



TURNKEY RESTAURANT OPPORTUNITY IN PRIME BEACHSIDE LOCATION

1024 A1A JIMMY BUFFET MEMORIAL HIGHWAY , SATELLITE BEACH, FL 32937

BUSINESS SALE (LEASED) PROPERTY FOR SALE



PROPERTY DESCRIPTION

Turnkey opportunity to acquire an established 3 Natives franchise in the Publix-anchored Atlantic Plaza on Highway A1A, Satellite Beach. The 1,112 sq ft juice bar and café features a modern build-out with dine-in seating, online ordering, and pickup service. Surrounded by strong co-tenants and steady traffic near schools, residential neighborhoods, and the beach. Sale includes full FF&E, franchise rights, and goodwill. NNN lease runs through 2032 with rent around \$3,500/month including CAM. Ideal for an owner-operator in a high-traffic coastal market.

OFFERING SUMMARY

Sale Price:	\$300,000
Number of Units:	1
Lot Size:	13.7 Acres
Building Size:	1,112 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	185	704	3,178
Total Population	428	1,647	7,717
Average HH Income	\$135,761	\$135,260	\$136,143

CASSANDRA HARTFORD

Owner

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PROPERTY DESCRIPTION

Fully built-out 3 Natives franchise in Satellite Beach, FL. The 1,112 SF space is located in the Publix-anchored Atlantic Plaza, just off Highway A1A. Built in 2020, it features a modern interior with dine-in seating, online ordering, and pickup. The center sees steady daily traffic from national co-tenants like Planet Fitness, McDonald's, Subway, and Navy Federal. It's surrounded by dense residential neighborhoods, with Satellite High 0.8 miles away, Holland Elementary 0.6 miles, and the beach just 1.2 miles.

Sale includes all FF&E, franchise rights, branding, and goodwill. Equipment includes two True deli stations, walk-in cooler, upright and under-counter freezers, merchandizing fridge, stainless prep tables, GoodNature juicer, food processor, rotary toaster, panini press, Blendtec blender, Vollrath fruit chopper, two sous vide systems, commercial stand mixer, and a three-compartment sink. Also included: Toast POS system, four digital menu boards, display TV, full interior and patio seating (tables, stools, chairs, sofa, rattan chairs, coffee table, high chair), plus wire racks, shelving, and lockers.

The NNN lease was signed in 2022 and has about seven years remaining on a ten-year term. Current rent is approximately \$3,500/month including CAM, with scheduled increases starting at \$26.50/SF. Additional rent includes \$3.00/SF in operating expenses, \$1.98/SF in taxes, and \$0.36/SF in insurance. Lease transfer requires landlord approval; franchise transfer subject to franchisor approval.

This is a turnkey opportunity for an owner-operator to step into a fully operational, branded concept in a growing coastal market with strong demographics and consistent foot traffic.

LOCATION DESCRIPTION

Highway A1A in Satellite Beach, this asset sits in a Publix-anchored center with strong daily traffic and established co-tenants. The property offers excellent visibility and direct access along A1A, which carries over 25,000 vehicles per day. The area is surrounded by dense residential neighborhoods and several schools within walking distance. Tenants benefit from ample parking, multiple entry points, and proximity to Patrick Space Force Base, SR 404 (Pineda Causeway), and the Atlantic Ocean, less than a mile away. This corridor remains one of the most stable and active on the Space Coast, supported by steady residential growth and household income stability.

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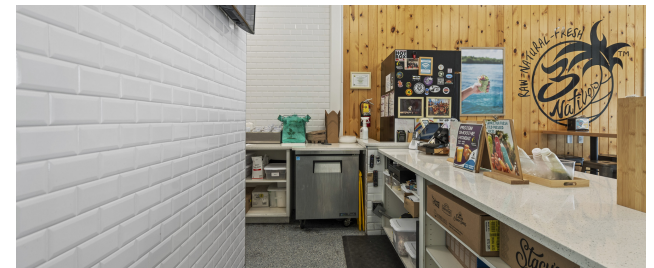
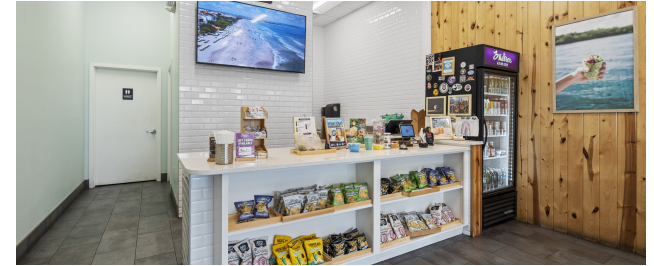
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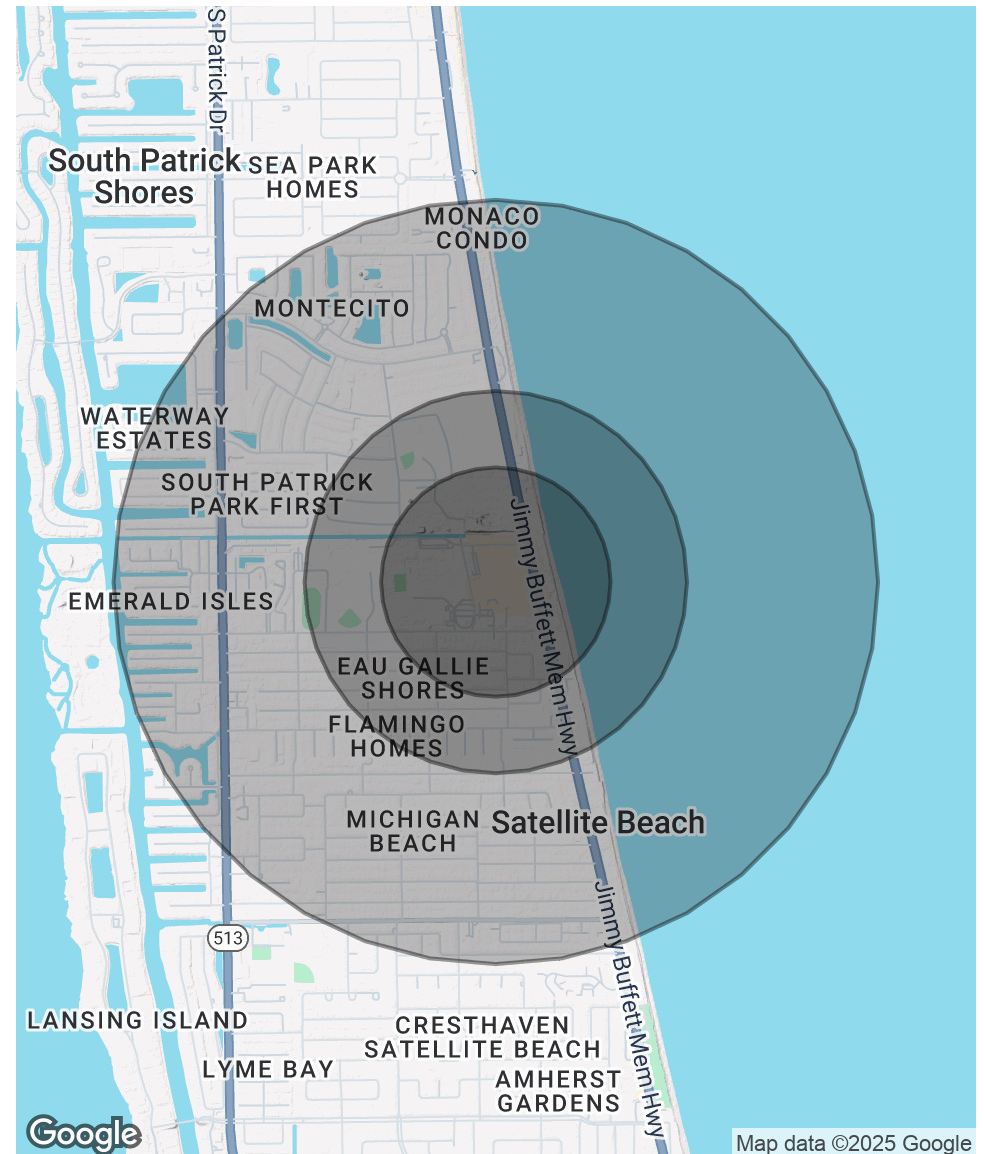
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BUSINESS SALE (LEASED) PROPERTY FOR SALE

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	428	1,647	7,717
Average Age	47	46	44
Average Age (Male)	47	47	44
Average Age (Female)	46	46	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	185	704	3,178
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$135,761	\$135,260	\$136,143
Average House Value	\$473,031	\$476,475	\$494,278

Demographics data derived from AlphaMap



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