

FOR SALE

US Hwy 1 Commercial Site

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

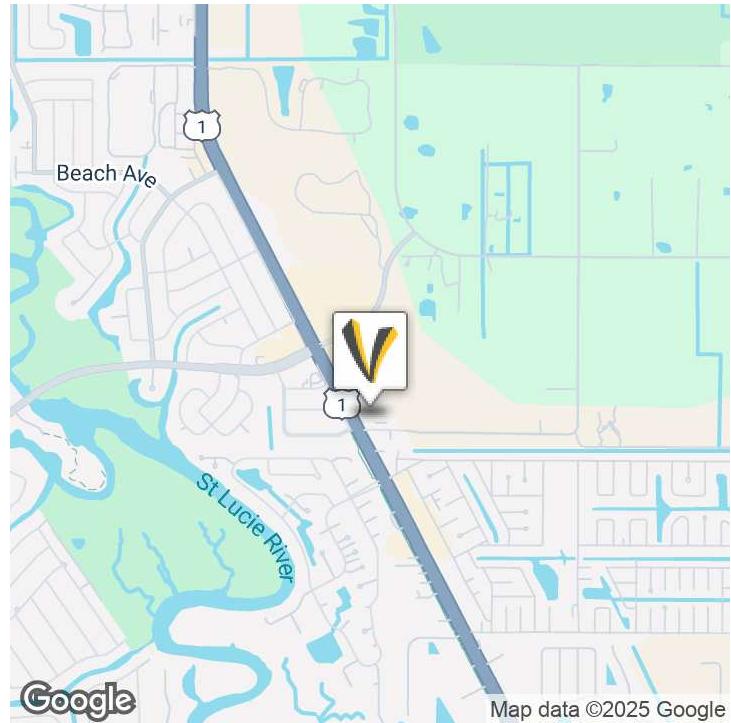


RICH VAALER

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:

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ADDITIONAL PHOTOS



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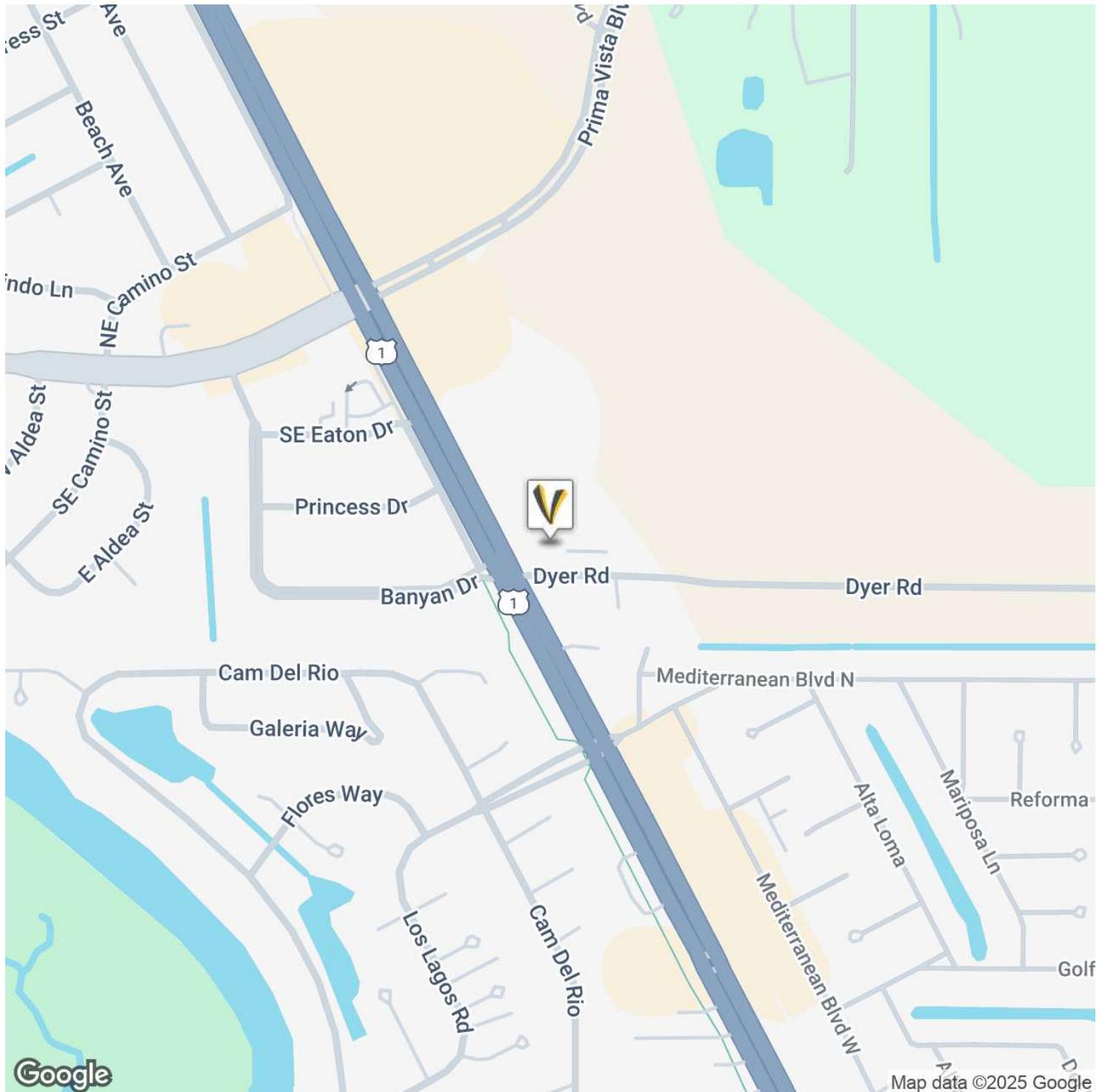
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LOCATION MAP



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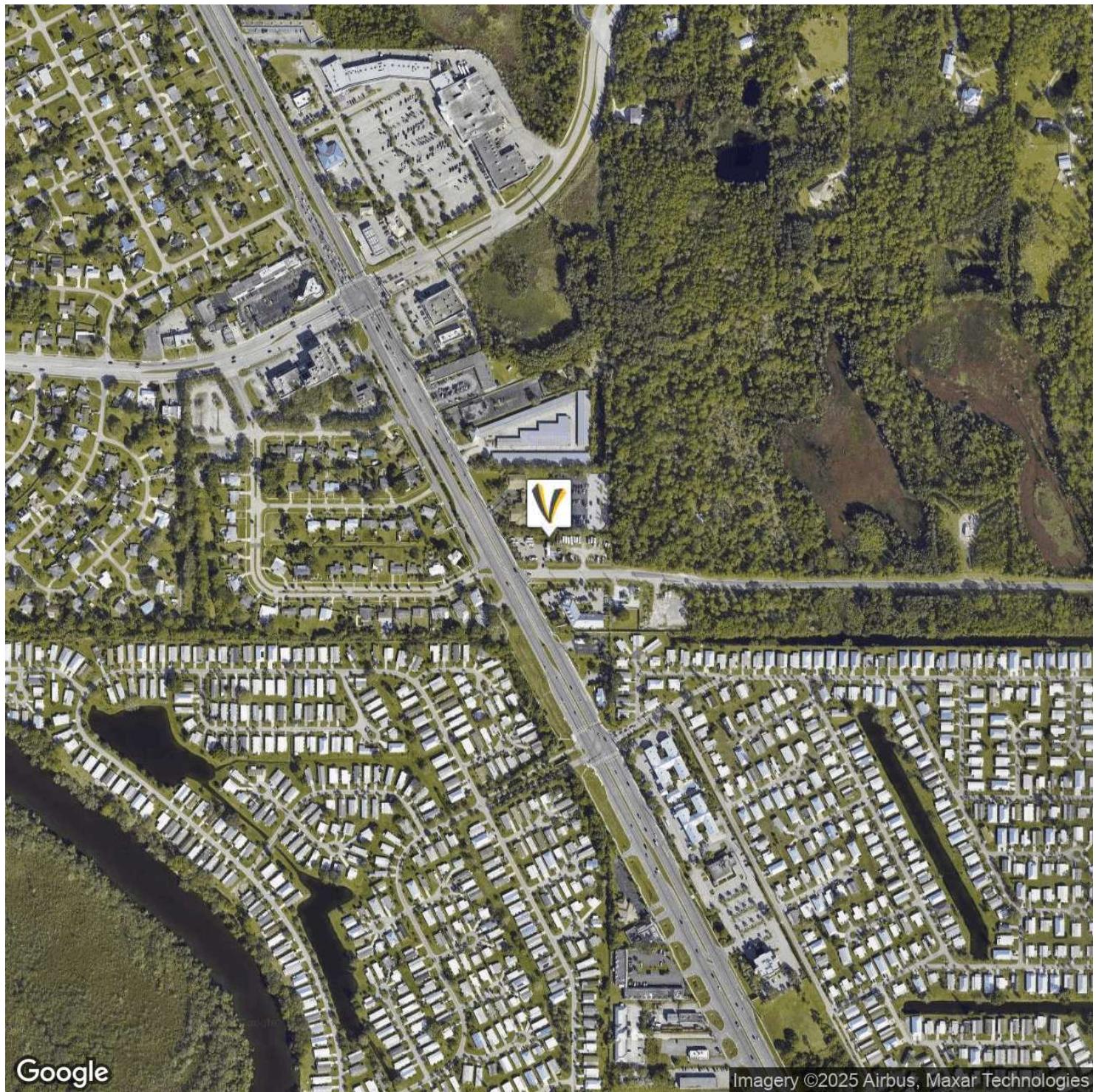
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AERIAL MAP



Google

Imagery ©2025 Airbus, Maxar Technologies



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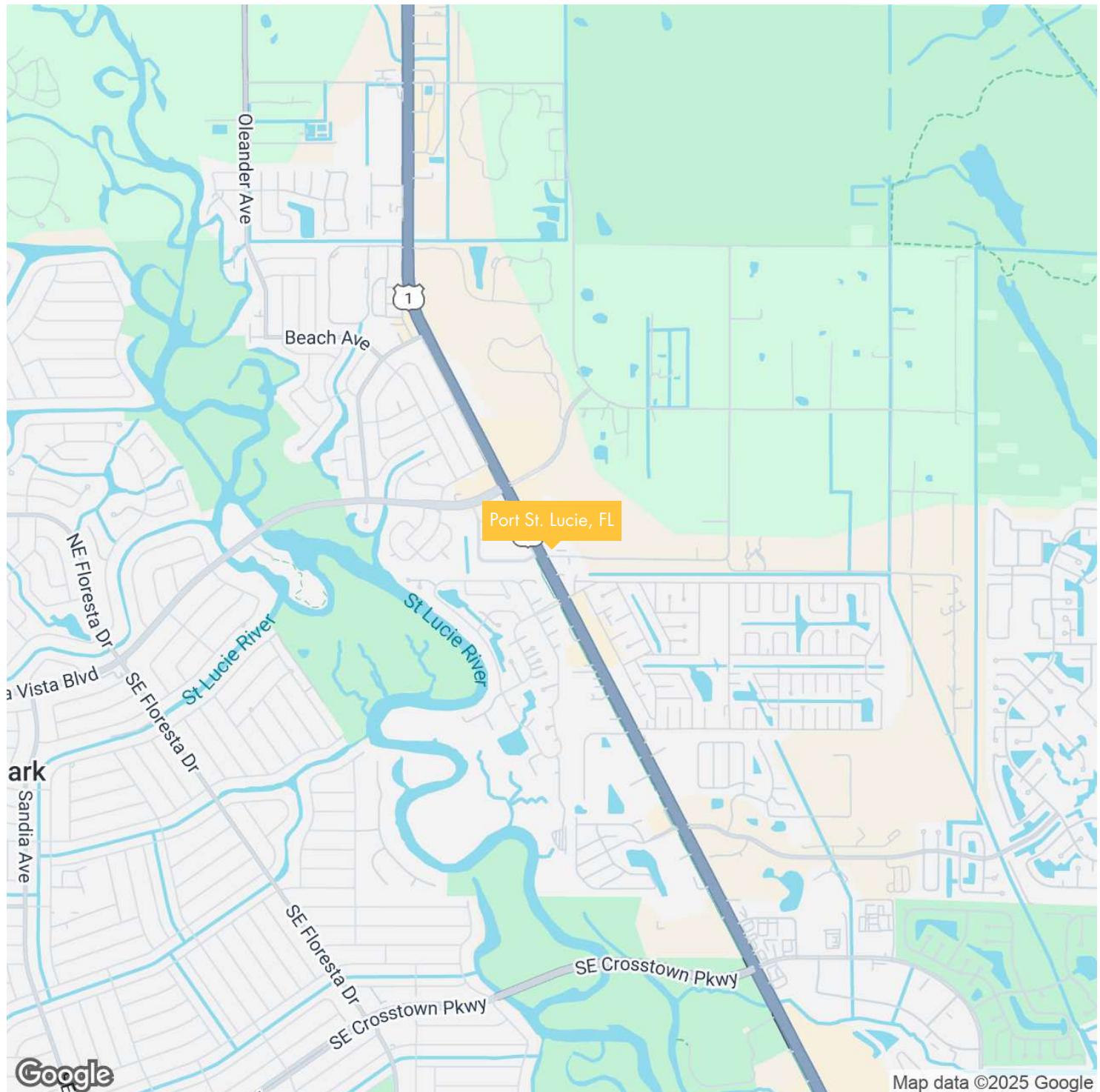
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REGIONAL MAP



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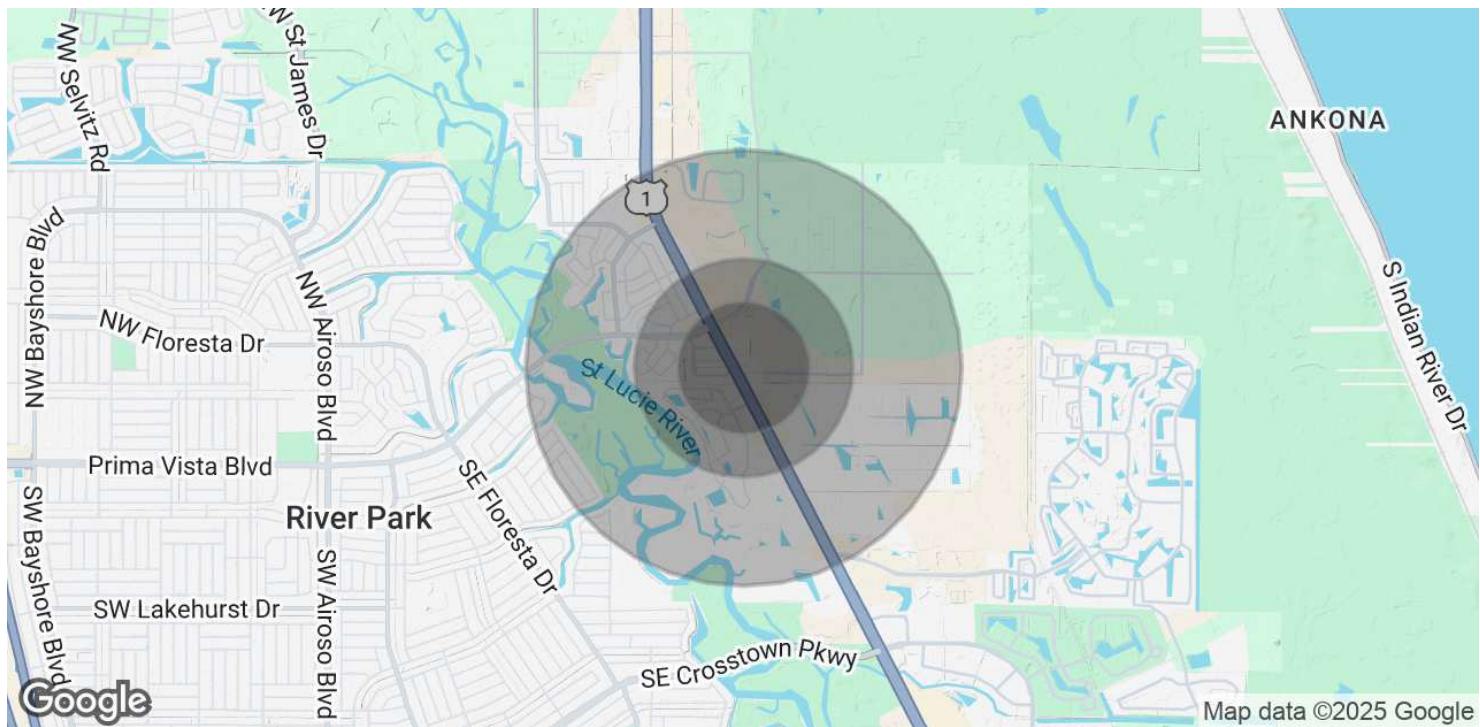
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DEMOCRAPHICS MAP & REPORT



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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