

FOR SALE

Fort Pierce US 1 Retail

1102 S US HIGHWAY 1
FORT PIERCE, FL 34950

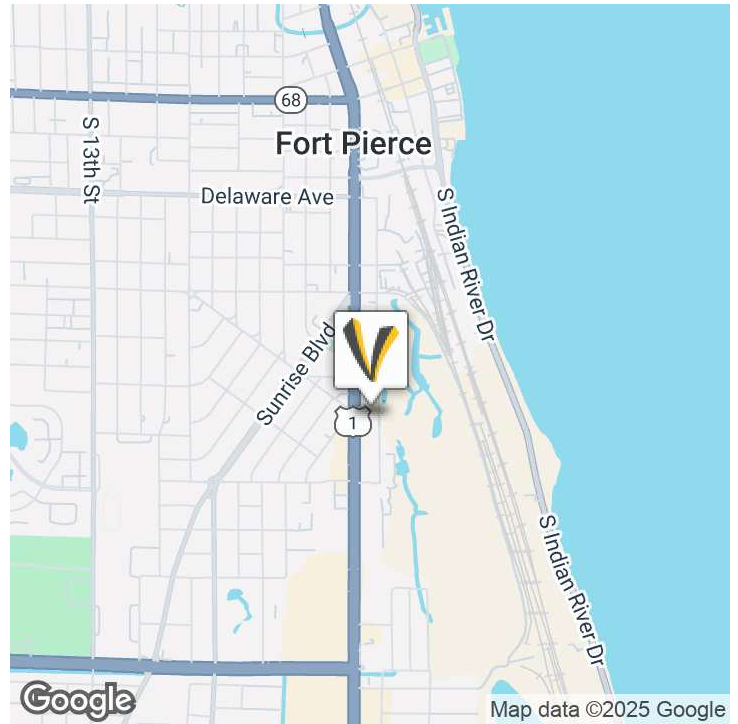


RICH VAALER

Principal Broker
772.266.9065
rich@vaaler.us



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,760,000
Building Size:	20,736 SF
Available SF:	20,736 SF
Lot Size:	34,005 SF
Number of Units:	2
Price / SF:	\$133.10
Year Built:	1951
Zoning:	C-3
Market:	Treasure Coast
Submarket:	Fort Pierce

PROPERTY OVERVIEW

The property provides an ideal space for a variety of commercial needs. With ample parking, high visibility, and easy access to US Hwy 1 at hard corner with traffic light, it ensures convenience for both tenants and clients. The property can accommodate various business requirements while offering flexibility and comfort. Ideal for retail, showroom, event center, wedding/party venue and many other retail uses.

PROPERTY HIGHLIGHTS

- Retail/showroom
- US Hwy 1 Frontage
- Ideal for Event /Party/Wedding Venue
- Extra Parking Lot Adjacent
- Hard Corner with Traffic Light



OFFICE LOCATIONS

211 Gibson St NW
Leesburg, VA. 20176

1SE Ocean Blvd
Stuart, FL 34994

FOR MORE INFORMATION CONTACT:

RICH VAALER Principal Broker
rich@vaaler.us (P) 772.266.9065 (C) 703.431.4513

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ADDITIONAL PHOTOS



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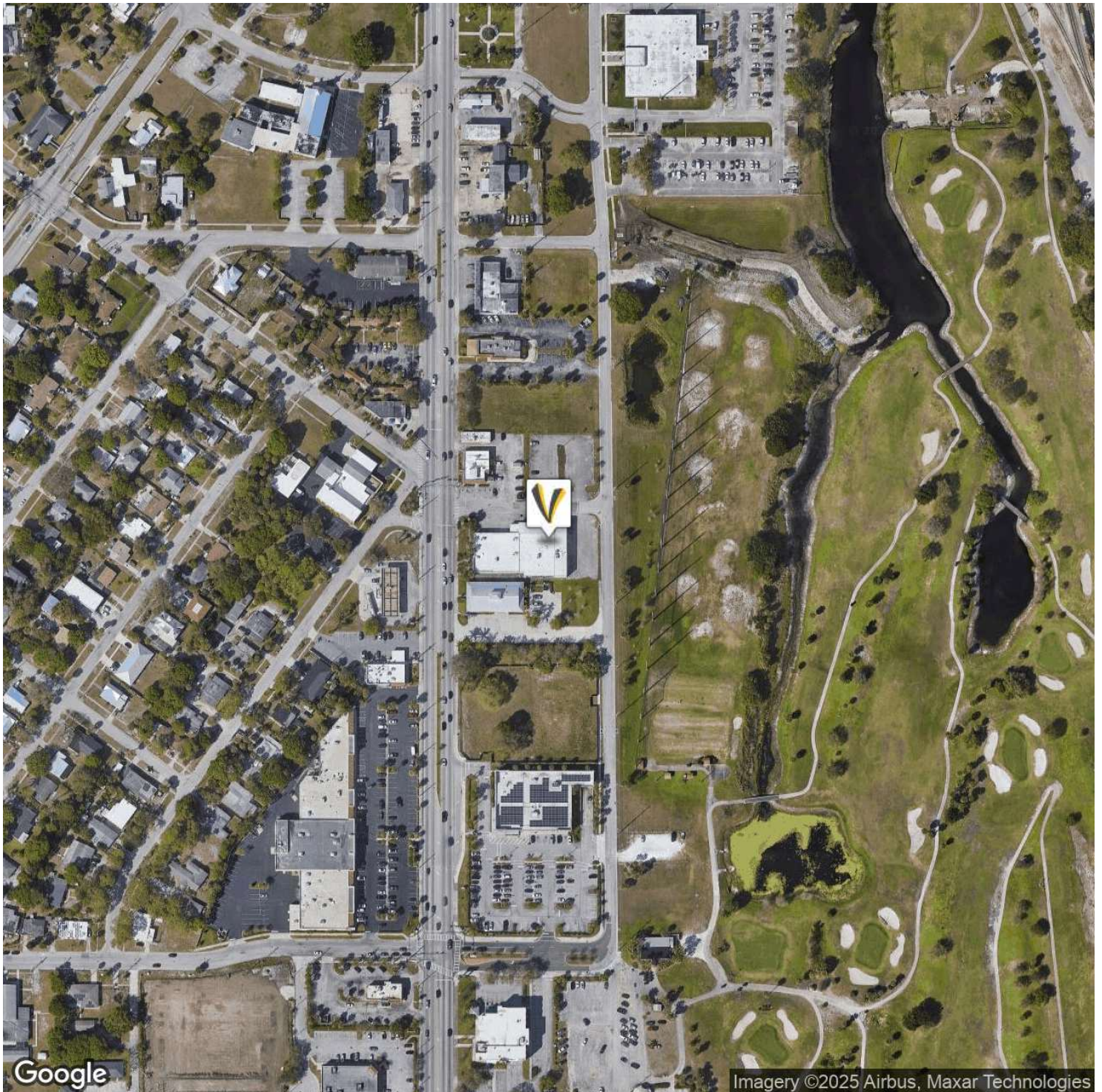
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AERIAL MAP



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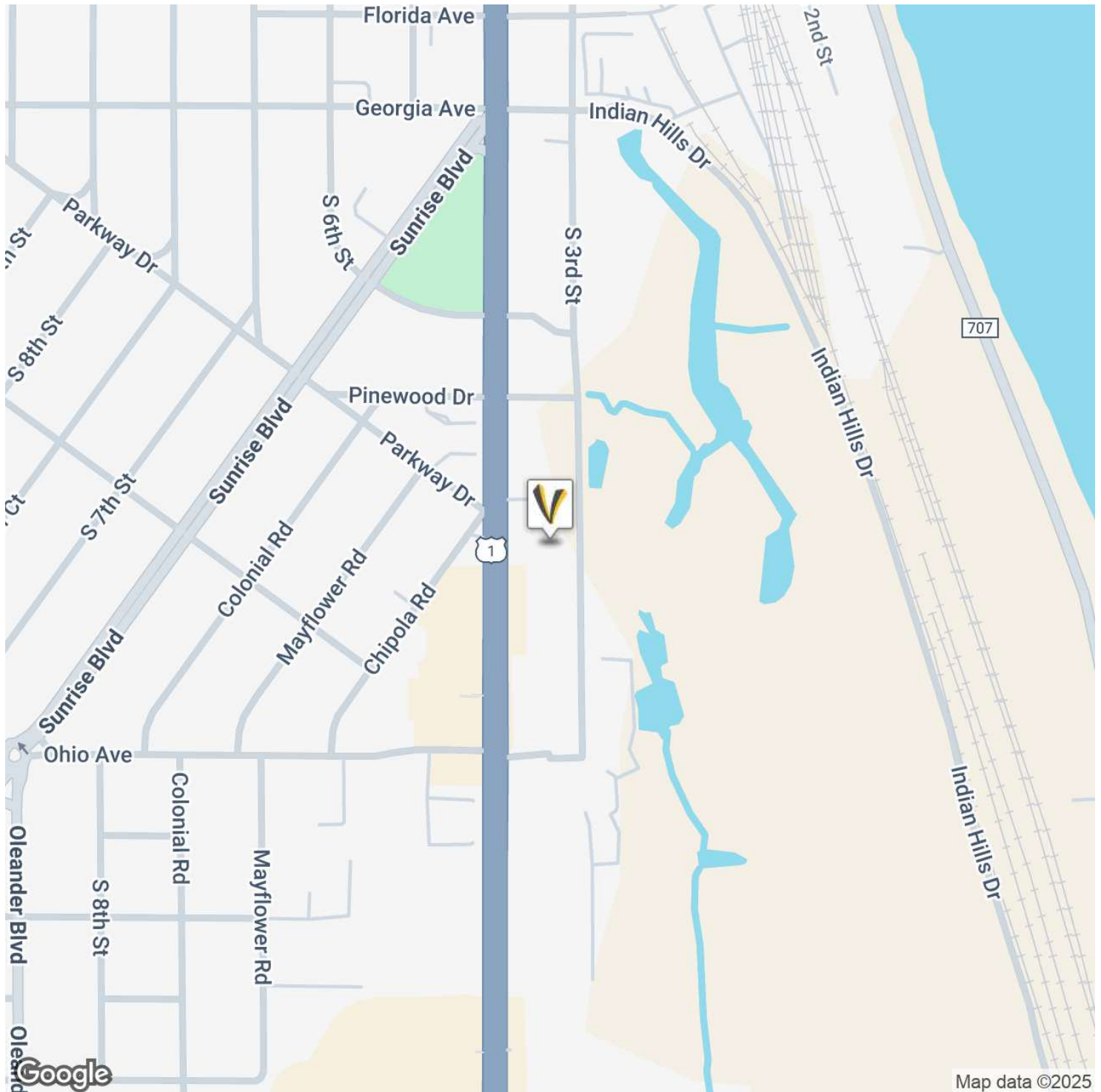
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LOCATION MAP



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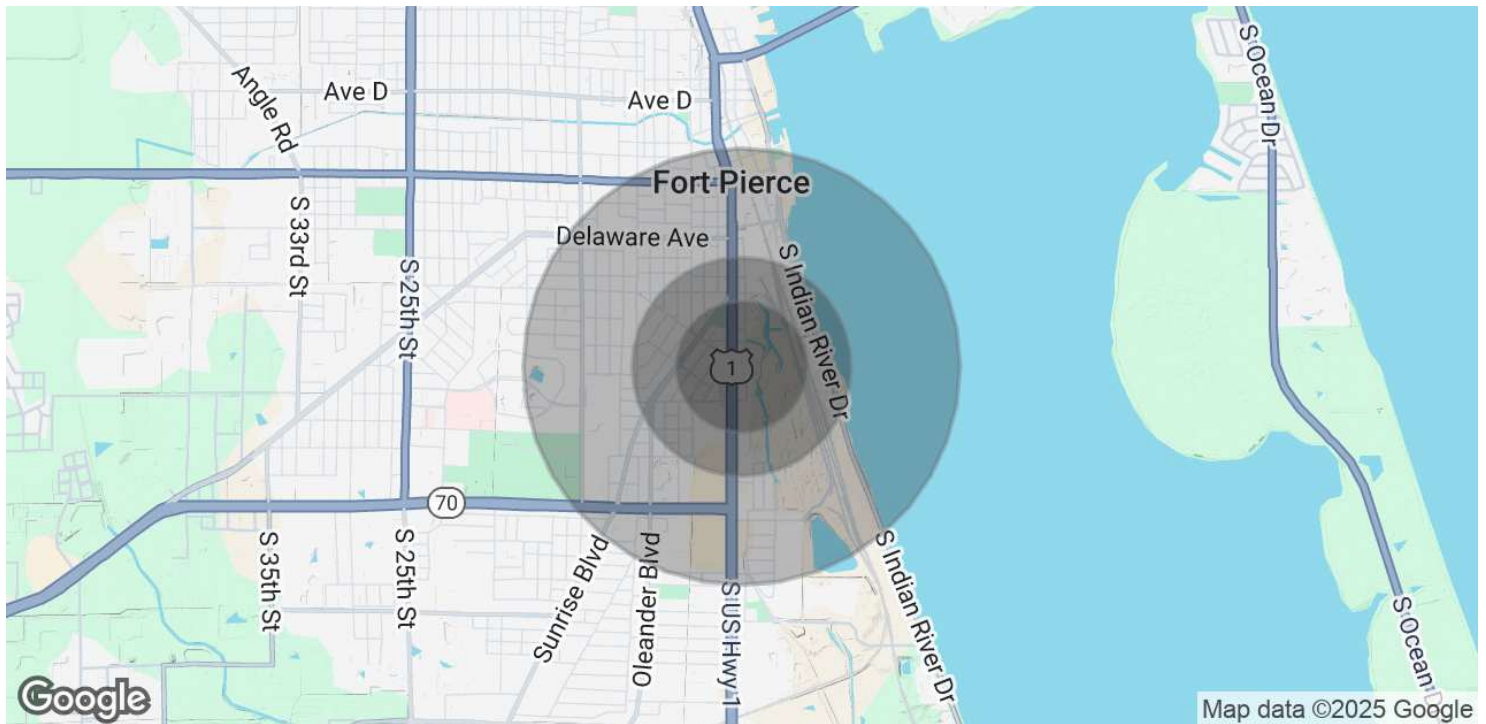
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DEMOGRAPHICS MAP & REPORT



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	496	2,177	7,194
Average Age	38	39	39
Average Age (Male)	37	38	38
Average Age (Female)	38	40	40

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	167	809	2,619
# of Persons per HH	3	2.7	2.7
Average HH Income	\$56,603	\$54,120	\$56,438
Average House Value	\$253,494	\$250,806	\$301,244

Demographics data derived from AlphaMap



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