

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 General Commercial.

OFFERING SUMMARY

Land Size:	1.6+/- Acres
Land Use:	Commercial
Zoning:	General Commercial
Utilities:	City of Port St Lucie
Traffic Count:	34,000 AADT

SALE PRICE

\$575,000

Property Details

1.6+/- ACRES VACANT COMMERCIAL LAND

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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
Irrigation	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes
Environmental Issues	City of Port St Lucie Utilities

Location Overview

Highly visible site zoned General Commercial.

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

Utilities & Amenities

Sewer	City of Port St Lucie Utilities
Electricity	Florida Power & Light

Zoning / Land Use Details

Zoning	General Commercial
Land Use	Commercial
Permitted Use	See Below

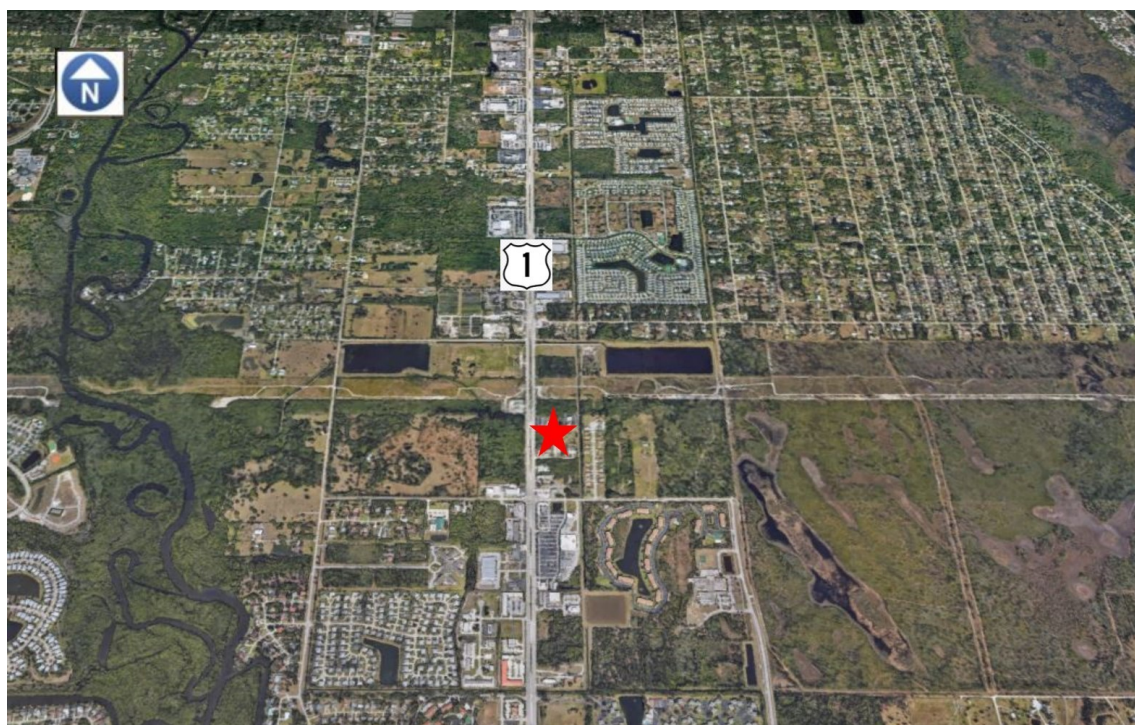
[Click Here for Permitted Uses](#)



Additional Photos

1.6+/- ACRES VACANT COMMERCIAL LAND

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Retailer Map

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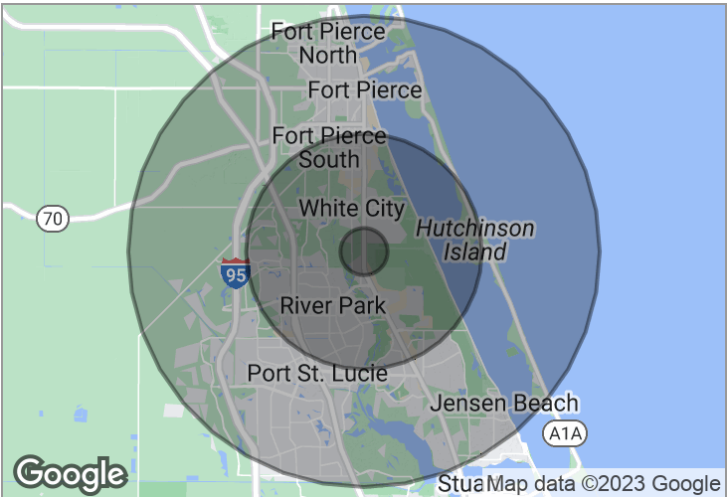
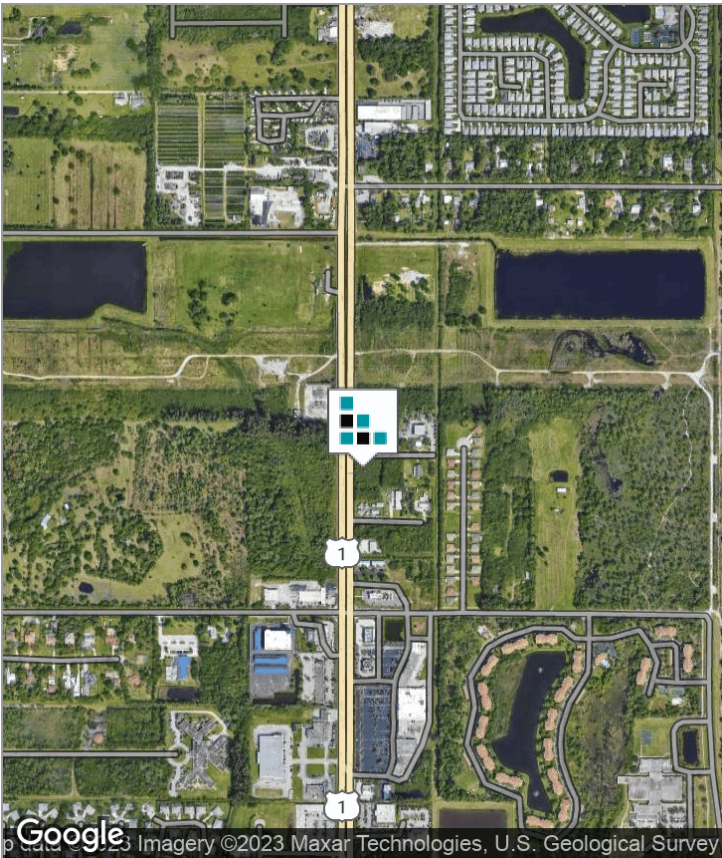
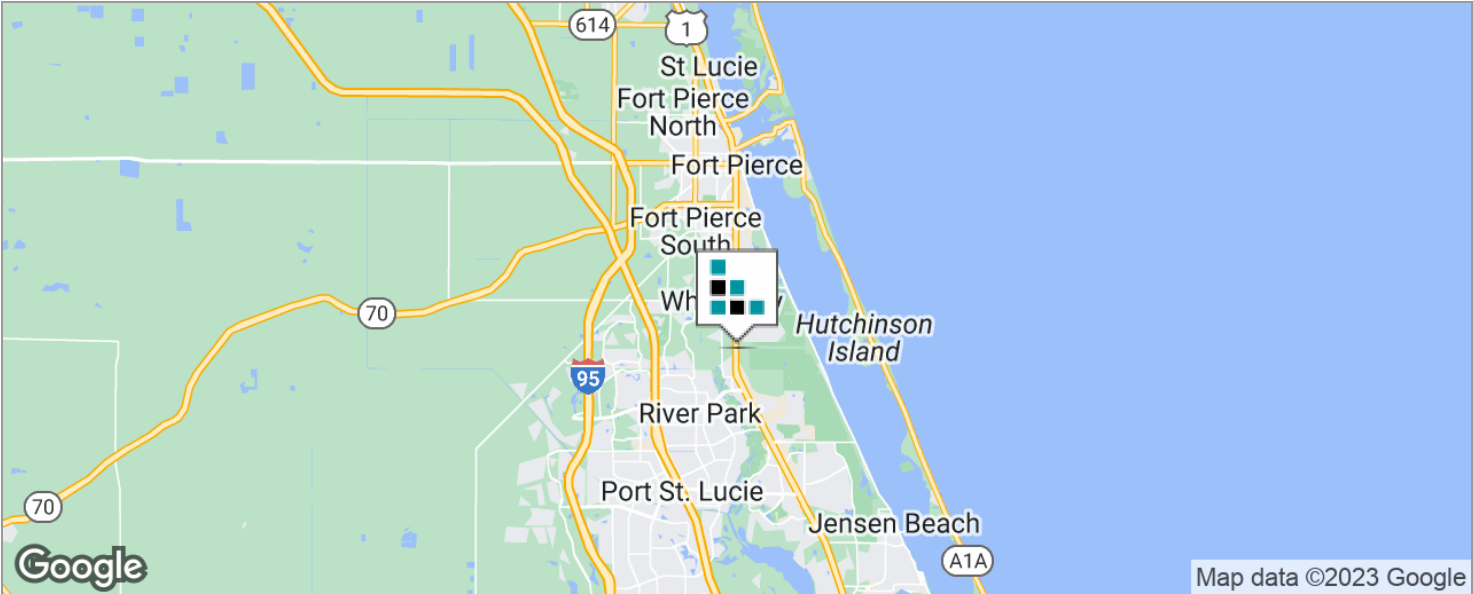
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Demographics Map

1.6+/- ACRES VACANT COMMERCIAL LAND

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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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Disclaimer

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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.

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