



FOR SALE

■ 6940 Heritage Dr

Port Saint Lucie, FL 34952

PROPERTY OVERVIEW

Built in 2002 with a durable metal construction, this versatile 3,213 SF industrial building is ideal for light manufacturing, service trades, contractor storage, hobby or fabrication shops, and other small business operations. Conveniently located just off US Highway 1, it provides excellent access and connectivity to surrounding commercial areas. Individually metered to support (3) three 1,070 SF units, the building includes one restroom in Unit A, maximizing functionality for daily operations.

OFFERING SUMMARY

Building Size:	3,213 SF
Land Size:	0.5 Acres
Zoning:	CG - Commercial General



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SALE PRICE

\$650,000



SLC Commercial
Realty & Development

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Property Details

3,200+/- SF STAND-ALONE INDUSTRIAL BUILDING

FOR SALE

SALE PRICE

\$650,000

Location Information

Building Name 3,200+/- SF Stand-Alone Industrial Building
Street Address 6940 Heritage Dr
City, State, Zip Port Saint Lucie, FL 34952
County/Township St. Lucie

Building Information

Building Size 3,213 SF
Occupancy % 0%
Tenancy Single
Year Built 2002
Building Class C
Number Of Floors 1
Free Standing Yes
Number Of Buildings 1
Restrooms 1

Zoning / Land Use Details

Zoning CG - Commercial General
Land Use COM - Commercial

Property Details

Property Type Industrial
Property Subtype Manufacturing
Lot Size 0.5 Acres
APN# 3415-702-0011-000-8

Utilities

Power FPL
Sewer Septic System
Water Well

Location Overview

Conveniently located between Fort Pierce and Port Saint Lucie in high growth Saint Lucie County. Highly accessible to population centers of the Treasure Coast and perfect for service providers in this market.

[Permitted Uses Link](#)



Additional Photos

3,200+/- SF STAND-ALONE INDUSTRIAL BUILDING

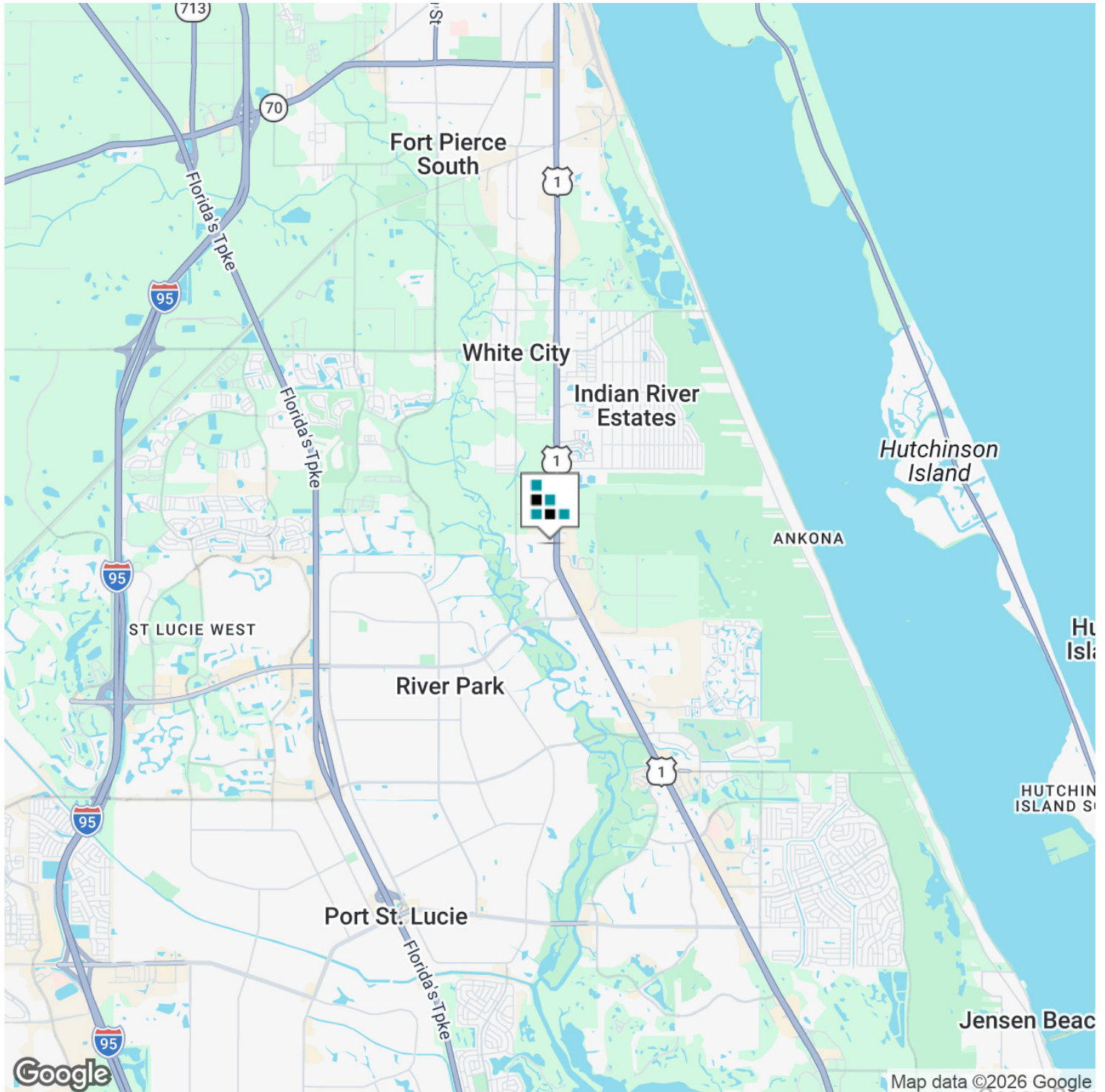
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Location Map

3,200+/- SF STAND-ALONE INDUSTRIAL BUILDING

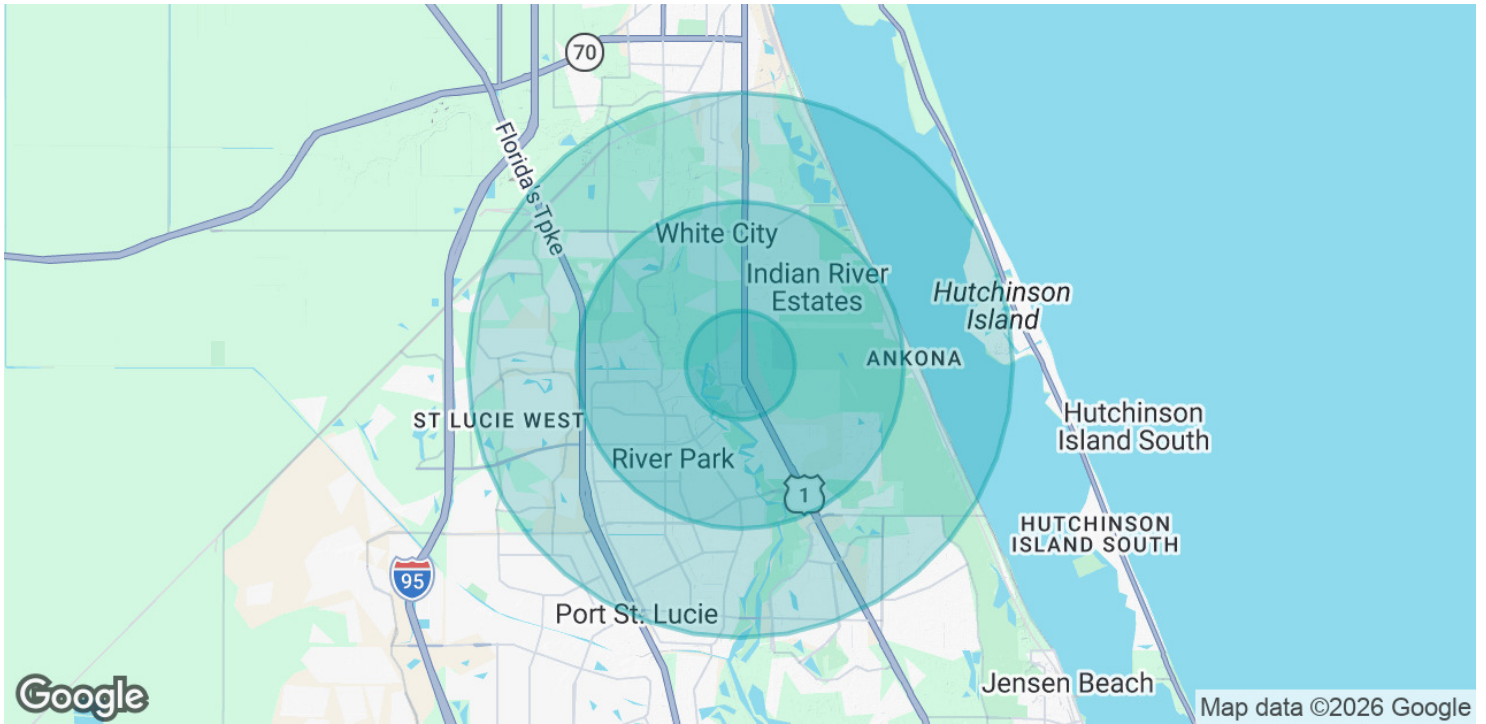
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Demographics Map & Report

3,200+/- SF STAND-ALONE INDUSTRIAL BUILDING

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,044	52,892	129,944
Average Age	53.3	45.4	45.0
Average Age (Male)	49.3	45.3	44.8
Average Age (Female)	58.8	47.4	46.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,881	20,668	50,246
# of Persons per HH	2.1	2.6	2.6
Average HH Income	\$85,698	\$83,208	\$85,169
Average House Value	\$289,670	\$265,137	\$290,846

2023 American Community Survey (ACS)

Disclaimer

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

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