



**FLORIDA
COMMERCIAL**
COMMERCIAL REALTORS

ALEX AYDELOTTE
PARTNER

D: 772.223.3646

ALEX@FLORIDA-COMMERCIAL.NET



FOR SALE

US#1 Lighted Hard Corner

7201 S. US HIGHWAY 1, PORT SAINT LUCIE, FL 34952



OFFERING SUMMARY

Sale Price:	\$845,000
Lot Size:	0.81 Acres
Year Built:	1968; Renovated 2015
Building Size:	3,404 SF
Zoning:	CG - General Commercial
Price / SF:	\$248.24

PROPERTY OVERVIEW

Rare Opportunity for the Investor or Owner/User to Acquire a Lighted Commercial Corner on Busy Federal Highway in Port St. Lucie! This Improved Commercial Property with Desirable General Commercial Zoning is currently utilized as an Auto Sales & Rental Facility with Repair and has Tremendous Redevelopment Potential. Existing Free-Standing Retail/Office Building (2,424 +/- sf under air & 3,404 +/- sf total) is in Good Condition and also Features Attached Warehouse/Garage Bays currently used for Repair Services. Fully Paved Lot provides Excellent exterior Display Area for Inventory of Automobiles, Boats, RVs, ATVs, etc. The Port St. Lucie Market is Exploding with Residential and Commercial Growth!

LOCATION OVERVIEW

Located at the Lighted Intersection of US-1 and Rio Mar Drive in Port St. Lucie, FL.

****PLEASE DO NOT DISTURB EXISTING TENANT AND ITS EMPLOYEES.....
LISTING BROKER MUST ACCOMPANY ALL ONSITE VISITS AND SHOWINGS.**

EXECUTIVE SUMMARY

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309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • florida-commercial.net



ADDITIONAL PHOTOS

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AERIAL VIEW

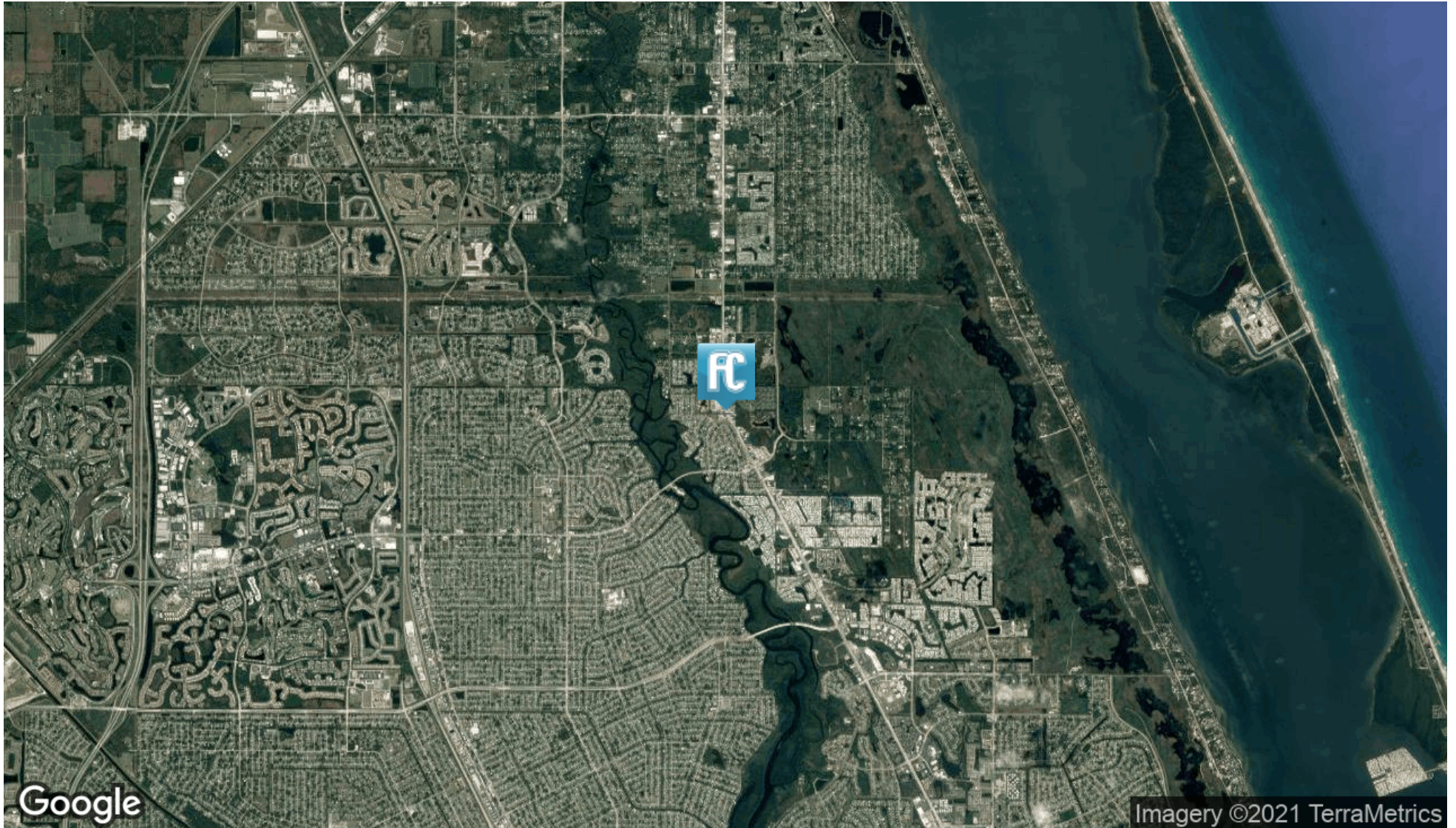
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RETAILER MAP

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,529	44,877	107,570
Average age	50.8	45.5	44.7
Average age (Male)	50.3	44.0	43.3
Average age (Female)	51.1	47.0	45.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,591	17,975	43,065
# of persons per HH	2.2	2.5	2.5
Average HH income	\$51,446	\$54,868	\$55,482
Average house value	\$197,004	\$184,544	\$203,204

* Demographic data derived from 2010 US Census

