



Juan Alarcon & Jorge Tovar

Phone: (772) 777-0526 | Email: jtovar.rtcommercial@gmail.com

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

www.RT-CRE.com

For Sale \$1.85MM

7181 S US Highway 1,
Port Saint Lucie, FL

5,368 Sq Ft Commercial Retail



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Property Details

Zoning: Commercial General

Land Size:

1.76 Acres

Highlights:

- **Strategic Location:** Direct frontage on US-1 with high daily traffic and strong signage potential.
- **Size & Layout:** Flexible square footage to accommodate a variety of retail, office, or service uses.
- **Accessibility:** Multiple ingress/egress points for smooth customer flow.
- **Surrounding Tenancy:** Close to Walmart, Publix, Home Depot, national QSRs, and medical offices.
- **Market Strength:** Located in a growing area with strong demographics and consistent population growth.



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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 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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