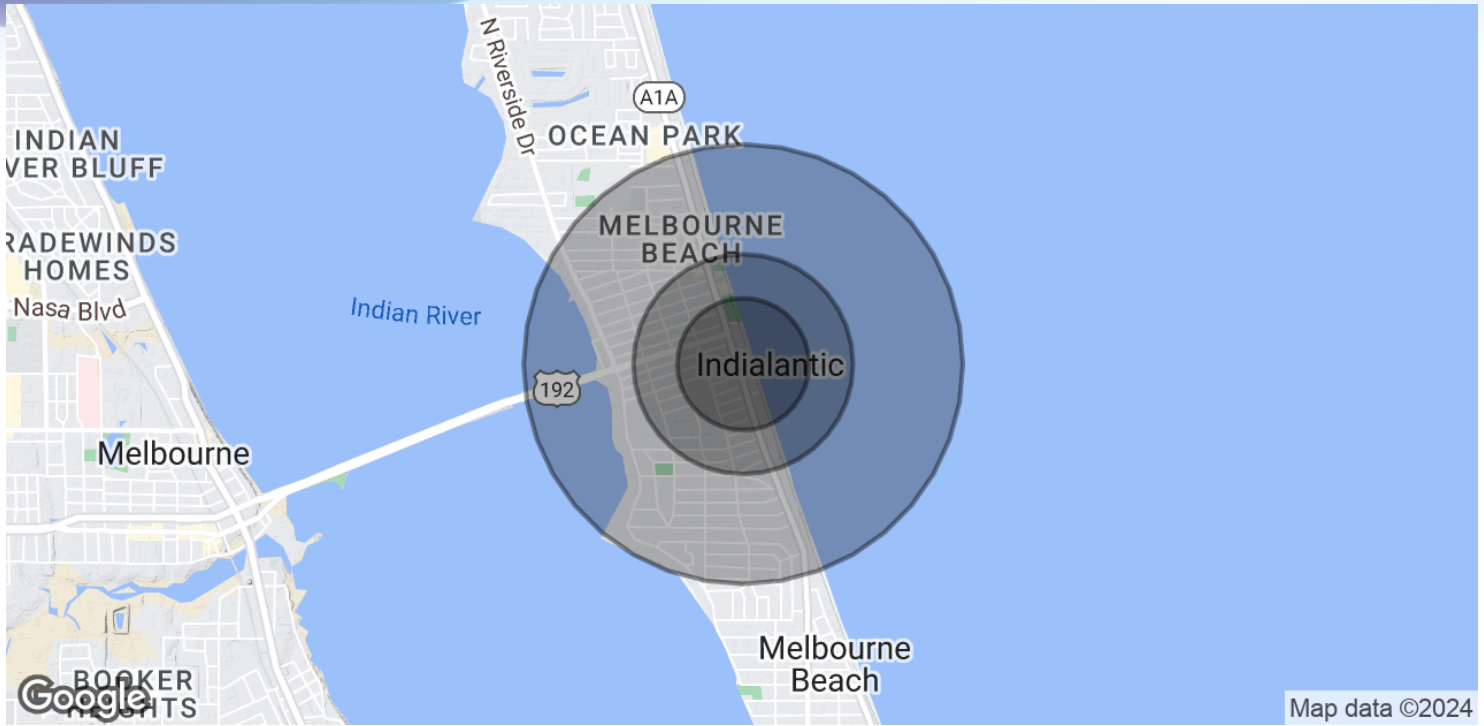
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	640	1,449	4,717
Average Age	49	49	50
Average Age (Male)	48	48	49
Average Age (Female)	49	49	50

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	304	664	2,141
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$106,566	\$117,642	\$131,106
Average House Value	\$602,892	\$623,853	\$643,393

Demographics data derived from AlphaMap

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