

# EXECUTIVE SUMMARY

• Business For Sale - 2364 - 68 N Hwy A1A Indialantic, FL 32903



## OFFERING SUMMARY

**Sale Price:** \$699,000

**Building Size:** 5,350 SF

## PROPERTY OVERVIEW

Seize this incredible opportunity to own the Monkey Bar. 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

Business located at North on 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

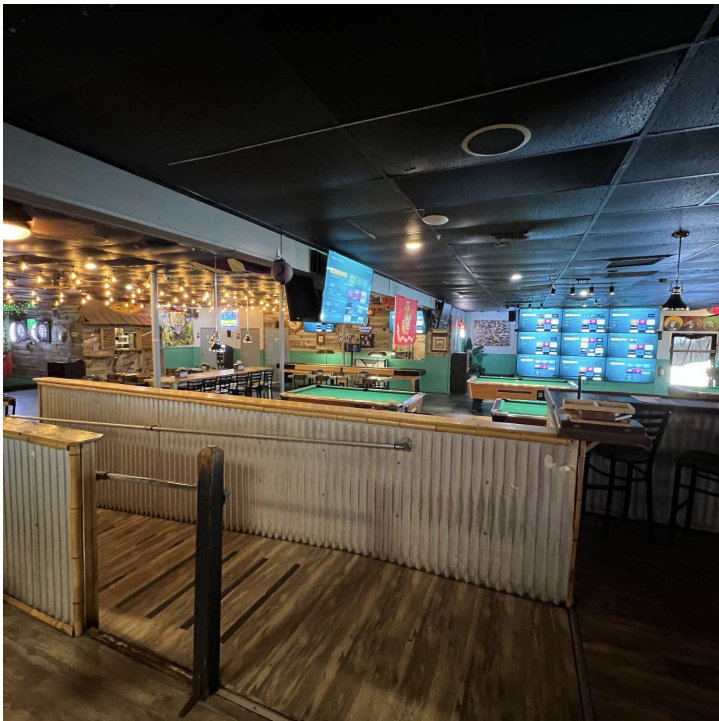
### Lightle Beckner Robison, Inc.

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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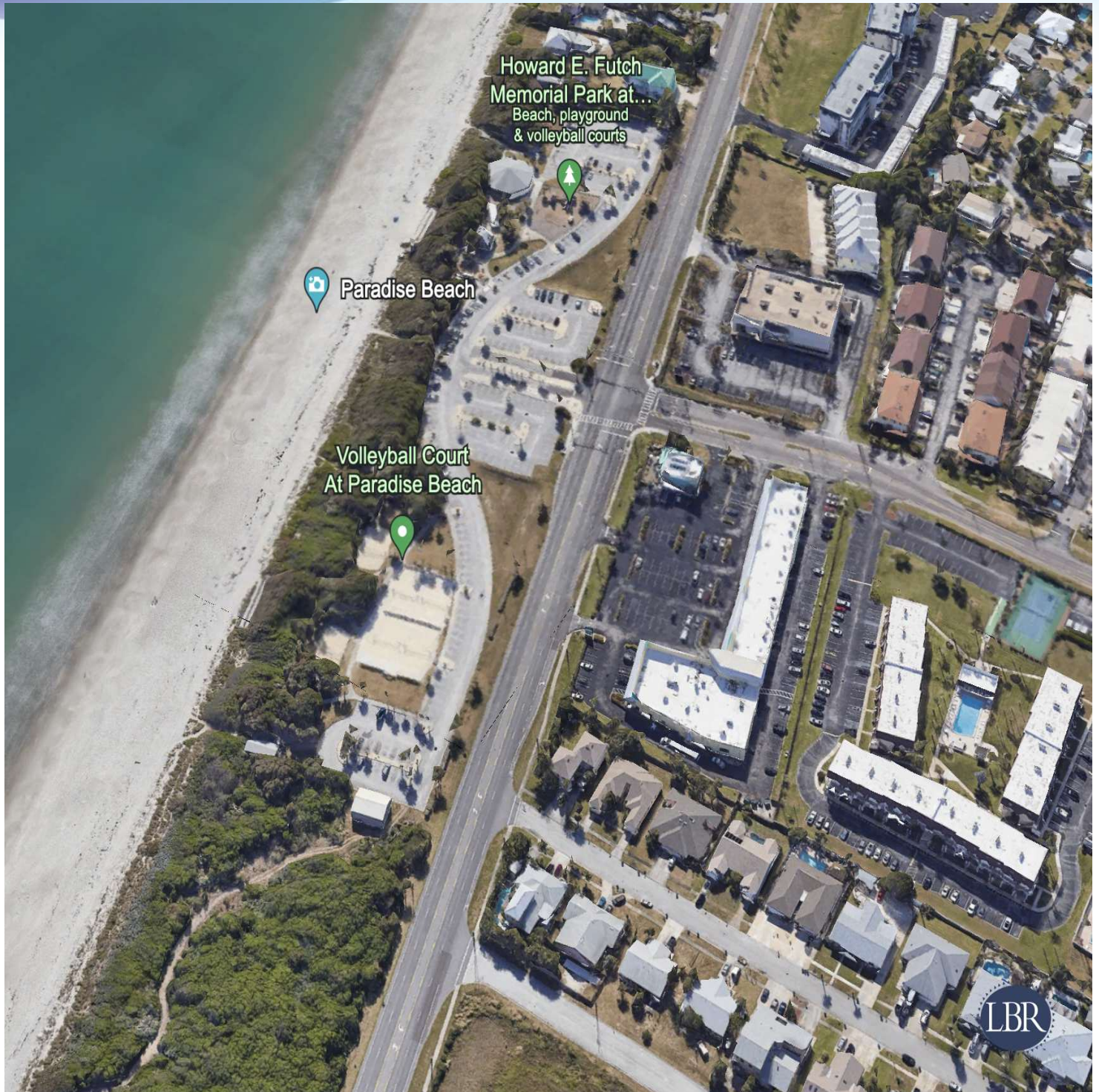
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# CUSTOM PAGE

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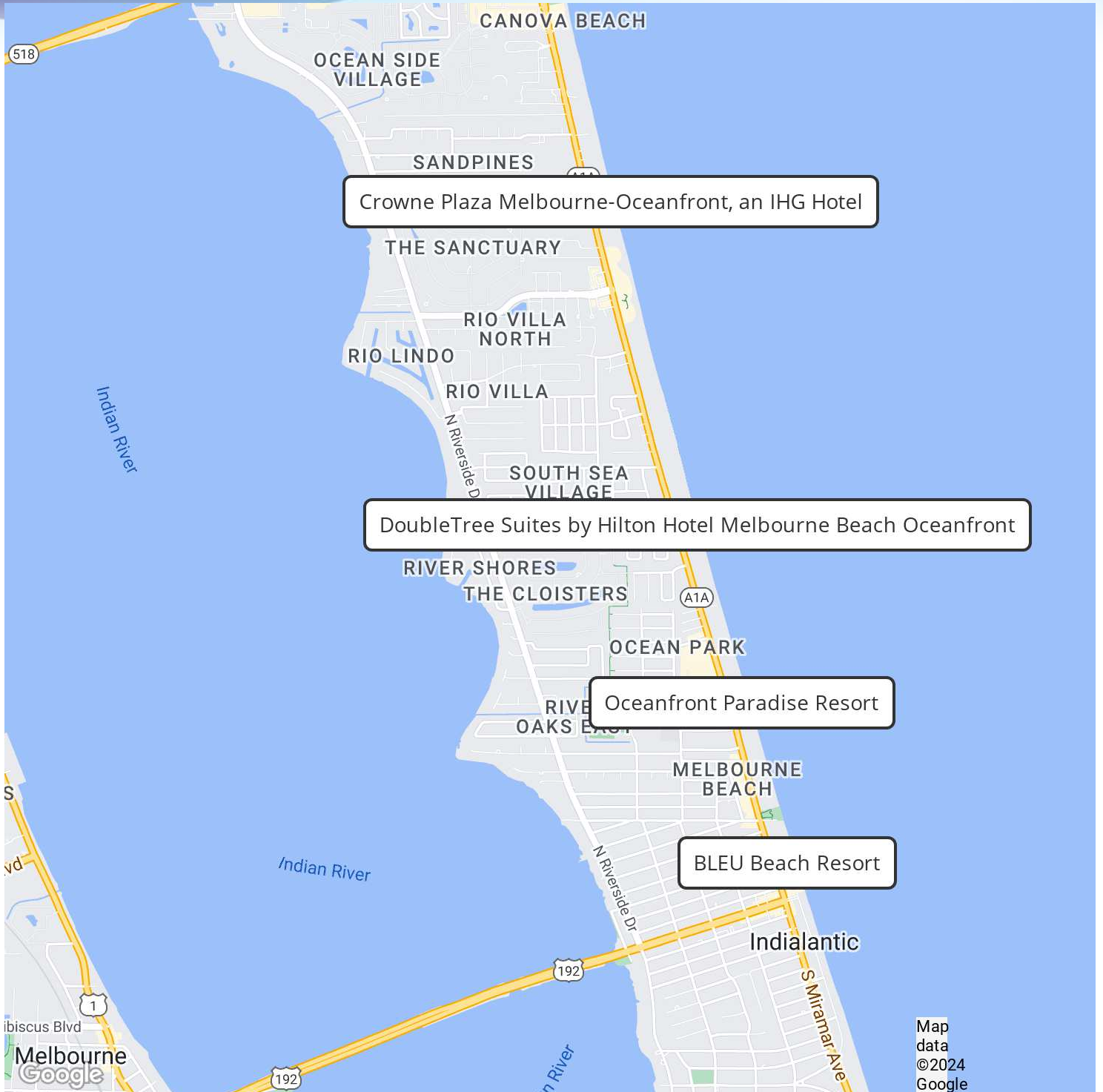
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# LOCATION MAP

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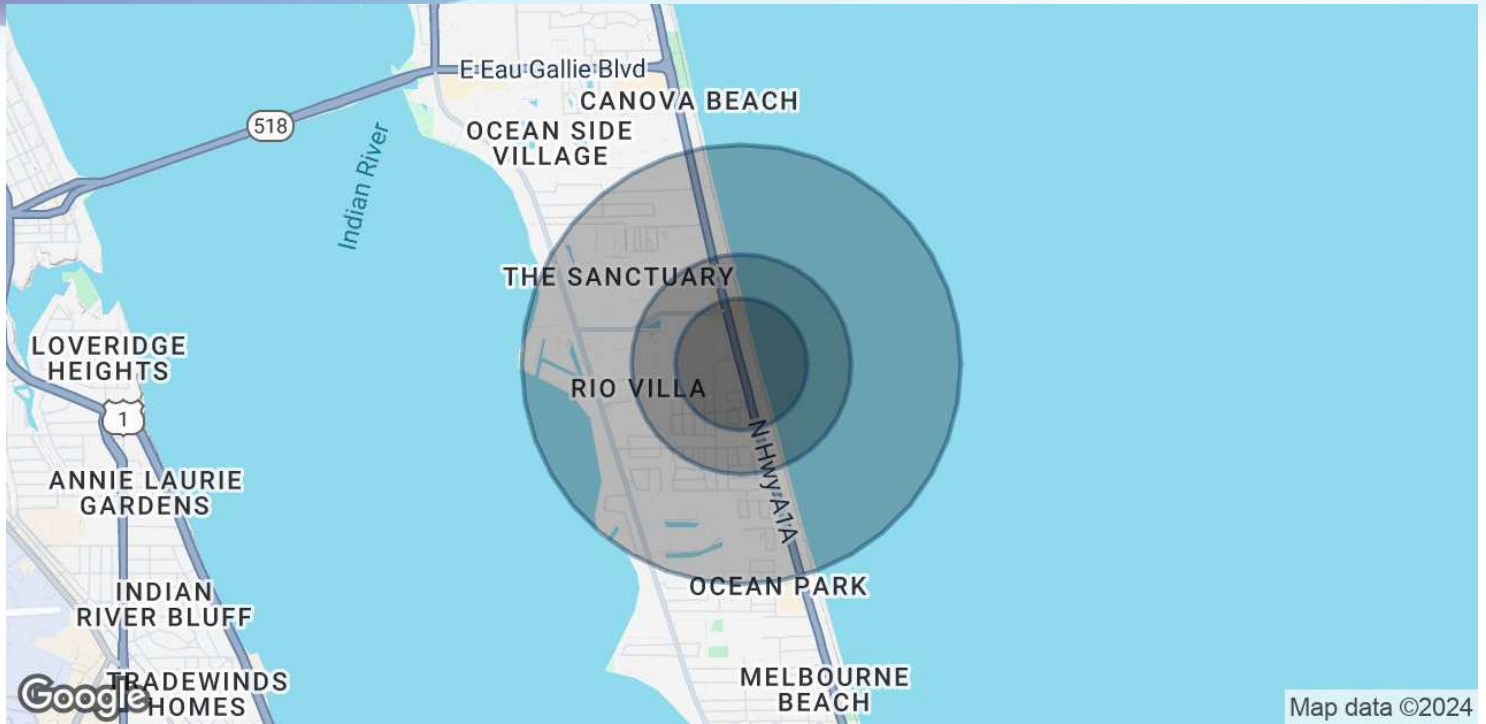
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# DEMOGRAPHICS MAP & REPORT

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Map data ©2024

## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	741	1,999	6,786
Average Age	50	50	49
Average Age (Male)	49	49	48
Average Age (Female)	51	51	50

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	324	880	3,004
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$138,091	\$135,545	\$130,755
Average House Value	\$717,432	\$669,064	\$601,389

Demographics data derived from AlphaMap

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