

For Sale \$1.6MM

8267 S US Hwy 1
Port Saint Lucie, FL

3,292 Sq Ft - General Commercial



Alex Rodriguez-Torres

Phone: (772) 353-0638 | Email: rteincorporated@aol.com

1847 SE Port St Lucie Blvd. Port St Lucie, FL 34952

www.RT-CRE.com

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Property Details

Zoning: General Commercial

Building Size:

3,292 Sq Ft

Highlights:

- Prime location positioned directly on the busy US-1 corridor with excellent exposure and accessibility.
- High traffic counts providing strong daily visibility for businesses and customers.
- Commercial zoning suitable for a wide range of uses including retail, service businesses, medical, or professional office.
- Convenient access and parking with easy ingress and egress directly from US-1.
- Located in one of the fastest growing areas on the Treasure Coast with continued residential and commercial development.
- Surrounded by established retail, service businesses, and nearby residential communities providing a strong customer base.
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PROPERTY FACTS

Property Type	Retail	Year Built	1984	Building Height	1 Story
Property Subtype	Freestanding <input type="checkbox"/>	Percent Leased	21%	Building FAR	0.07
Building Size	3,292 SF	Tenancy	Multiple	Land Acres	1.14 AC
Building Class	C				
Zoning	CG - General Commercial				
Parking	6 Spaces (1.82 Spaces per 1,000 SF Leased)				
Frontage	98 FT on S Us-1 Hwy				
Opportunity Zone	No				

AMENITIES

- Dedicated Turn Lane
- Pylon Sign



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10753 S. US Highway 1

1 MileE

33MMileEs

 10 Min
 Drive Time

Population

2025 Estimated Population	7,910	50,530	132,790	65,415
2030 Projected Population	8,651	54,701	145,412	70,475
2020 Census Population	7,447	45,952	117,246	60,052
2010 Census Population	5,445	40,931	104,565	53,817
Projected Annual Growth 2025 to 2030	1.9%	1.7%	1.9%	1.5%
Historical Annual Growth 2010 to 2025	1.5%	1.6%	1.8%	1.4%
2025 Median Age	43.6	46.5	47.7	47.0

Households

2025 Estimated Households	3,097	21,340	55,886	28,028
2030 Projected Households	3,361	22,893	60,568	29,889
2020 Census Households	3,051	19,654	49,805	26,067
2010 Census Households	2,626	17,450	44,408	23,245
Projected Annual Growth 2025 to 2030	1.7%	1.5%	1.7%	1.3%
Historical Annual Growth 2010 to 2025	1.2%	1.5%	1.7%	1.4%

Income

2025 Estimated Average Household Income	\$88,973	\$100,327	\$104,716	\$98,531
2025 Estimated Median Household Income	\$73,458	\$75,572	\$77,171	\$74,099
2025 Estimated Per Capita Income	\$35,029	\$42,464	\$44,123	\$42,289

Business

2025 Estimated Total Businesses	651	3,131	7,246	4,386
2025 Estimated Total Employees	4,062	20,671	38,223	26,759
2025 Estimated Employee Population per Business	6.2	6.6	5.3	6.1
2025 Estimated Residential Population per Business	12.2	16.1	18.3	14.9





Disclaimer Statement

This information has been prepared only for information purposes to assist a potential buyer in determining whether it wishes to proceed with an in-depth investigation of the property and/or business. Seller and any of its officers, employees or agents specifically disclaims any representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or agents shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating to the property/business and the purchase. The property/business is being sold on as "AS IS, WHERE IS" and "WITH

ALL FAULTS" basis. Your complete inspection of the property/business is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its agents or contractors. The purchase of this property will be based solely on a

Buyer's own independent investigation and findings and not in reliance on any information provided by Seller, its agent or contractors. Seller, its agents or contractors shall have no liability for any incorrect information. Seller always reserves the right to reject, in its sole and absolute discretion, any and all offers received by it, for any reason whatsoever, notwithstanding that a particular offer is for the highest purchase price those offers received and meets all the terms and conditions of this offering. Seller also always reserves the right to waive any or all technical defects in any offers, in Seller's sole and absolute discretion. The sales process may be terminated or modified without notice at any time. In the event two or more offers are determined to fall within a competitive range, Seller reserves the right to request a best and final offer from those parties.

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PRESENTED BY:

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