

FOR SALE

## Fort Pierce US 1 Retail

1102 S US HIGHWAY 1  
FORT PIERCE, FL 34950



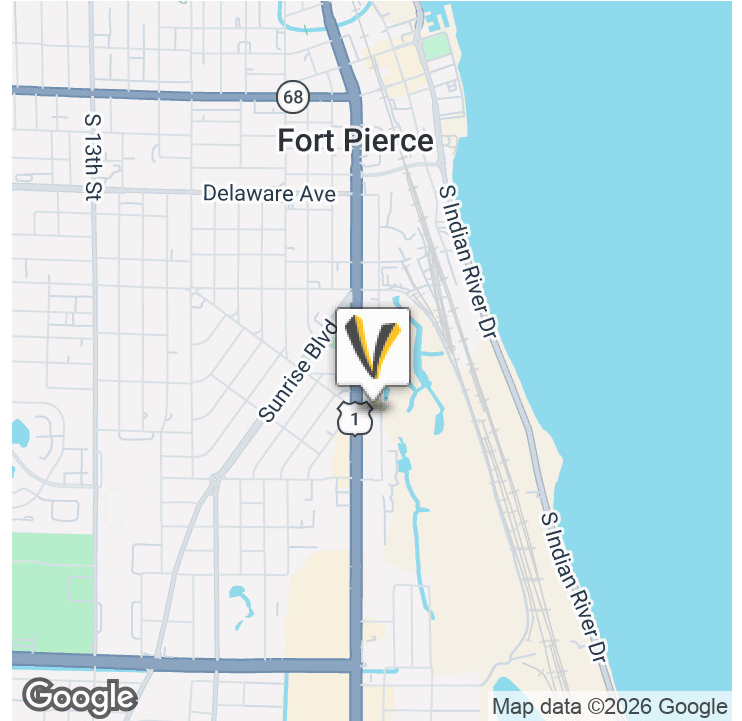
**RICH VAALER**

Principal Broker  
772.266.9065  
rich@vaaler.us



**VAALER**  
COMMERCIAL REAL ESTATE

## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$2,650,000
Building Size:	20,736 SF
Available SF:	20,736 SF
Lot Size:	34,005 SF
Number of Units:	2
Price / SF:	\$127.80
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

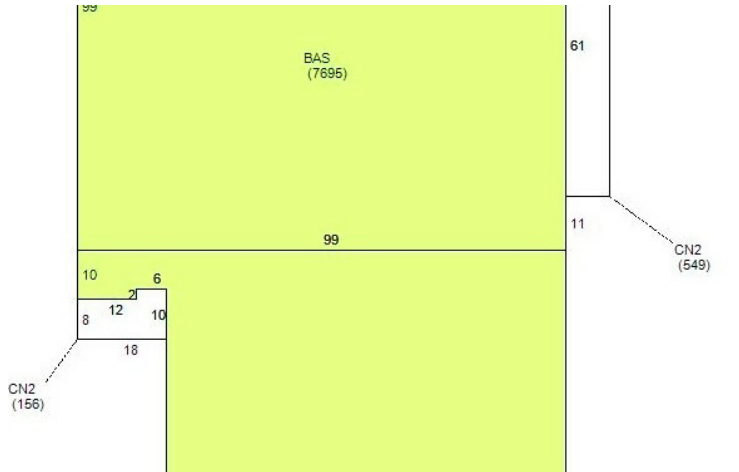
1 SE Ocean Blvd  
Stuart, FL 34994

## FOR MORE INFORMATION CONTACT:

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

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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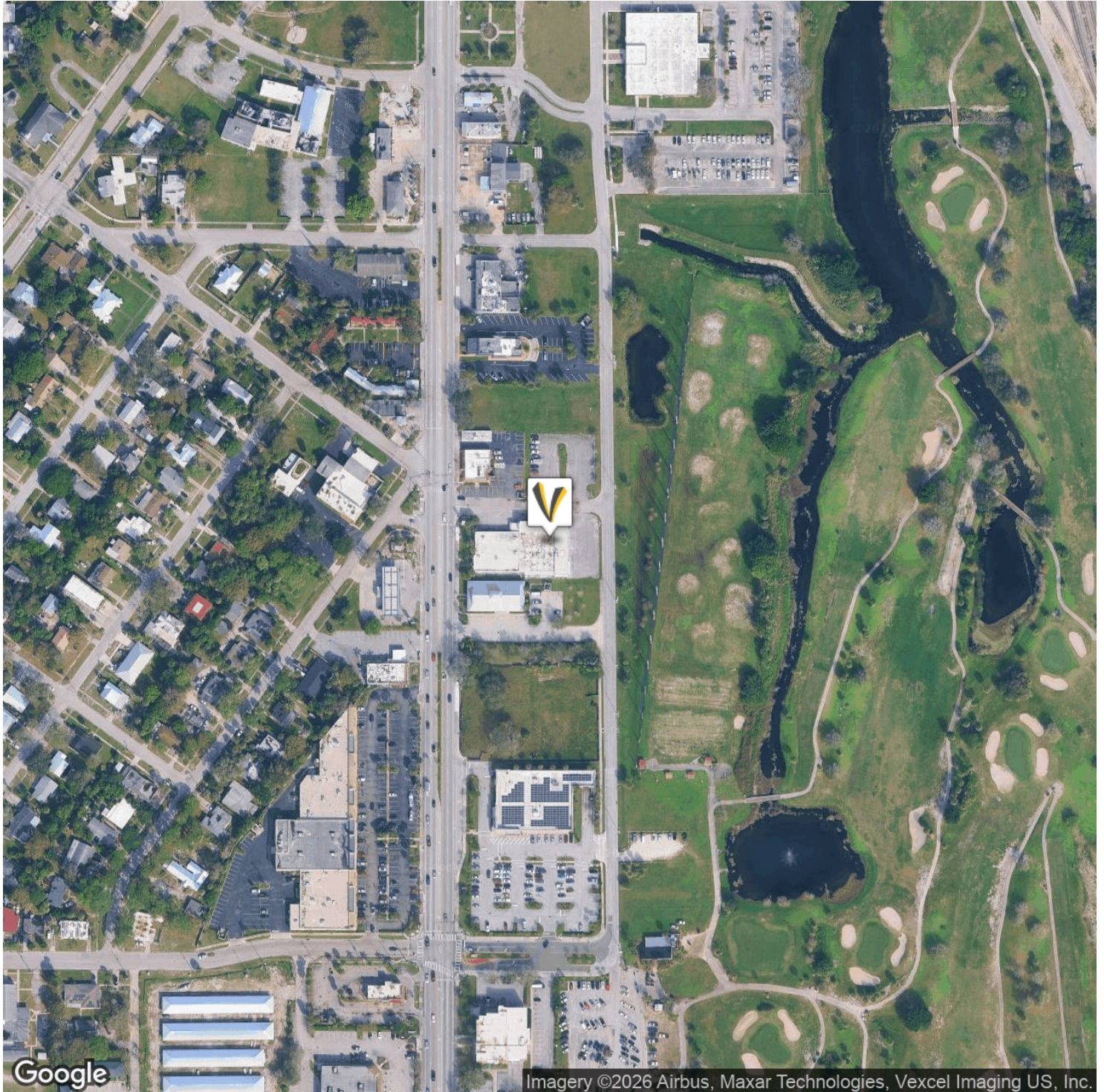
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AERIAL MAP



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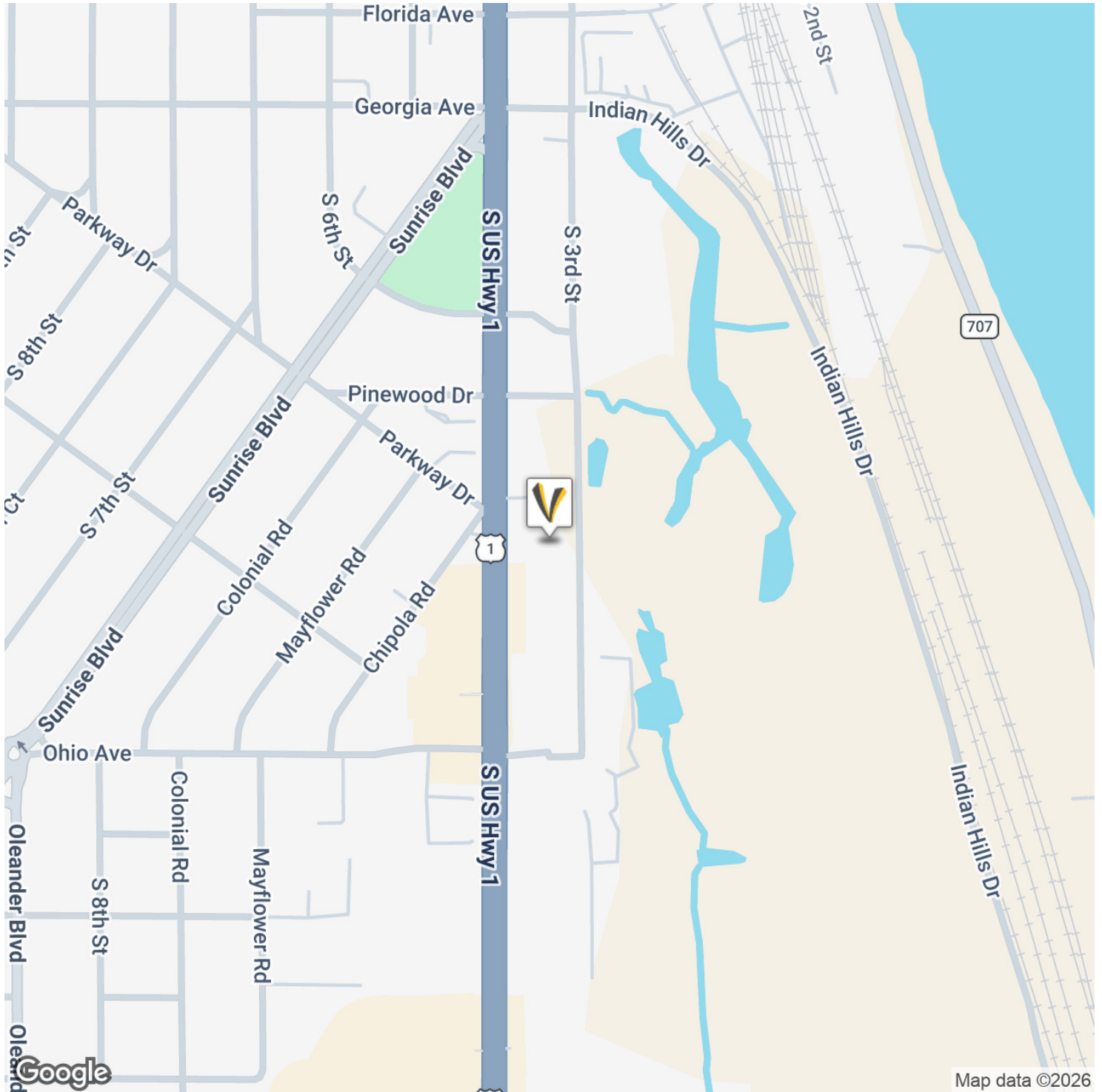
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## LOCATION MAP



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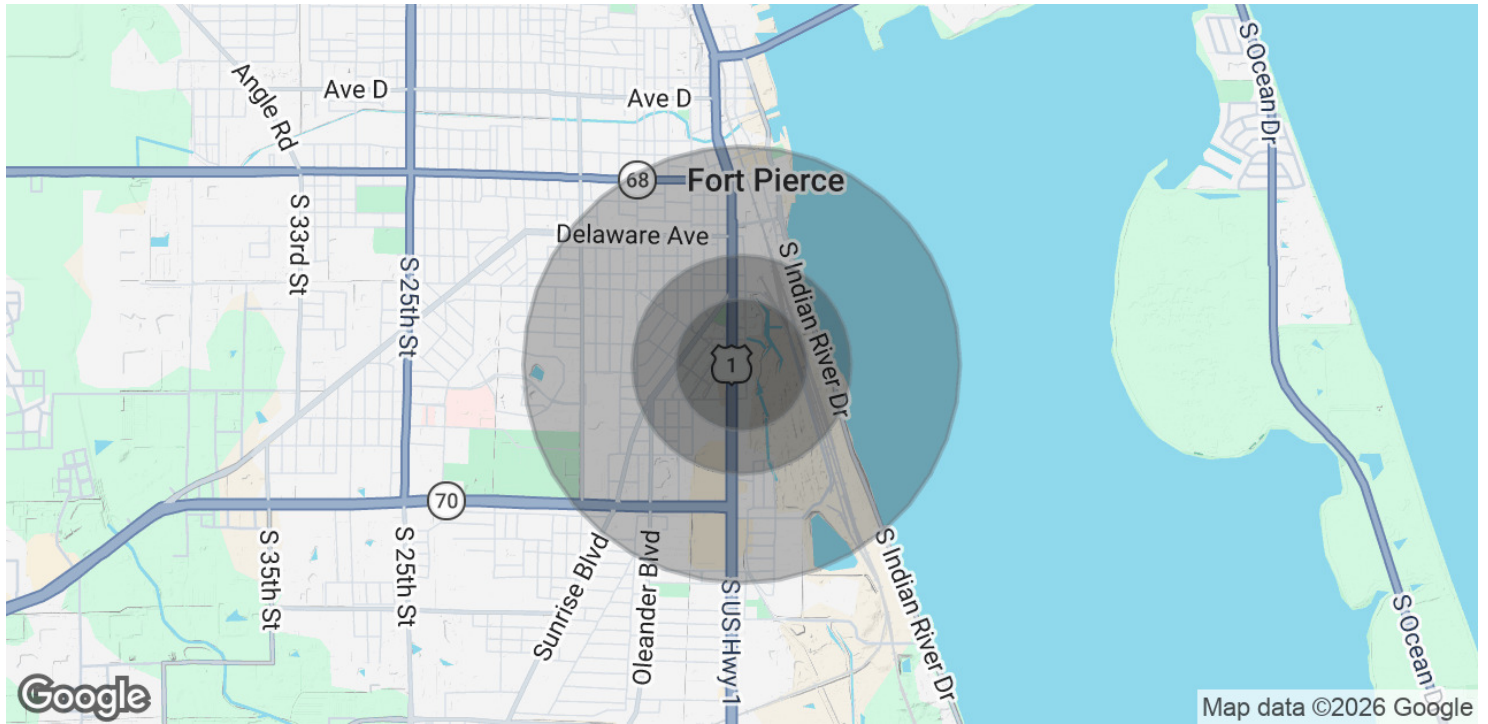
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## DEMOGRAPHICS MAP & REPORT



### 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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