

# Prime 12-acre Commercial Land Parcel on US #1, Vero Beach, FL

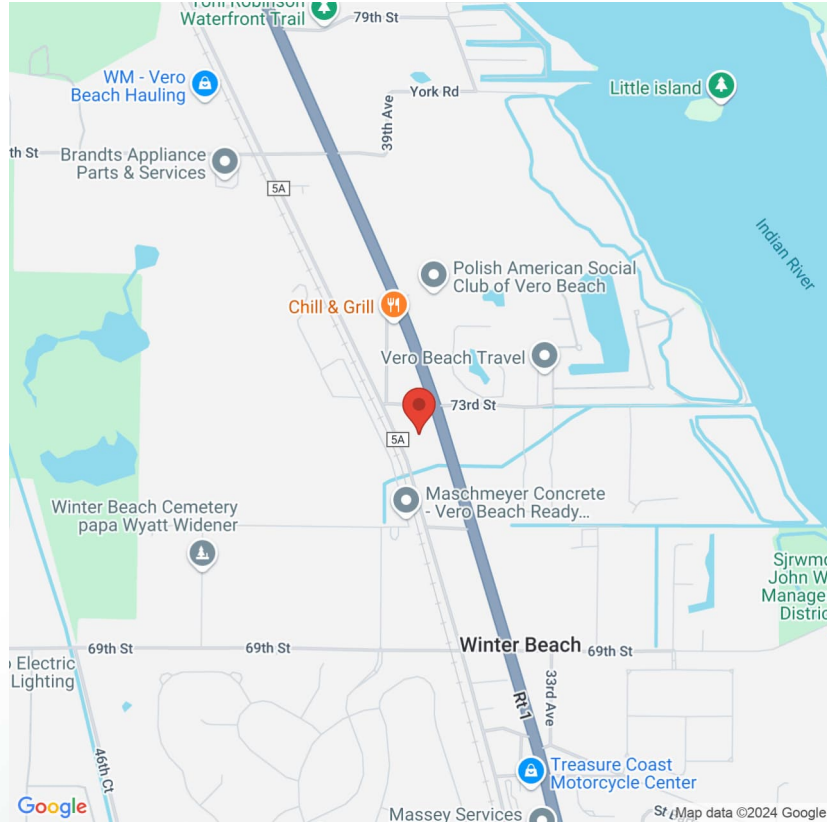


7255 US HWY 1  
Vero Beach, FL 32967

Price  
\$2,800,000.00

Disclaimer: This information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Mills Commercial Real Estate Group, LLC and should not be made available to any other person or entity without the express written consent of Mills Commercial Real Estate Group, LLC. The Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Mills Commercial Real Estate Group, LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial conditions of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Mills Commercial Real Estate Group, LLC has not verified, and will not verify, any of the information contained herein, nor has Mills Commercial Real Estate Group, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provide. All potential buyers must take appropriate measures to verify all of the information set forth herein.

- Two Parcels:
- 7255 US Highway 1 North – 6 acres, zoned CG (General Commercial)
- 7155 US Highway 1 South – 6 acres, zoned CH (Heavy Commercial)
- For permitted zoning uses, please refer to the enclosed Indian River County, FL Code of Ordinances.







Status:	Active
Price:	\$2,800,000.00
Type:	Commercial
Lot Size:	(2) 6 Acres for total 12
Zoning Type:	Lot 7155 (CG) Lot 7255 (CH)
Flood Zone:	Zoned X
Taxes / Year:	11,794 For Both Parcels / 2024
Traffic Volume:	30,000
Traffic Volume Year:	2021

### Title: Prime 12-acre Commercial Land Parcel on US #1, Vero Beach, FL

Take advantage of this remarkable opportunity to invest in 12 acres of commercially zoned land prominently located on US Highway 1 in the heart of Vero Beach, Florida. Boasting over 1,306 feet of frontage on both US #1 and Old Dixie Highway, this property is truly a developer's dream with its exceptional visibility and accessibility.

This exceptional plot can be subdivided into two equally sized parcels of 6 acres each, offering an added flexibility for prospective investors. The location provides an extraordinary daily traffic count of 30,000, offering unparalleled exposure for any business that occupies the space.

Ideally situated just 2.35 miles north of 53rd Street, the property enjoys proximity to a commercial hub hosting an array of established businesses, including Publix, CVS, Walgreens, and a variety of other retail stores.

The property is strategically positioned between 71st and 73rd streets, offering hassle-free ingress and egress from Old Dixie to the west.

Capture the potential of Vero Beach's thriving commercial scene with this 12-acre plot, perfect for building your next commercial venture or real estate development project.