

SALE

1204 SOUTH U.S. 1

1204 South U.S. 1 Vero Beach, FL 32962



OFFERING SUMMARY

Sale Price:	\$900,000
Building Size:	2,000 SF
Lot Size:	0.91 Acres
Number of Units:	1
Price / SF:	\$450.00
Year Built:	1963
Zoning:	Commercial Limited

PROPERTY OVERVIEW

Take advantage of this rare opportunity to own a 2,000 sq ft commercial building with excellent exposure along US Highway 1, just south of the busy Oslo Road corridor in Vero Beach. Situated on .91 acres and zoned Commercial Light (CL). The site features ample parking and strong signage visibility. With 28,500 vehicles per day passing by, your business will benefit from outstanding visibility and accessibility. And with Oslo Road soon connecting directly to I-95, this location is poised for even greater exposure and growth potential.

PROPERTY WEBSITE

[Click Here](#)

Andrew Gonzalez, LLC
(772) 633-7512

Linda S. Gonzalez
(772) 559-7367



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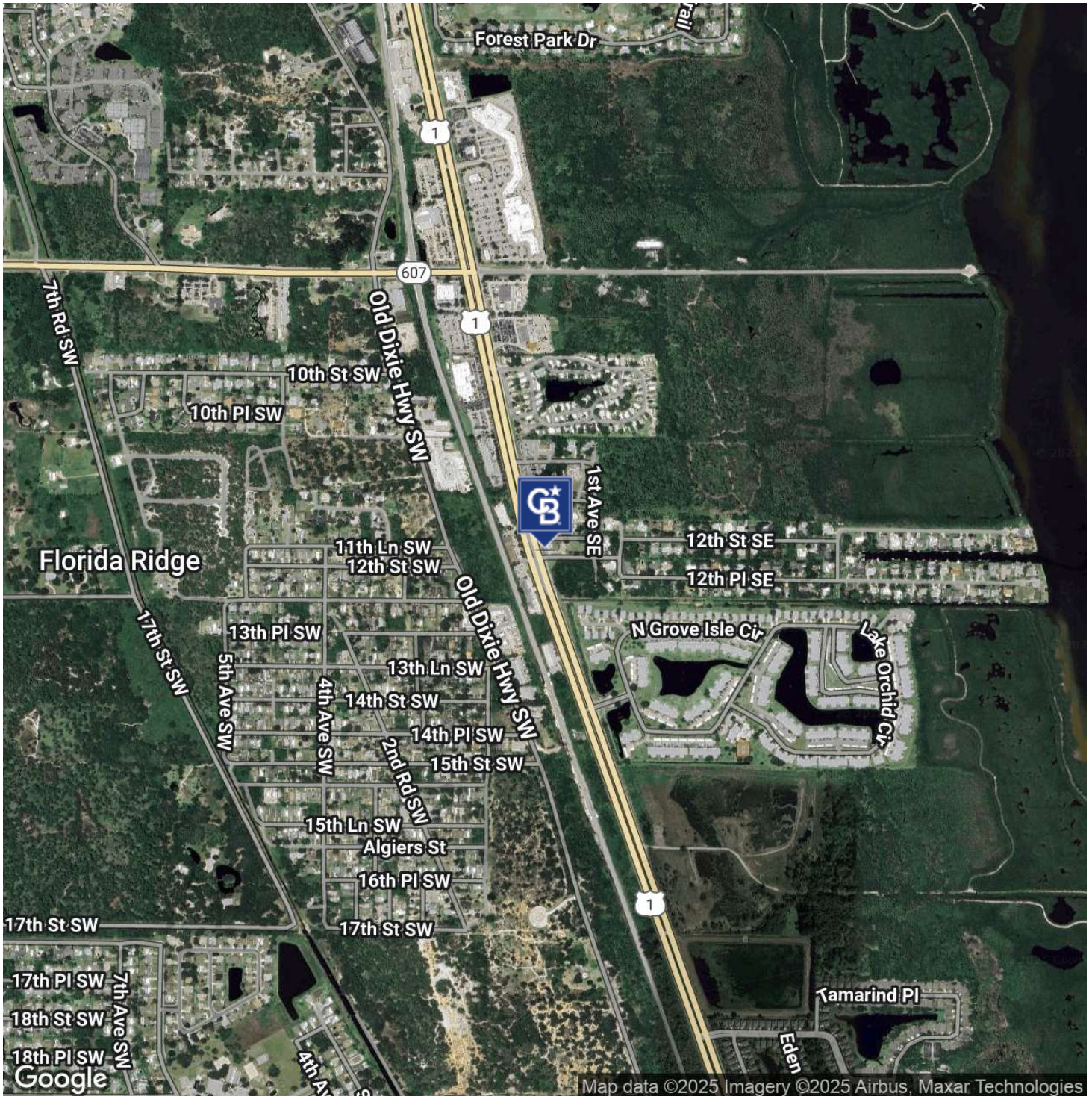


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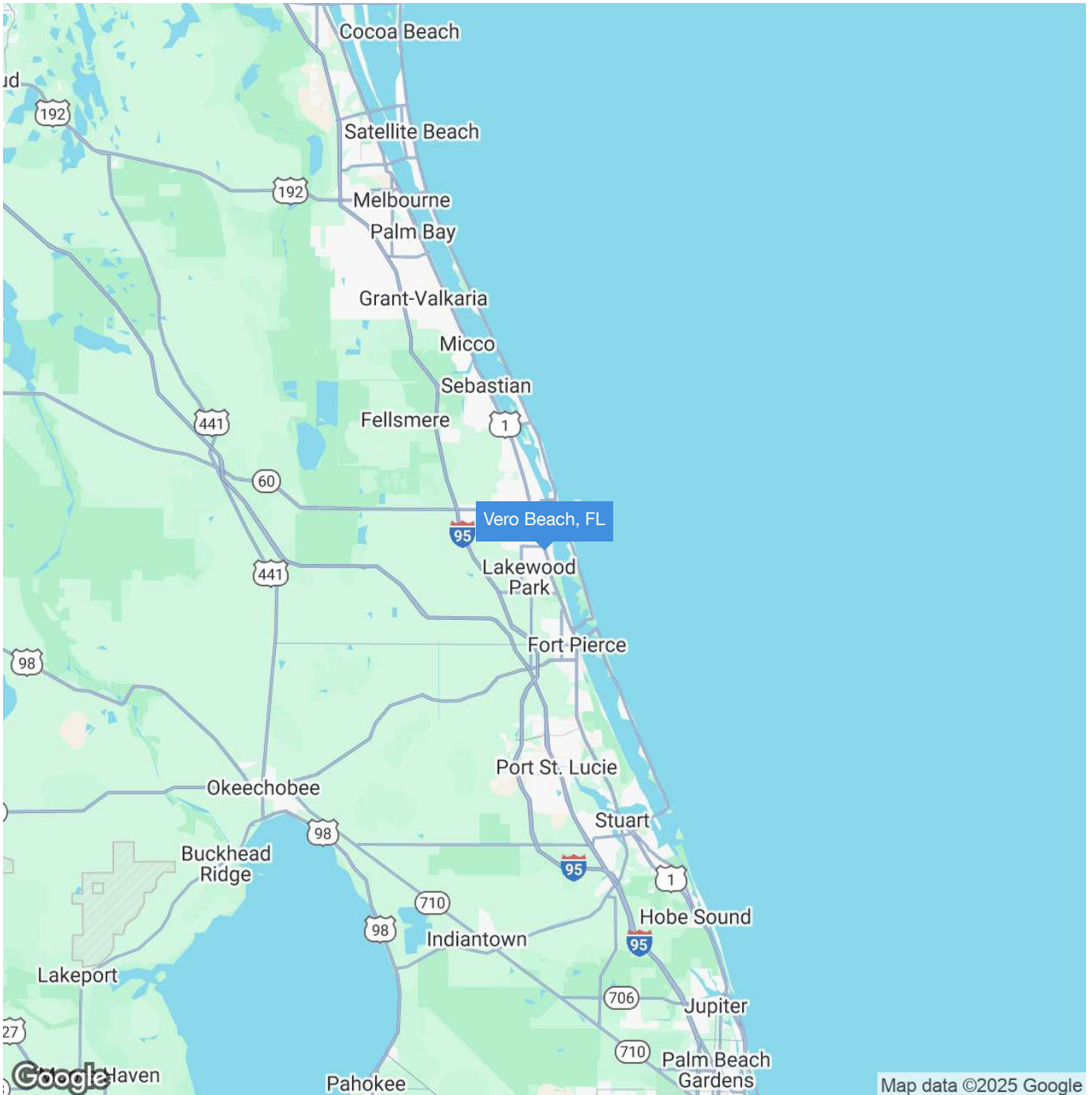


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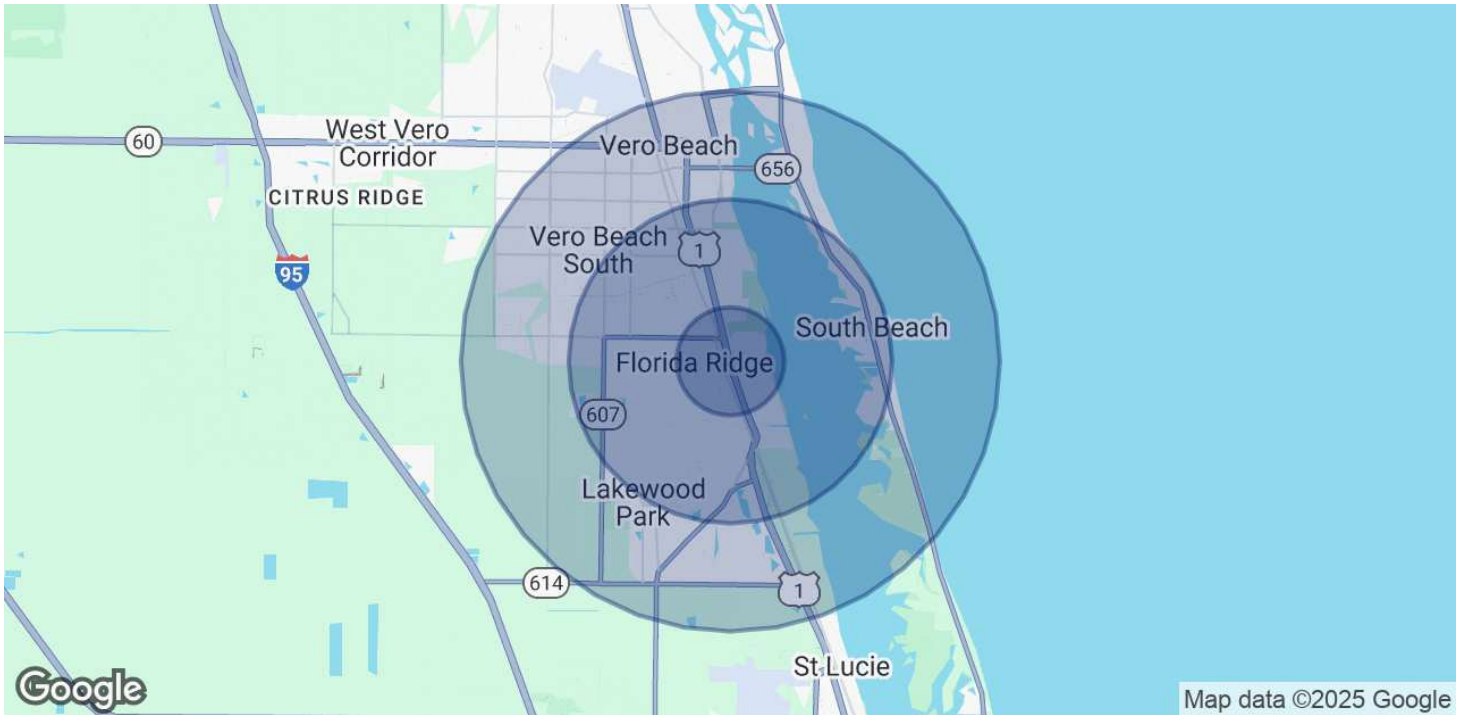


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,164	43,204	84,955
Average Age	51	48	49
Average Age (Male)	50	48	48
Average Age (Female)	52	49	49
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,975	18,836	37,631
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$82,043	\$87,909	\$89,094
Average House Value	\$313,505	\$325,966	\$367,111

Demographics data derived from AlphaMap

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