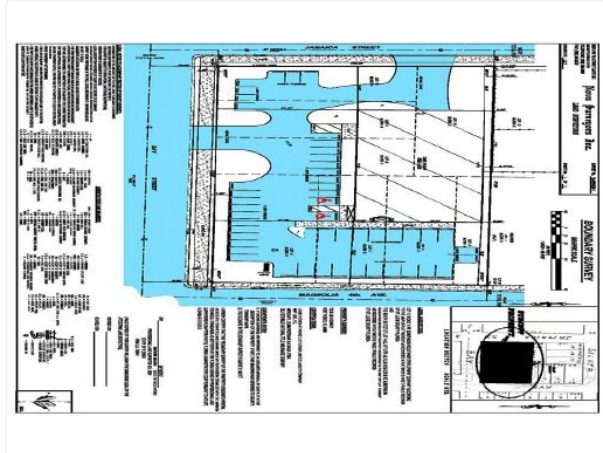


## FORMER FAMILY DOLLAR – FORT PIERCE, FLORIDA



### 725 S US Highway 1

725 S US Highway 1, Fort Pierce, FL 34950

#### Property Details

RSI is pleased to present to you 725 Old US Highway 1 Ft. Pierce, FL. 34950. This corner storefront works great for any type of business offers large parking lot, open layout with private bathroom, loading zone with roll up door and great visibility lots of parking and easy deliver for 18 wheelers. Freestanding former Family Dollar store located on the NWC of South US Hwy 1 & Georgia Ave in downtown Fort Pierce. This is a traffic lit intersection with 36,500 AADT at the intersection (34,500 AADT on US Hwy 1). The property is approximately 1 acre with 55 parking spaces on site. The building has 10,472 SF Net Useable Area and the interior is a clear span with no columns. Small back room area and two handicap accessible bathrooms. Located just south of the Fort Pierce bridge and causeway to Hutchinson Island and the North Causeway leading to Fort Pierce Inlet State Park and the South Beach/North Hutchinson Island area.

**Price: \$16.00 /SF/YR**

- corner, great visibility lots of traffic
- lots of parking easy 18wheeler delivery
- monument sign, high ceilings

View the full listing here: <https://www.loopnet.com/Listing/725-S-US-Highway-1-Fort-Pierce-FL/34370695/>

Rental Rate:	\$16.00 /SF/YR
Property Type:	Retail
Property Subtype:	Freestanding
Gross Leasable Area:	10,472 SF
Year Built:	1981
Walk Score @:	65 (Somewhat Walkable)
Taxes:	\$0.13 USD/SF/MO
Operating Expenses:	\$0.00 USD/SF/MO
Rental Rate Mo:	\$1.33 /SF/MO



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