



FOR SALE

■ 6900 Heritage Drive

Port St. Lucie, FL 34952

PROPERTY OVERVIEW

Two Unit warehouse / shop building with $\frac{3}{4}$ acre secure outdoor storage land! The property is conveniently accessed off of US Highway 1 and offers excellent income potential to an investor or the opportunity for an owner to use part of the property & generate income with the other unit. The concrete block building contains a total of 4,500 SF with each side having its own set of (4) 10X12 Bay doors and separate office space. Outdoor storage area is fenced and gated, filled, and lighted for additional security.

LOCATION OVERVIEW

Conveniently located between Fort Pierce and Port Saint Lucie in high growth Saint Lucie County. Highly accessible to population centers of the Treasure Coast and perfect for service providers in this market.

OFFERING SUMMARY

Building Size:	4,500 SF
Land Size:	1.34 Acres
Zoning:	CG - General Commercial Saint Lucie County
Utilities:	Well & Septic

SALE PRICE

\$1,250,000



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The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

Property Details

6900 HERITAGE DRIVE

FOR SALE

SALE PRICE **\$1,250,000**

Location Information

Street Address 6900 Heritage Drive
City, State, Zip Port St. Lucie, FL 34952
County/Township Saint Lucie County

Building Information

Building Size 4,500 SF
Year Built 1989
Handicap Access Yes
Free Standing Yes
Building Class B

Zoning / Land Use Details

Zoning CG - General Commercial St. Lucie
County
Future Land Use Commercial

Property Details

Property Type Retail
Property Subtype Vehicle Related
Lot Size 1.34 Acres
Utilities Well & Septic
Association: Lexington Square, dues approximately
\$500 / year for maintenance of
common areas.

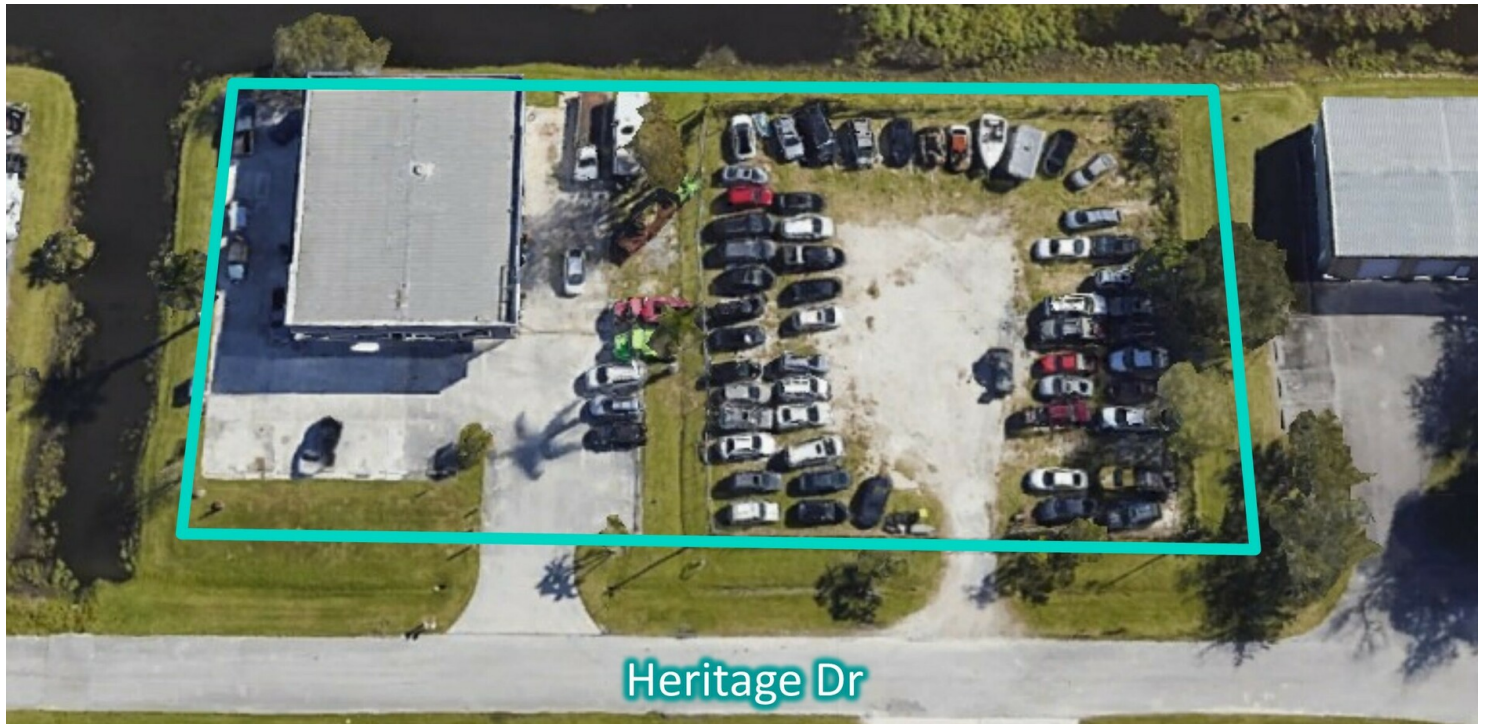
Location Overview

Conveniently located between Fort Pierce and Port Saint Lucie in high growth Saint Lucie County. Highly accessible to population centers of the Treasure Coast and perfect for service providers in this market.

Additional Photos

6900 HERITAGE DRIVE

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Additional Photos

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Retailer Map

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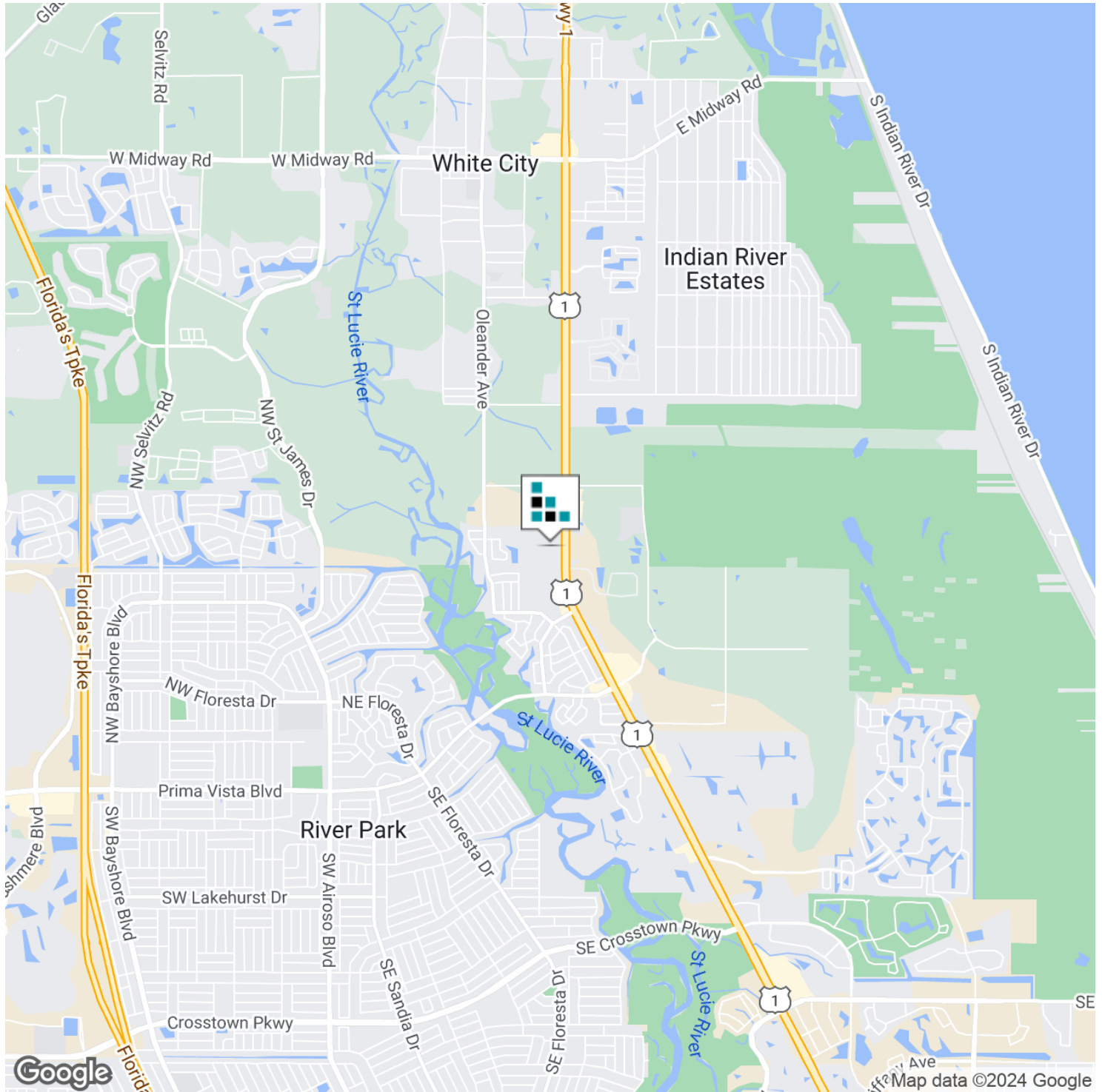
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Location Map

6900 HERITAGE DRIVE

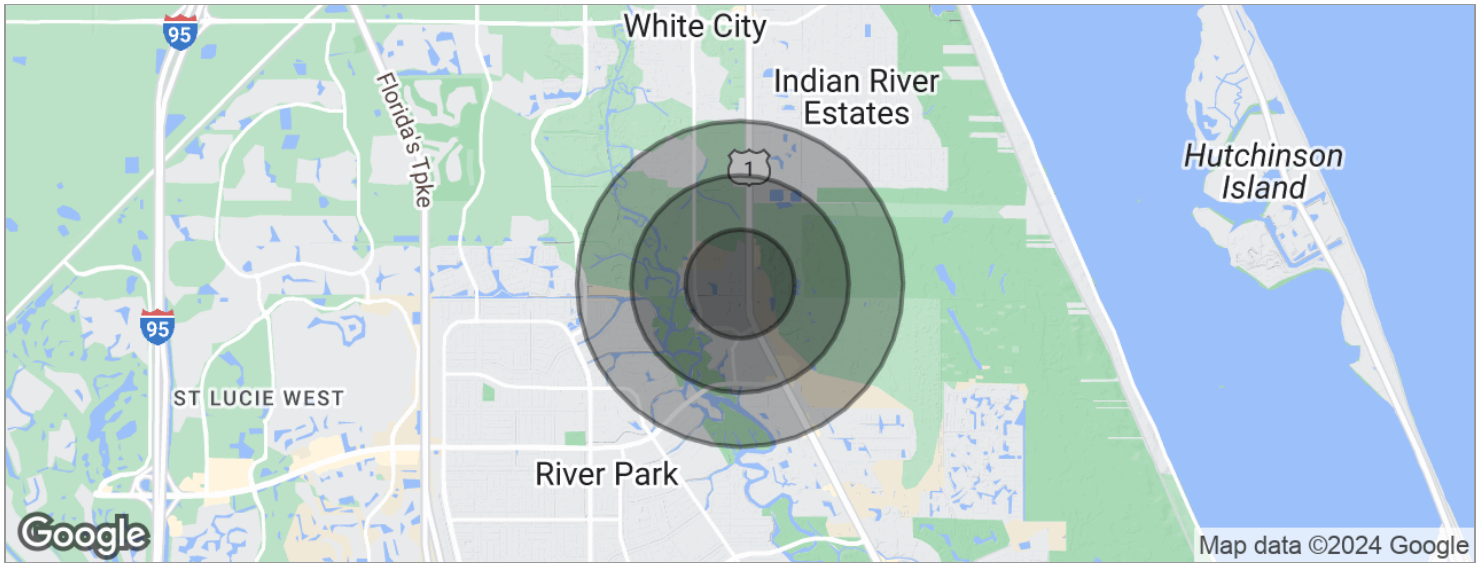
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Demographics Map

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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total population	1,280	5,199	12,490
Median age	47.7	48.8	49.5
Median age (Male)	47.2	47.8	47.1
Median age (Female)	50.7	51.0	50.4
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	536	2,183	5,386
# of persons per HH	2.4	2.4	2.3
Average HH income	\$69,408	\$67,806	\$64,169
Average house value	\$225,967	\$219,513	\$200,372

* Demographic data derived from 2020 ACS - US Census

Disclaimer

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

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