



FOR SALE

■ 6900 Heritage Drive

Port St. Lucie, FL 34952

PROPERTY OVERVIEW

Two Unit warehouse / shop building with $\frac{3}{4}$ acre secure outdoor storage land! The property is conveniently accessed off of US Highway 1 and offers excellent income potential to an investor or the opportunity for an owner to use part of the property & generate income with the other unit. The concrete block building contains a total of 4,500 SF with each side having its own set of (4) 10X12 Bay doors and separate office space. Outdoor storage area is fenced and gated, filled, and lighted for additional security.

LOCATION OVERVIEW

Conveniently located between Fort Pierce and Port Saint Lucie in high growth Saint Lucie County. Highly accessible to population centers of the Treasure Coast and perfect for service providers in this market.

OFFERING SUMMARY

| | |
|----------------|--|
| Building Size: | 4,500 SF |
| Land Size: | 1.34 Acres |
| Zoning: | CG - General Commercial Saint Lucie County |
| Utilities: | Well & Septic |

SALE PRICE

\$1,250,000



COOPER OSTEEN

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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.

Property Details

6900 HERITAGE DRIVE

FOR SALE

| | |
|------------|-------------|
| SALE PRICE | \$1,250,000 |
|------------|-------------|

| | |
|----------------------|--------------------------|
| Location Information | |
| Street Address | 6900 Heritage Drive |
| City, State, Zip | Port St. Lucie, FL 34952 |
| County/Township | Saint Lucie County |

| | |
|----------------------|----------|
| Building Information | |
| Building Size | 4,500 SF |
| Year Built | 1989 |
| Handicap Access | Yes |
| Free Standing | Yes |
| Building Class | B |

| | |
|---------------------------|--|
| Zoning / Land Use Details | |
| Zoning | CG - General Commercial St. Lucie County |
| Future Land Use | Commercial |

| | |
|------------------|--|
| Property Details | |
| Property Type | Retail |
| Property Subtype | Vehicle Related |
| Lot Size | 1.34 Acres |
| Utilities | Well & Septic |
| Association: | Lexington Square, dues approximately \$500 / year for maintenance of common areas. |

| | |
|--|--|
| Location Overview | |
| Conveniently located between Fort Pierce and Port Saint Lucie in high growth Saint Lucie County. Highly accessible to population centers of the Treasure Coast and perfect for service providers in this market. | |

Additional Photos

6900 HERITAGE DRIVE

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Retailer Map

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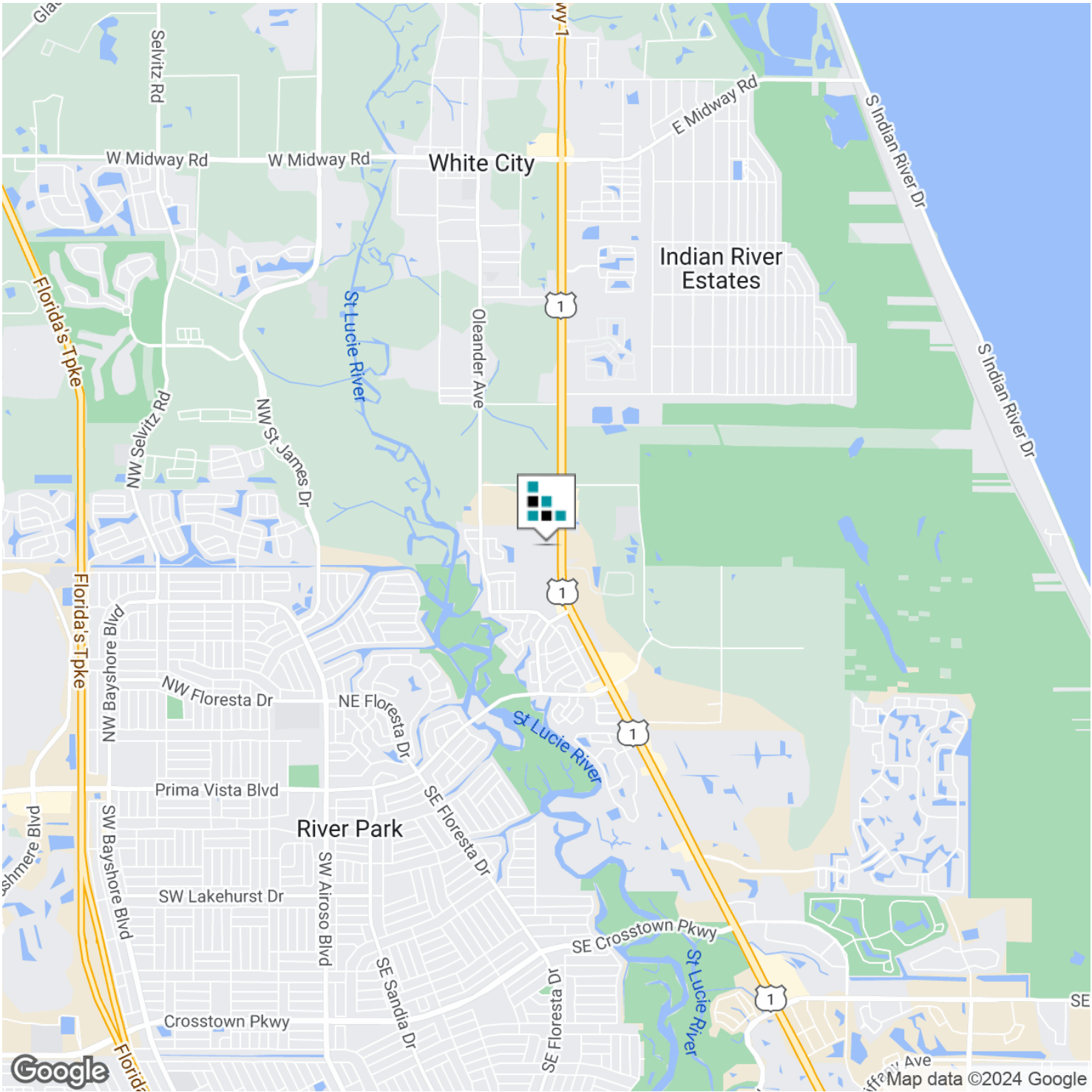


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Location Map

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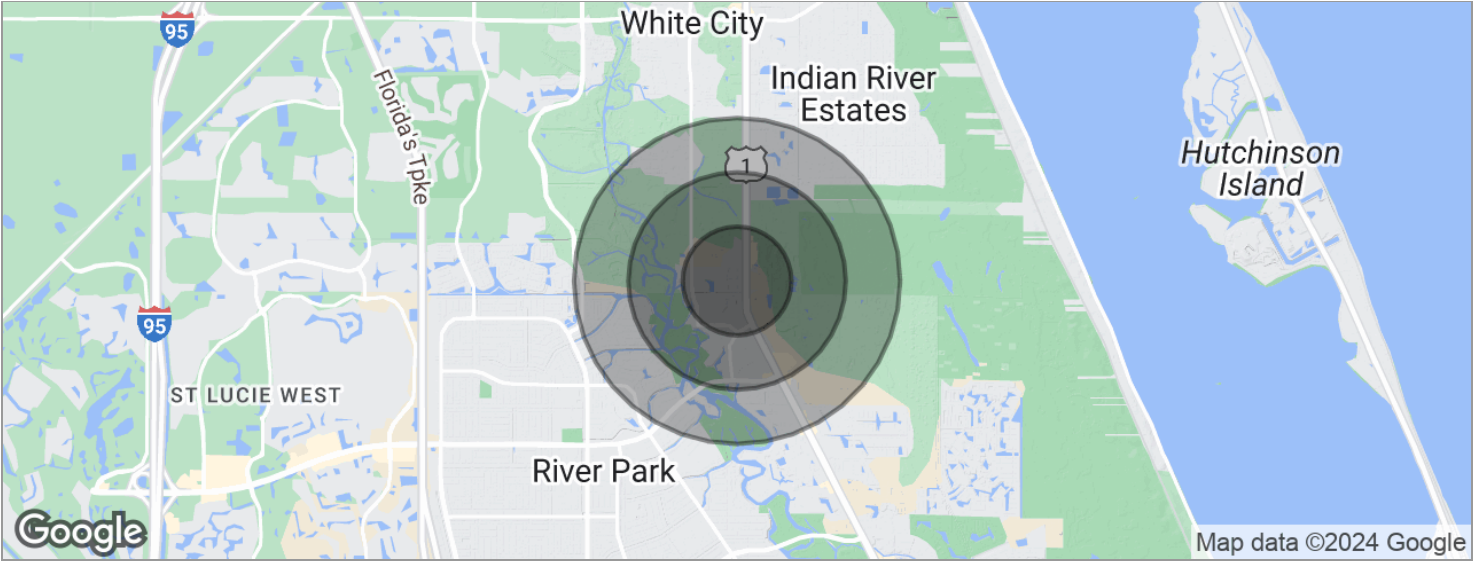
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Demographics Map

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| POPULATION | 0.5 MILES | 1 MILE | 1.5 MILES |
|---------------------|-----------|-----------|-----------|
| Total population | 1,280 | 5,199 | 12,490 |
| Median age | 47.7 | 48.8 | 49.5 |
| Median age (Male) | 47.2 | 47.8 | 47.1 |
| Median age (Female) | 50.7 | 51.0 | 50.4 |
| HOUSEHOLDS & INCOME | 0.5 MILES | 1 MILE | 1.5 MILES |
| Total households | 536 | 2,183 | 5,386 |
| # of persons per HH | 2.4 | 2.4 | 2.3 |
| Average HH income | \$69,408 | \$67,806 | \$64,169 |
| Average house value | \$225,967 | \$219,513 | \$200,372 |

* 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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