

FOR SALE

US Hwy 1 Commercial Site

7770 SOUTH U.S. HIGHWAY 1
PORT ST. LUCIE, FL 34952

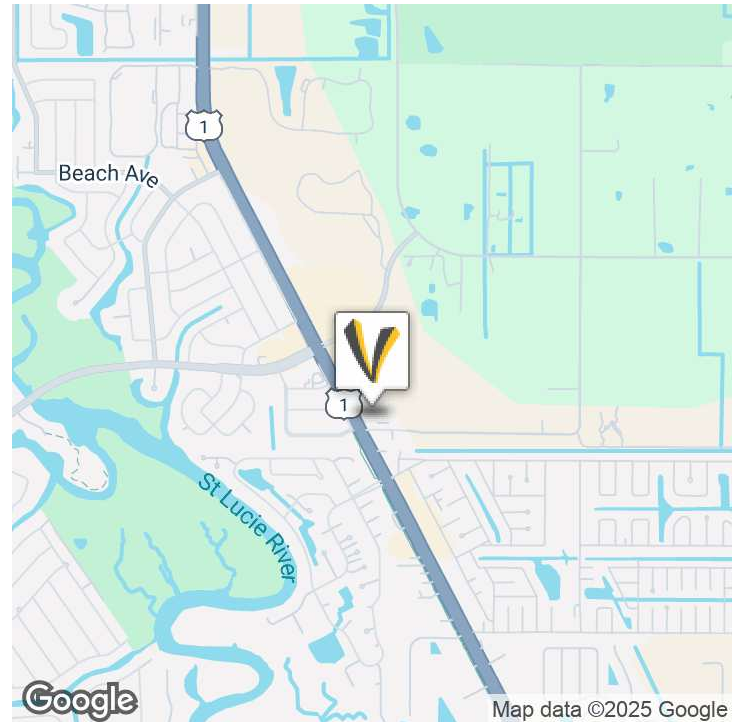


RICH VAALER

Principal Broker
772.266.9065
rich@vaaler.us



EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|---------------|--------------------|
| Sale Price: | \$1,275,000 |
| Available SF: | Vacant Lot |
| Lot Size: | 49,223 SF |
| Price / SqFt: | \$29.97 |
| Zoning: | General Commercial |
| Market: | Treasure Coast |
| Submarket: | Port St Lucie |

PROPERTY OVERVIEW

ideally zoned for General Commercial use and located in the thriving Treasure Coast area. Situated on the sought-after South U.S. Highway 1, this property offers unparalleled visibility and strategic positioning for retail and land investors. Boasting a high-traffic location and surrounded by established businesses, it presents an ideal opportunity for a retail-pad investment with the potential to capture the area's bustling consumer base. With its prime zoning and strategic location, this property offers the perfect canvas for a lucrative retail development in the dynamic Treasure Coast market.

PROPERTY HIGHLIGHTS

- Free Standing Parcel
- North/South Access Via Turn Lane
- Corner Lot
- 50,000 + VPD
- Flat, Clean, Level
- Ideal for QSR, Car Wash, Boat/Car Sales



OFFICE LOCATIONS

211 Gibson St NW
Leesburg, VA. 20176

1SE Ocean Blvd
Stuart, FL 34994

FOR MORE INFORMATION CONTACT:

RICH VAALER Principal Broker
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ADDITIONAL PHOTOS



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211 Gibson St NW
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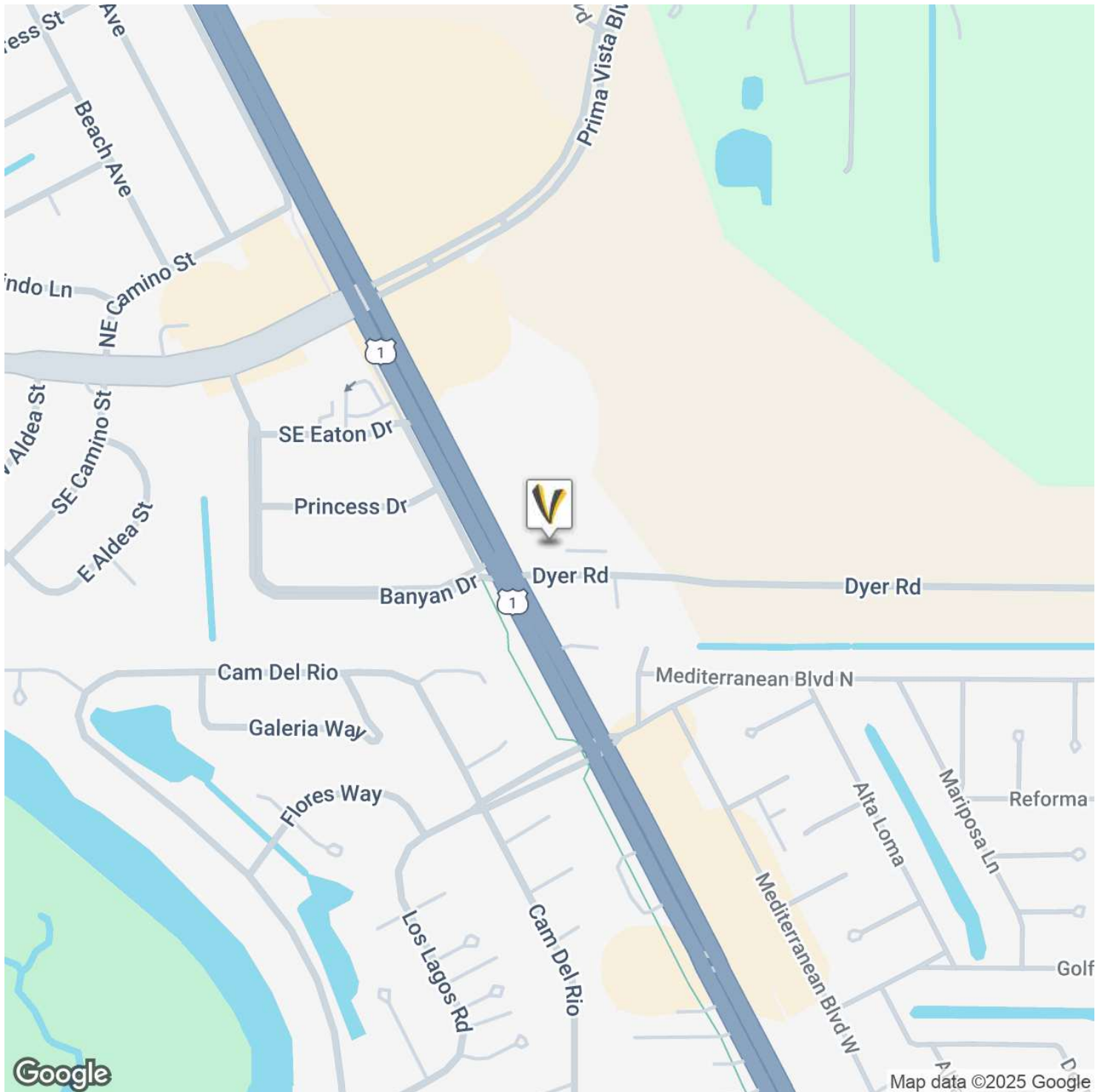
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LOCATION MAP



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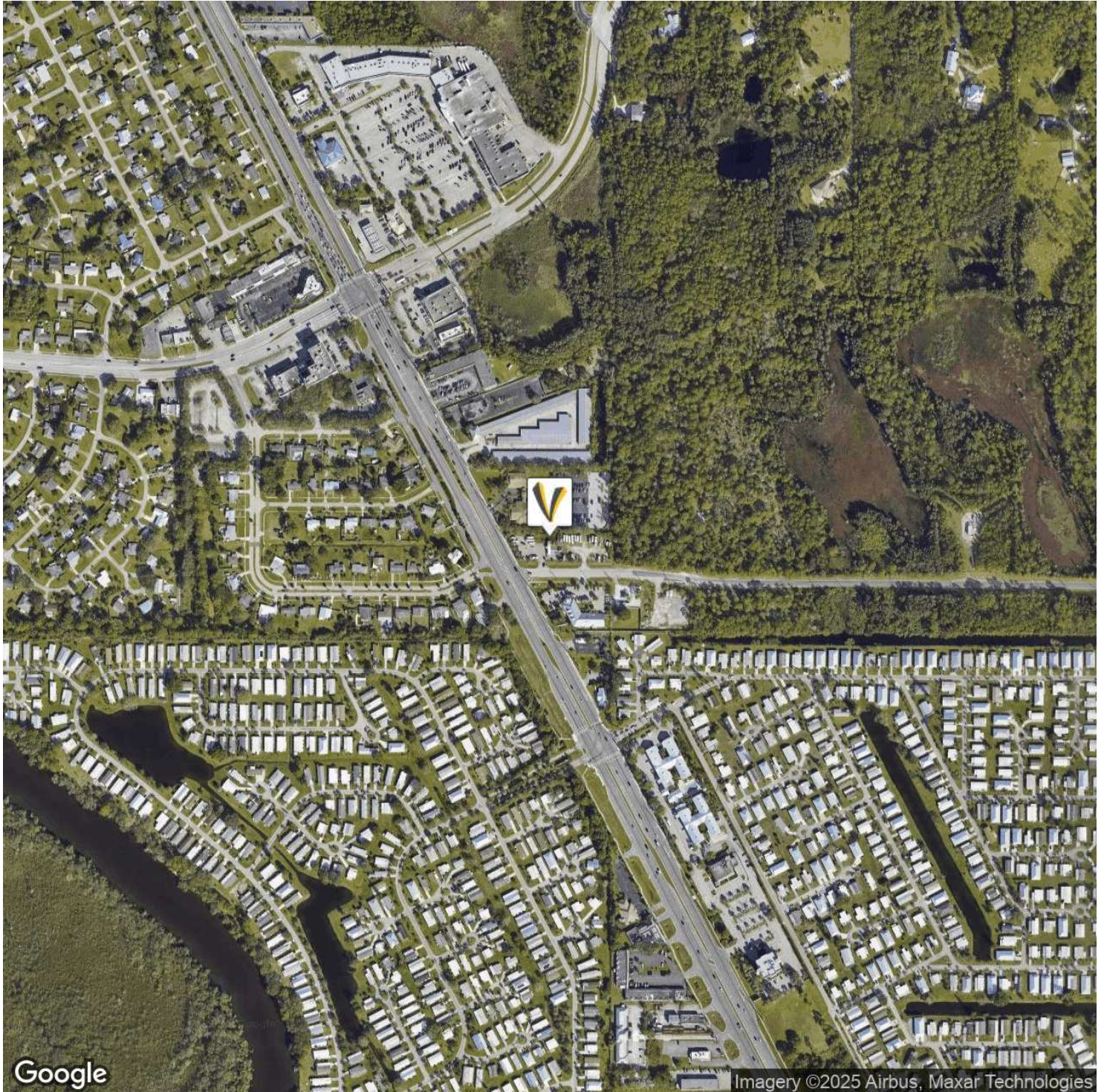
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AERIAL MAP



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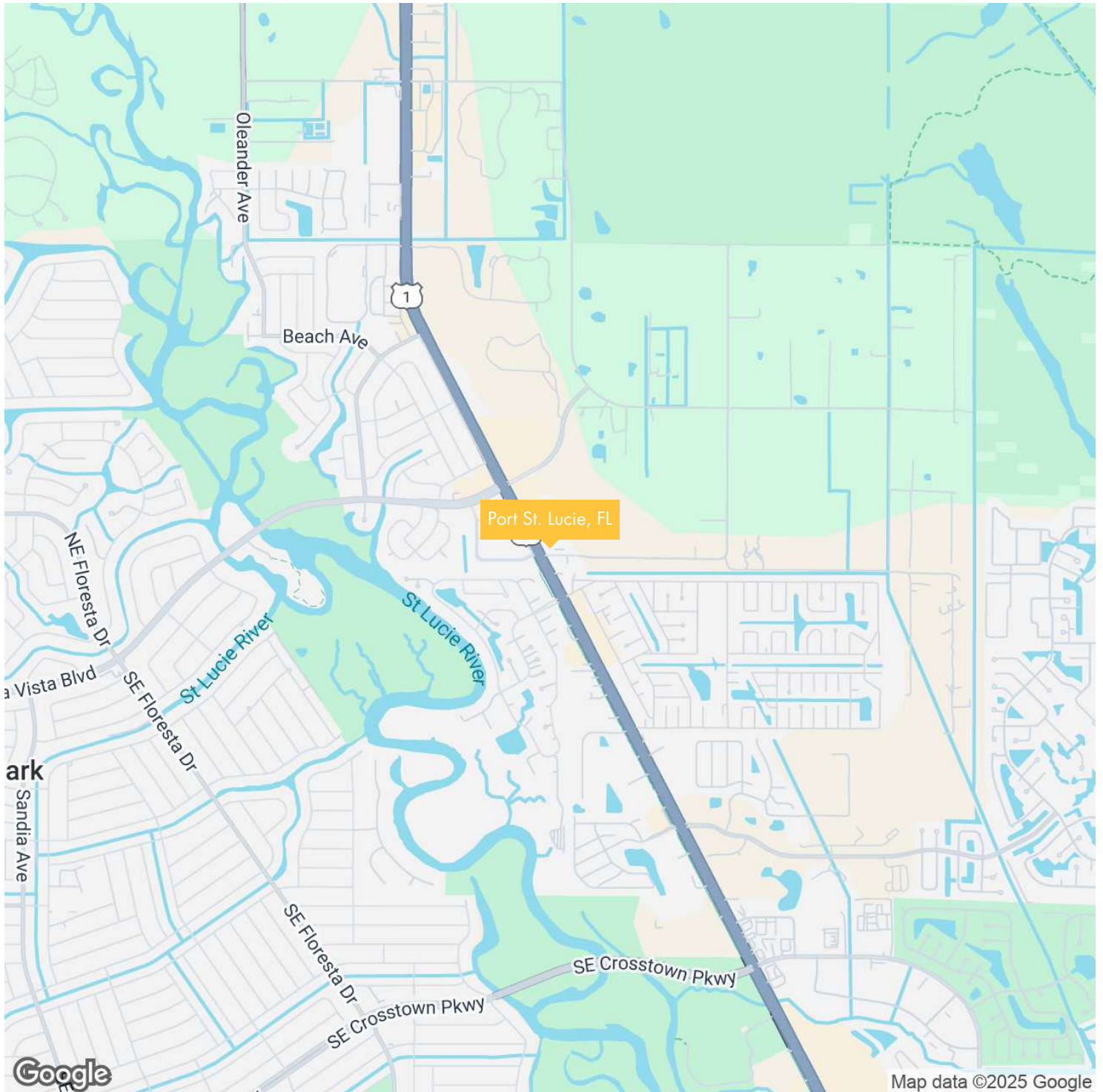
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REGIONAL MAP



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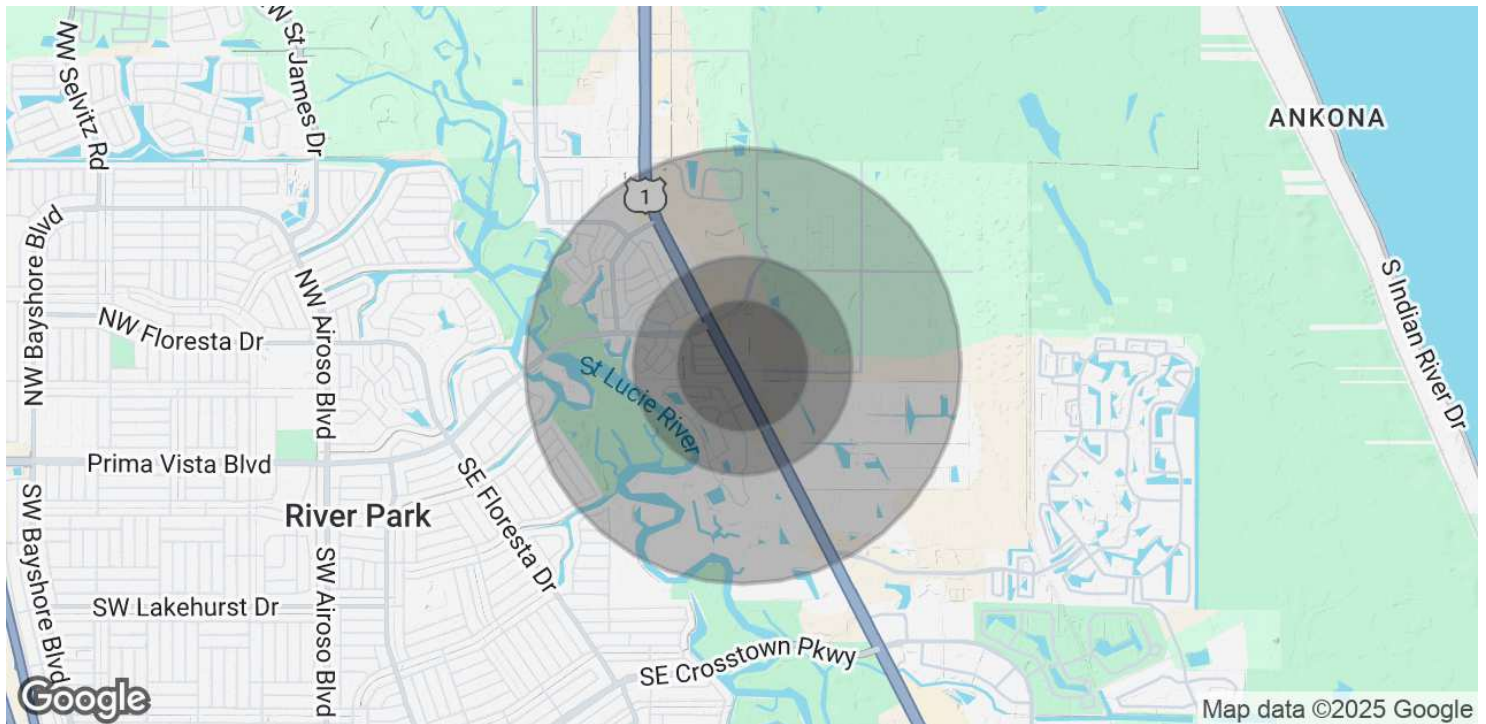
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DEMOGRAPHICS MAP & REPORT



| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 308 | 1,656 | 6,366 |
| Average Age | 64 | 60 | 57 |
| Average Age (Male) | 63 | 59 | 55 |
| Average Age (Female) | 65 | 62 | 58 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 183 | 935 | 3,371 |
| # of Persons per HH | 1.7 | 1.8 | 1.9 |
| Average HH Income | \$56,816 | \$63,160 | \$70,698 |
| Average House Value | \$138,767 | \$177,194 | \$218,902 |

Demographics data derived from AlphaMap



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