

FOR SALE

Port St Lucie Turnkey Established Auto Sales Business + Real Estate

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:	\$997,000
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
- Established Auto Sales Business (32 years)
- North/South Access Via Turn Lane
- Corner Lot/48,000 + VPD
- Flat, Clean, Level with Storage Lot in Rear
- Redevelopment Potential
- Ideal for All Types of Auto Services & Retail



OFFICE LOCATIONS

211 Gibson St NW
Leesburg, VA. 20176

1SE Ocean Blvd
Stuart, FL 34994

FOR MORE INFORMATION CONTACT:

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

ADDITIONAL PHOTOS



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211 Gibson St NW
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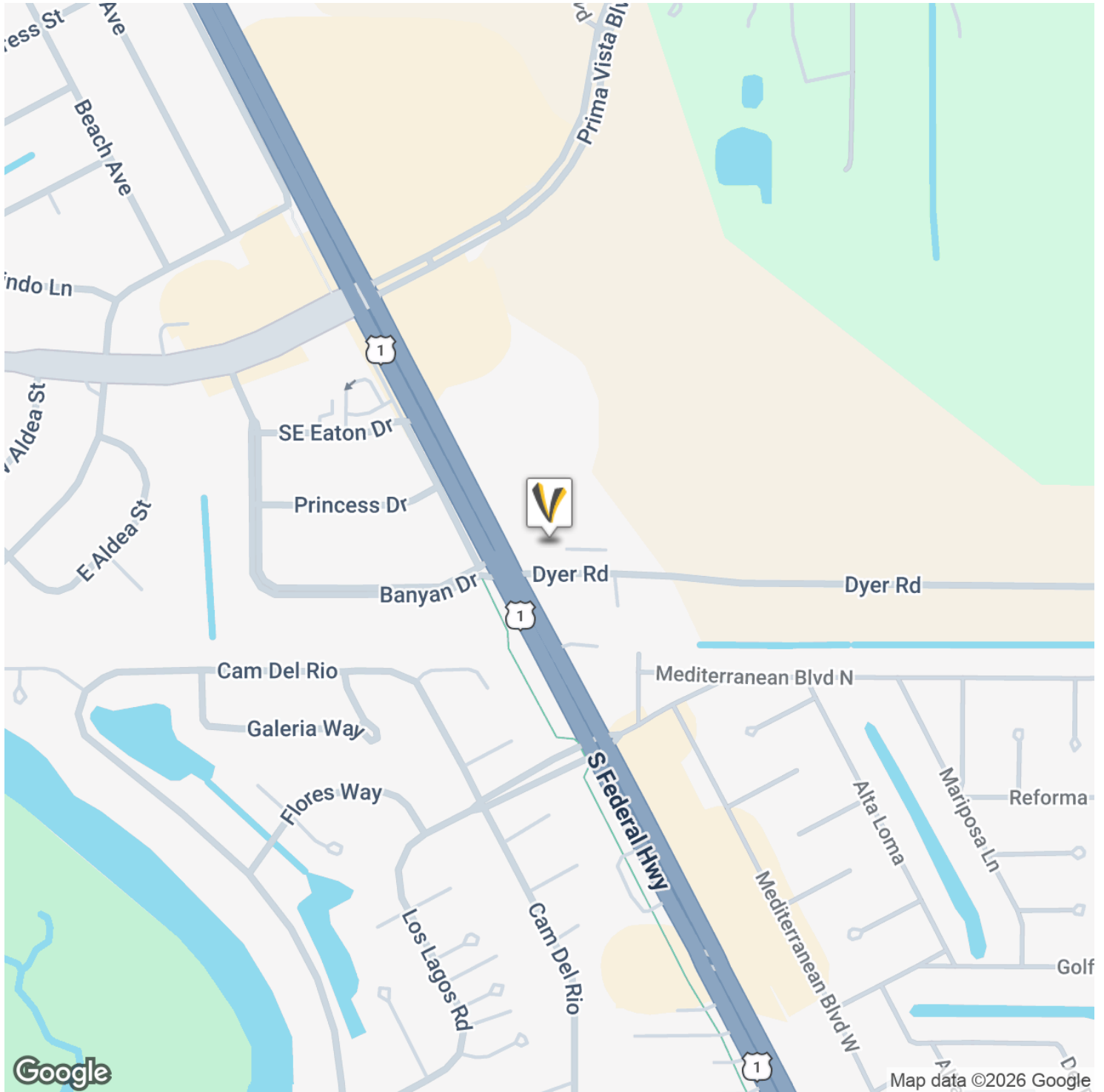
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LOCATION MAP



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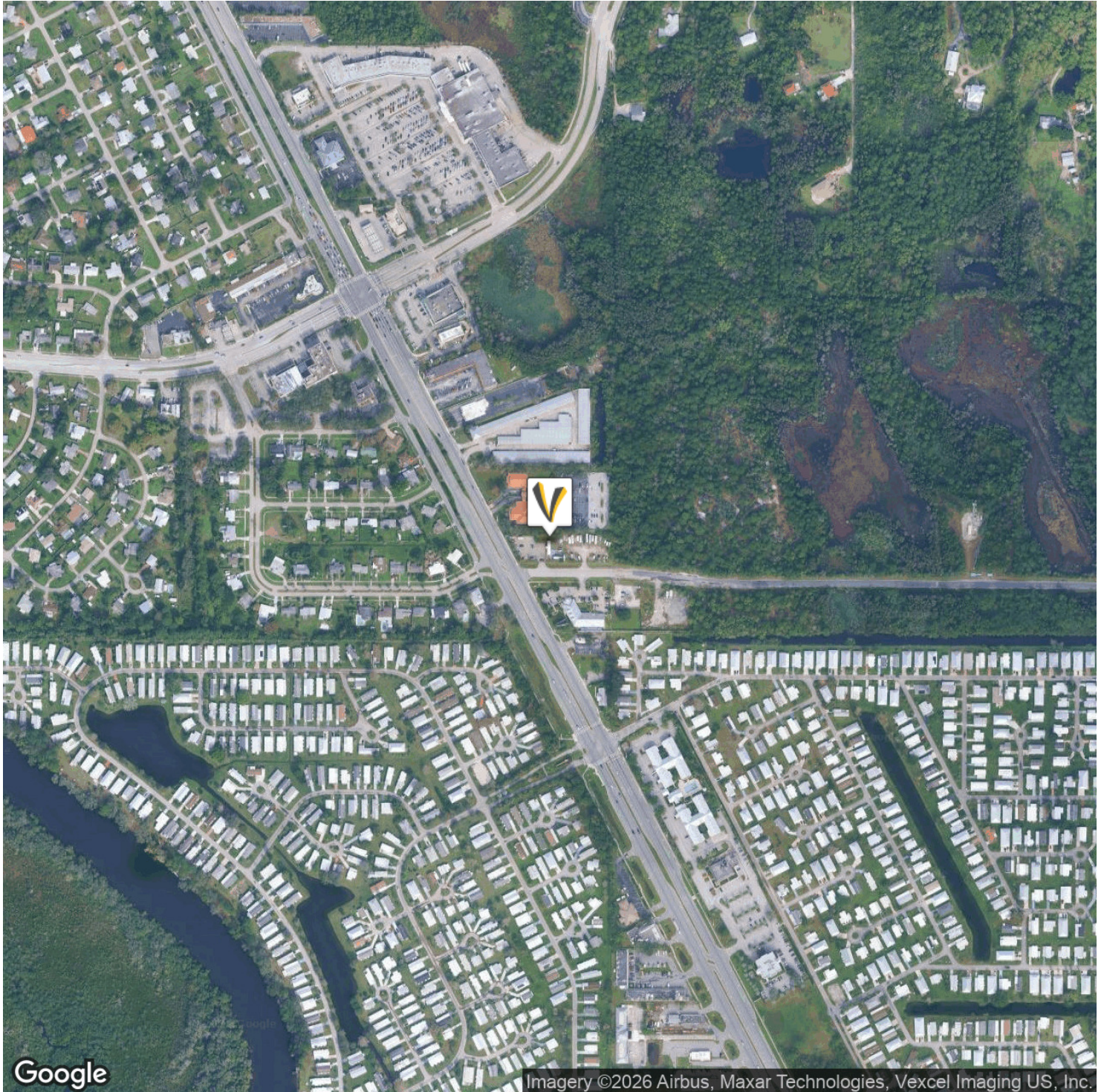
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AERIAL MAP



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REGIONAL MAP



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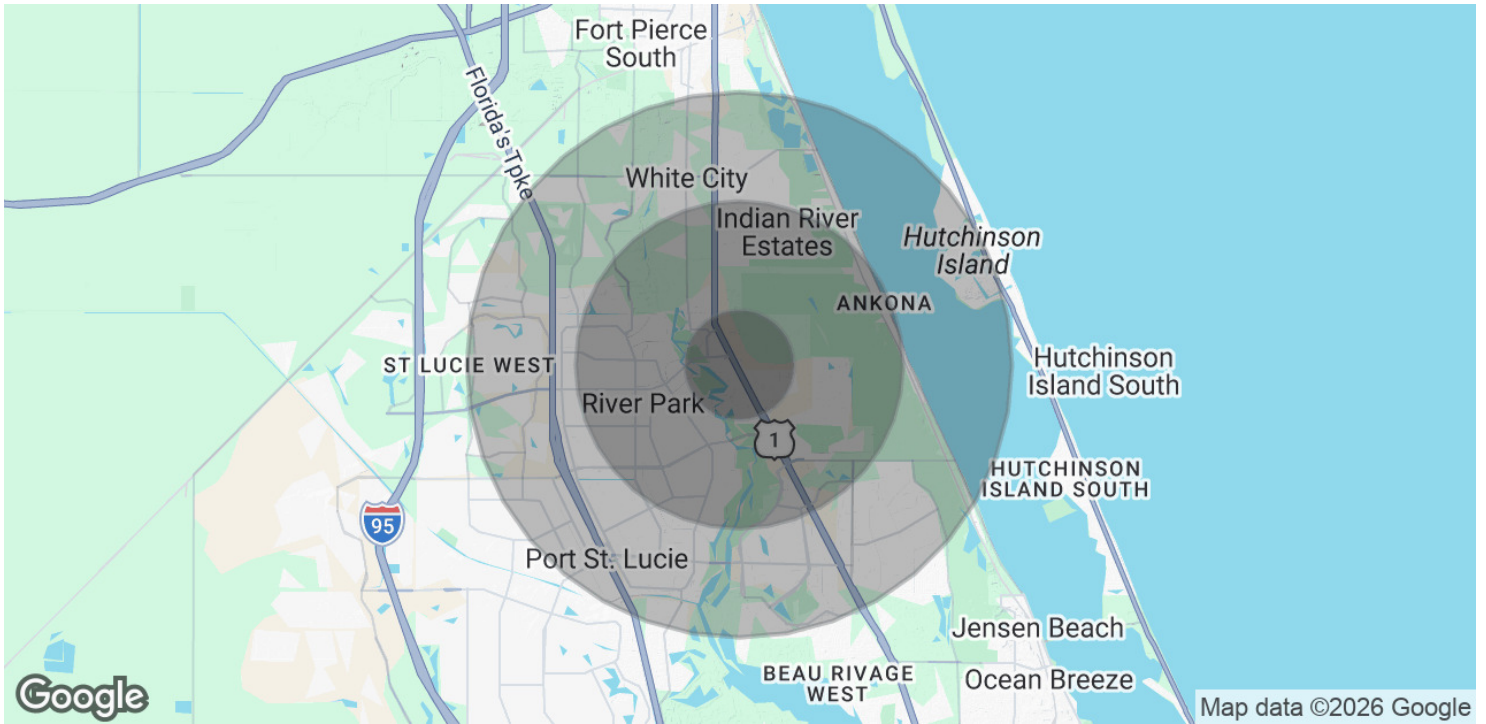
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,815	55,700	139,979
Average Age	56.8	44.9	45.0
Average Age (Male)	54.1	44.2	44.7
Average Age (Female)	59.3	46.9	46.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,482	22,217	52,876
# of Persons per HH	1.9	2.5	2.6
Average HH Income	\$64,484	\$79,876	\$86,661
Average House Value	\$155,857	\$253,996	\$291,049

2023 American Community Survey (ACS)



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