

FOR SALE

6450 US Highway 1

Port St Lucie, FL 34952

1.6+/- Acres Vacant Commercial Land



PROPERTY OVERVIEW

HIGHLY VISIBLE

280 Feet frontage on east side of U.S. One north of Kitterman Rd., north of Goforth Blvd. and south of Dennison Dr. Approximately 150 yard north of signalized intersection at U.S. One and Kitterman Rd. Utilities provided by City of Port St. Lucie include water & sewer.

LOCATION OVERVIEW

Highly visible site zoned Commercial.

OFFERING SUMMARY

Land Size:	1.6+/- Acres
Land Use:	Commercial
Zoning:	General Commercial
Utilities:	City of Port St Lucie
Traffic Count:	32,000 AADT

SALE PRICE

\$575,000

Tyler Raynes

Associate
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SLC Commercial

2488 SE Willoughby Blvd
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The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

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SALE PRICE **\$575,000**

Location Information

Property Name 1.6+/- Acres Vacant Commercial Land
Street Address 6450 US Highway 1
City, State, Zip Port St Lucie, FL 34952
County/Township Saint Lucie
Cross Streets Kitterman Rd (south)
 Easy Street (north)
Side Of Street East
Road Type Paved
Nearest Highway Interstate 95 & Florida's Turnpike

LAND

Number Of Lots 4
Best Use See Permitted Uses
Water Yes
Sewer Yes
Environmental Issues City of Port St Lucie Utilities

Property Details

Property Type Commercial
Lot Size 1.6+/- Acres
APN# 3415-502-0033-000-4
 3415-502-0005-000-9
 3415-502-0004-000-2
 3415-502-0003-000-5
Lot Frontage 281.25 FT
Lot Depth 272 FT
Corner Property Yes
Traffic Count 32,000 AADT
Traffic Count Street US Highway 1
Utilities City of Port St Lucie
Taxes \$12,080.34

Zoning / Land Use Details

Zoning General Commercial
Land Use Commercial
Permitted Use See Below

[Click Here for Permitted Uses](#)

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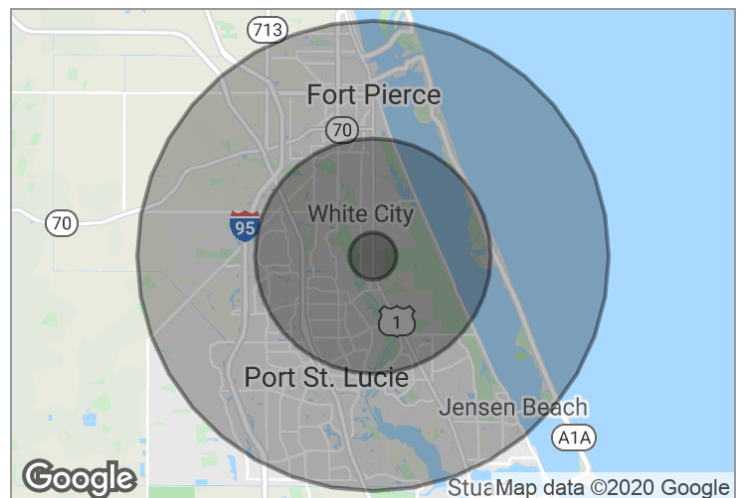
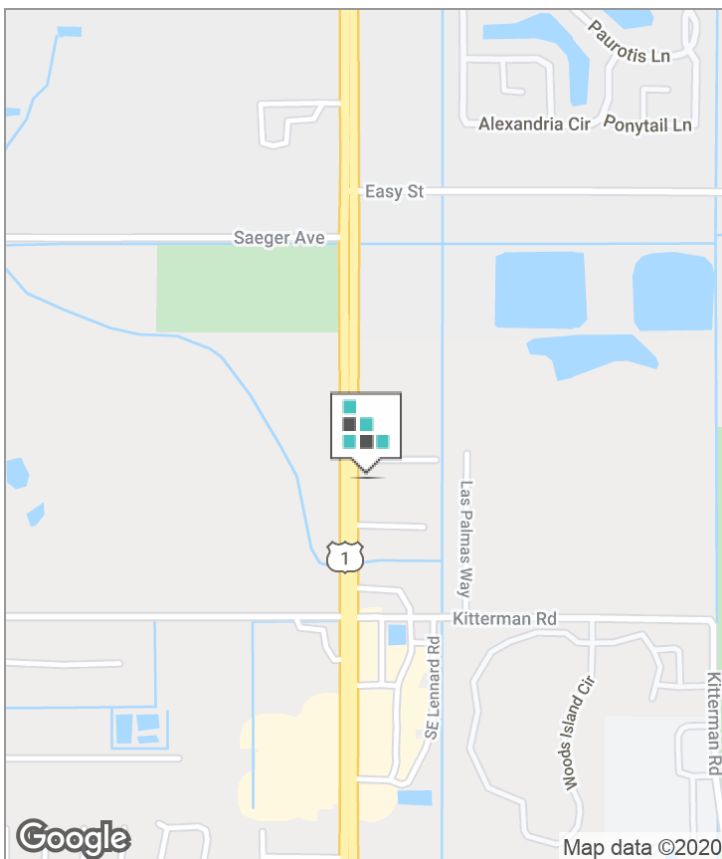
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DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Population	3,669	101,886	286,957
Total Households	1,598	40,774	108,733
Average HH Income	\$55,076	\$55,263	\$57,901
Average Age	51.1	44.5	41.7

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THIS PROPERTY DOES NOT HAVE A RECENT SURVEY. IT IS RECOMMENDED THAT A PROSPECTIVE BUYER OBTAIN A SURVEY.

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.

The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

This information is subject to errors, omissions, changes, prior sale or withdrawal without notice by the Company representing the property and does not constitute a recommendation, endorsement or advice as to the value for the purchase of any property. Each prospective lessee or purchaser is to rely upon his/her own investigation, evaluation and judgment as to the advisability of leasing or purchasing the property.

Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.

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