

# FOR SALE

6955, 7045, 7085 US Highway 1

Vero Beach, FL 32967

## 10ac US-1 Development Site - Vero Beach



### PROPERTY OVERVIEW

CL zoning allows for a variety of permitted or special exception uses including retail, self storage, office, churches, hotels, nursing homes and carwashes. Over 1,130ft of frontage on both US-1 and Dixie Hwy with access from (3) streets. Potential for general retail and/or mixed uses to service daily needs of planned single and multi family developments underway or in planning stages within the trade area. Potential rezoning for MF use. Site has billboard generating \$3,000/yr.

### LOCATION OVERVIEW

9.91ac +/- US Hwy 1 commercial development site. Significant residential developments along with over 1,170 new single family or multifamily units approved or in planning stages in proximity of site. An average of 24,000 vehicles pass the site daily. Publix anchored center and various national retailers within the trade area extending two miles south of location.

### OFFERING SUMMARY

Land Size:	9.91 Acres
Land Use:	Vacant Commercial
Zoning:	CL (Limited Commercial)
Traffic Count:	24,000 AADT

### SALE PRICE

\$1,200,000 (PRICED TO SELL)

#### Mike Yurocko, CCIM

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#### SLC Commercial

2488 SE Willoughby Blvd  
Stuart, FL 34994  
772.220.4096 | slccommercial.com



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**SALE PRICE** \$1,200,000

### Location Information

Street Address 6955, 7045, 7085 US Highway 1  
 City, State, Zip Vero Beach, FL 32967  
 County/Township Indian River

### LAND

Number Of Lots 3  
 Best Use Development  
 Sewer Yes

### Zoning / Land Use Details

Zoning CL (Limited Commercial)  
 Land Use Vacant Commercial  
 Permitted Use See Below

### Property Details

Property Type Commercial  
 Property Subtype Office  
 Lot Size 9.91 Acres  
 APN# 32390300000500000015.0  
 32390300000500000016.0  
 32390300000500000017.0  
 Lot Frontage 1,130 FT  
 Lot Depth 400 FT  
 Corner Property Yes  
 Traffic Count 24,000 AADT  
 Traffic Count Street US Highway 1  
 Taxes \$11,321.02

[Click Here For Permitted Uses](#)

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Google

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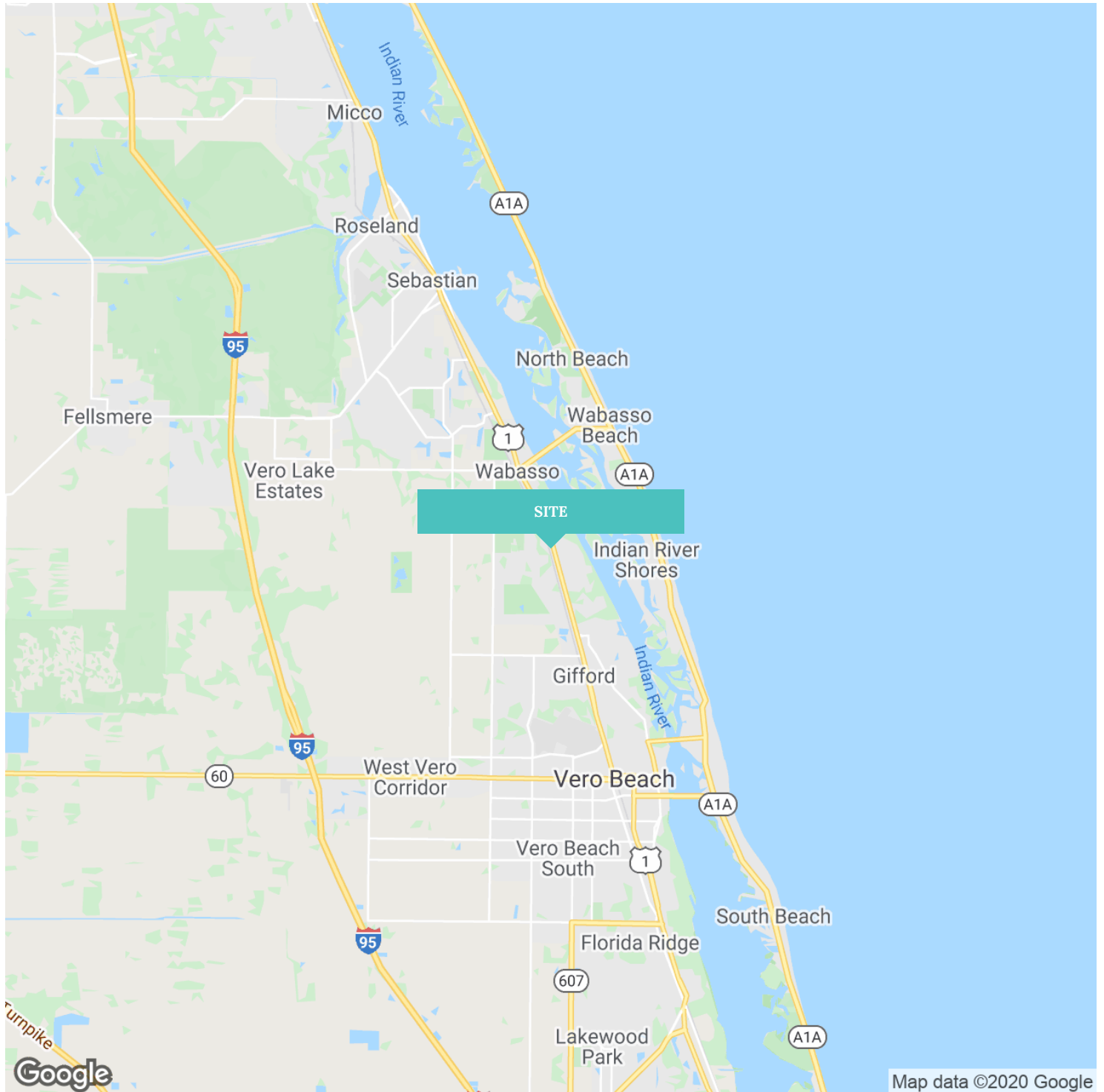
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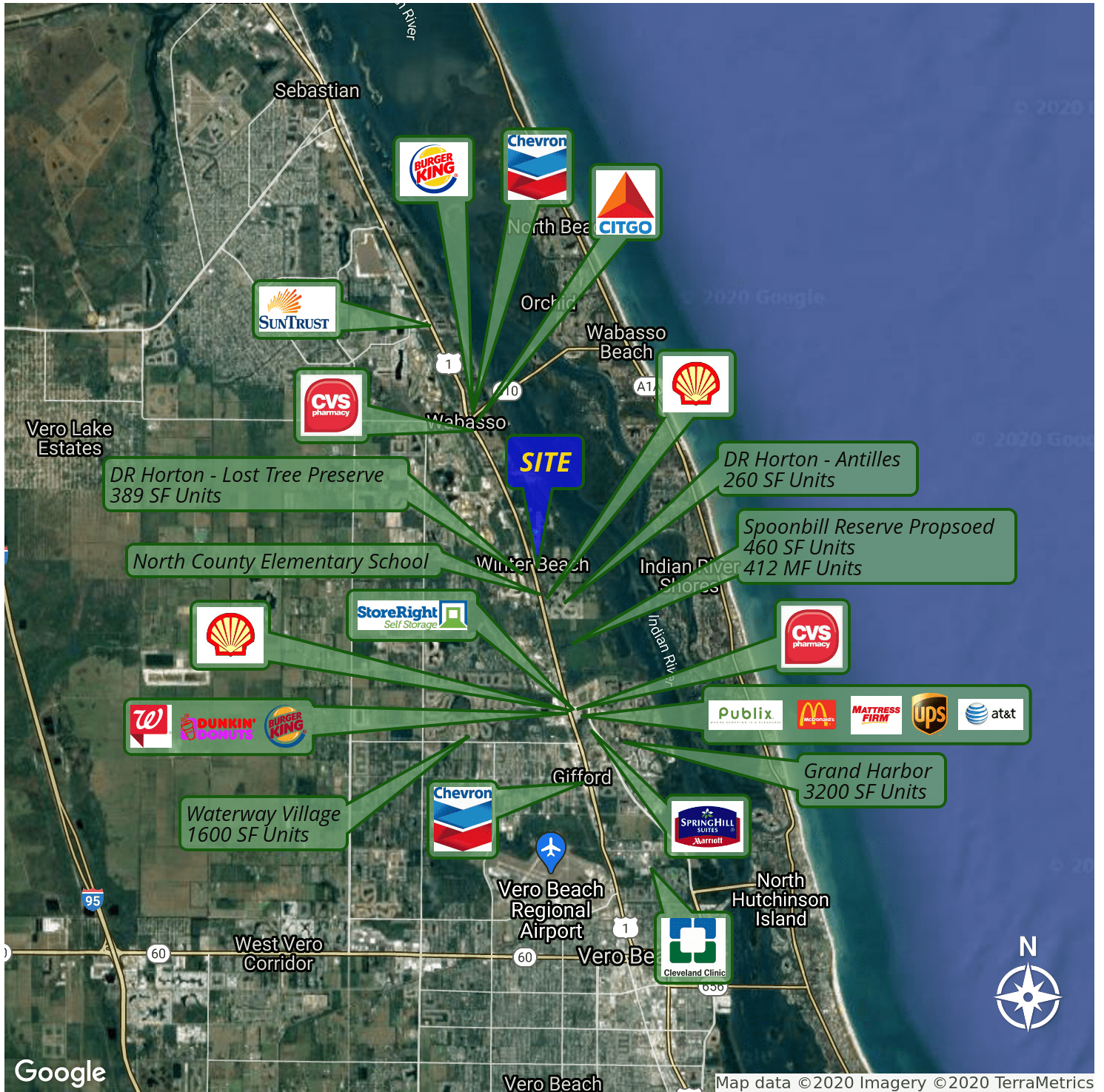


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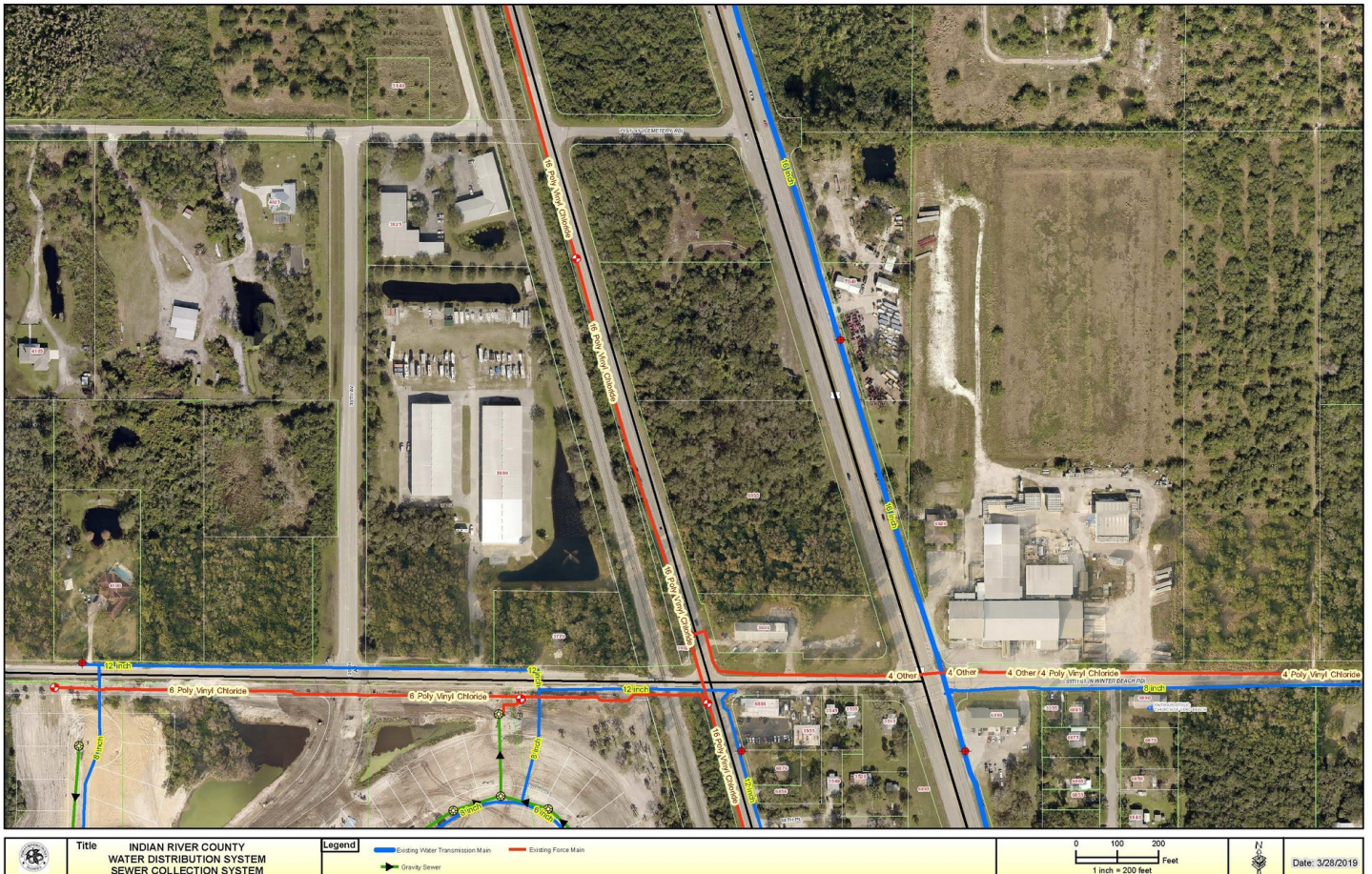
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