



FOR SALE

■ 6450 US Highway 1

6450 US Highway 1

Port St Lucie, FL 34952

PROPERTY OVERVIEW

1.6 Acres located on high traffic US Highway 1. Perfect for contractors, roofing companies, and other services business serving the Fort Pierce and Port Saint Lucie markets. This site contains over 280' frontage on US 1 with convenient north and south bound access. Property located in high growth area with many planned projects within 1 mile. Utilities available by PSL.

LOCATION OVERVIEW

Highly visible site zoned General Commercial.

OFFERING SUMMARY

Building Size:

Land Size:

Land Use:

Zoning:

Utilities:

1.6 Acres

Commercial

General Commercial

City of Port St Lucie

SALE PRICE

\$599,000



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SLC Commercial
Realty & Development



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.

Additional Photos

1.6+/- ACRES VACANT COMMERCIAL LAND

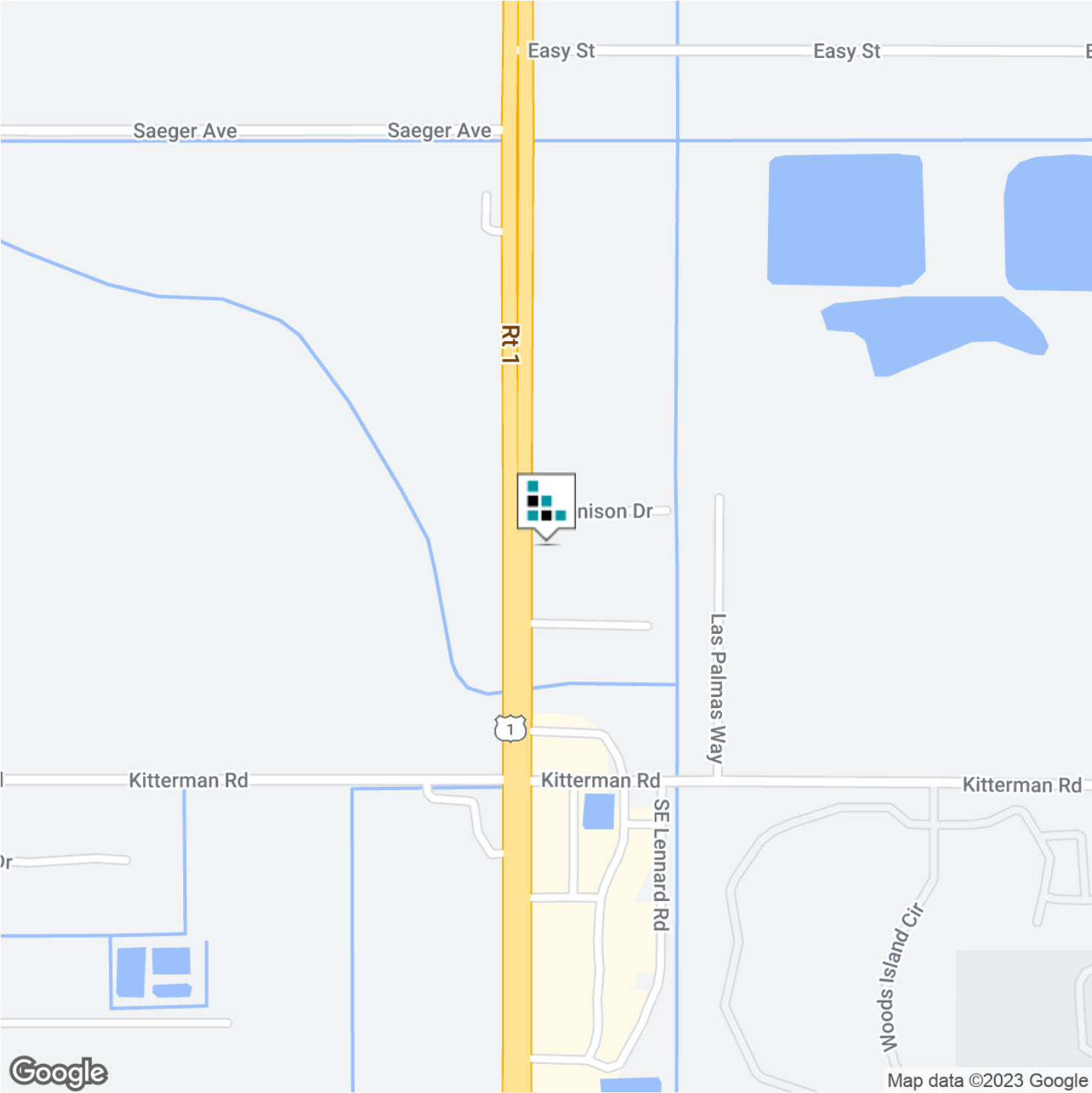
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Location Map

1.6+/- ACRES VACANT COMMERCIAL LAND

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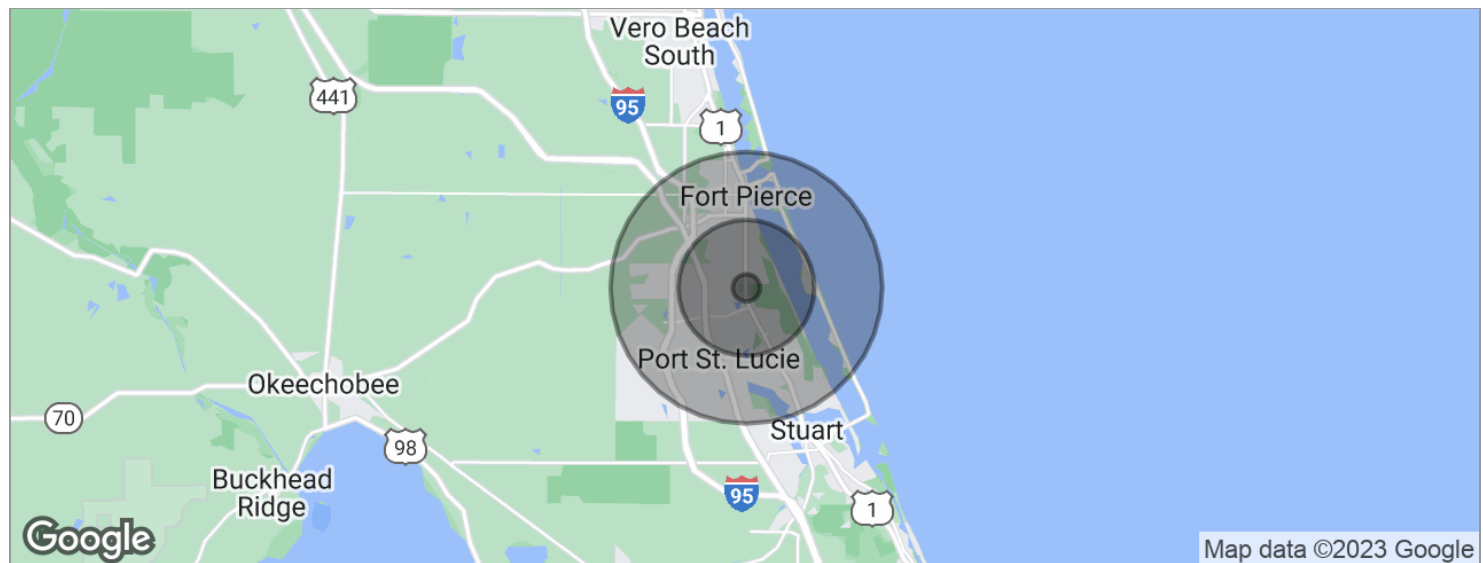


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Demographics Map

1.6+/- ACRES VACANT COMMERCIAL LAND

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,669	101,886	286,957
Median age	51.1	44.5	41.7
Median age (Male)	50.9	42.7	40.2
Median age (Female)	51.1	45.8	42.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,598	40,774	108,733
# of persons per HH	2.3	2.5	2.6
Average HH income	\$55,076	\$55,263	\$57,901
Average house value	\$201,874	\$199,658	\$225,051

* Demographic data derived from 2020 ACS - US Census

Disclaimer

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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.

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