

FOR SALE

\$1,299,000

Two Warehouse Buildings on US-1

7320 S US Highway 1, Port St. Lucie FL 34952



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Jeremiah Baron | 772-236-7780 | jbaron@commercialrealestatellc.com

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

Property Details

Two Warehouse Buildings on US-1

7320 S US Highway 1, Port St. Lucie FL 34952

PRICE	\$1,299,000
BUILDING SIZE	9,000 sf + 1,700 sf
BUILDING TYPE	Industrial Warehouse
ACREAGE	2.13 AC
FRONTAGE	233.83'
TRAFFIC COUNT	48,500 ADT
YEAR BUILT	1966
CONSTRUCTION TYPE	Vinyl Siding / CBS
PARKING SPACE	Ample
ZONING	CG - Commercial General (St. Lucie County)
LAND USE	Light Manufacturing
UTILITIES	Undisclosed

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

- Excellent purchase opportunity of two industrial showroom / warehouse buildings with great visibility along US-1 in Port St. Lucie.
- Interior of the 1,700 sf has been cleaned and repainted; currently being leased at \$2,140/mo. (2 year lease in-place)
- The 9,000 sf warehouse is currently on a month to month lease at \$6,790/mo. (tenant will move for new owner to occupy)
- Site has numerous opportunities for expansion with a little over 2 acres of fenced outdoor storage. Other amenities include: a bus line, prime visibility, and pylon sign.
- Located just North of E Prima Vista Blvd., with great exposure to high traffic area of US-1.



Jeremiah Baron
& CO.
Commercial Real Estate, LLC

Listing Contact:

Jeremiah Baron | 772-236-7780 | jbaron@commercialrealestatellc.com

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

Property Demographics

Two Warehouse Buildings on US-1

7320 S US Highway 1, Port St. Lucie FL 34952

2018 Population Estimate		2018 Average Household Income		Average Age	
1 Mile	5,183	1 Mile	\$49,088	1 Mile	46.80
3 Mile	49,856	3 Mile	\$55,038	3 Mile	44.20
5 Mile	123,135	5 Mile	\$57,154	5 Mile	43.30

2023 Population Projection		2018 Median Household Income		Median Age	
1 Mile	5,628	1 Mile	\$37,161	1 Mile	49.50
3 Mile	54,179	3 Mile	\$44,476	3 Mile	46.20
5 Mile	134,758	5 Mile	\$44,464	5 Mile	44.90

Jeremiah Baron
& CO.
Commercial Real Estate, LLC

Listing Contact:

Jeremiah Baron | 772-236-7780 | jbaron@commercialrealestatellc.com

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

Zoning Information

Two Warehouse Buildings on US-1 7320 S US Highway 1, Port St. Lucie FL 34952

CG - Commercial General

Purpose. The purpose of this district is to provide and protect an environment suitable for a wide variety of commercial uses intended to serve a population over a large market area, which do not impose undesirable noise, vibration, odor, dust, or offensive effects on the surrounding area, together with such other uses as may be necessary to and compatible with general commercial surroundings. The number in "()" following each identified use corresponds to the SIC Code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC Code but may be further defined in Section 2.00.00 of this Code.

2. Permitted Uses:

- a. Adjustment/collection and credit reporting services. (732)
- b. Advertising. (731)
- c. Amphitheaters. (999)
- d. Amusements and recreation services - except stadiums, arenas, race tracks, amusement parks. (79)
- e. Apparel and accessory stores. (56)
- f. Automobile dealers. (55)
- g. Automotive rental, repairs and serv. (except body repairs). (751, 753, 754)
- h. Beauty and barber services. (723/724)
- i. Building materials, hardware and garden supply. (52)
- j. Cleaning services. (7349)
- k. Commercial printing. (999)
- l. Communications - except towers. (48)
- m. Computer programming, data processing and other computer serv. (737)
- n. Contract construction serv. (office and interior storage only). (15/16/17)

- o. Cultural activities and nature exhibitions. (999)
- p. Duplicating, mailing, commercial art/photo. and stenog. serv. (733)
- q. Eating places. (581)
- r. Educational services - except public schools. (82)
- s. Engineering, accounting, research, management and related services. (87)
- t. Equipment rental and leasing services. (735)
- u. Executive, legislative, and judicial functions. (91/92/93/94/95/96/97)
- v. Farm labor and management services. (076)
- w. Financial, insurance, and real estate. (60/61/62/63/64/65/67)
- x. Food stores. (54)
- y. Funeral and crematory services. (726)
- z. Gasoline service stations. (5541)

Jeremiah Baron
& CO.
Commercial Real Estate, LLC

Listing Contact:

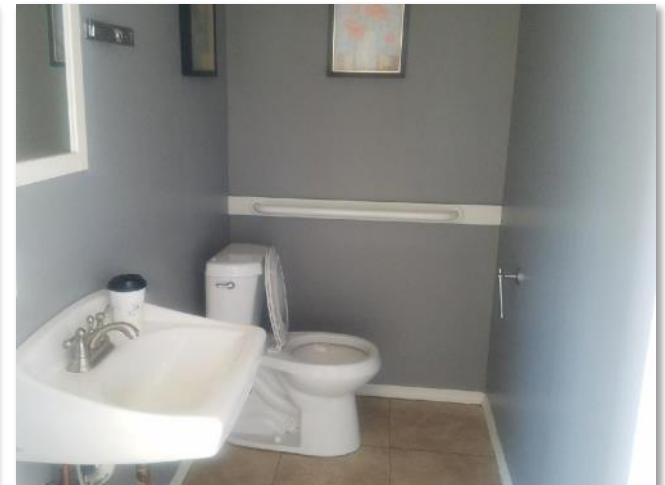
Jeremiah Baron | 772-236-7780 | jbaron@commercialrealestatellc.com

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

1,700 SF Bldg. Photos

Two Warehouse Buildings on US-1

7320 S US Highway 1, Port St. Lucie FL 34952



Jeremiah Baron
& CO.
Commercial Real Estate, LLC

Listing Contact:

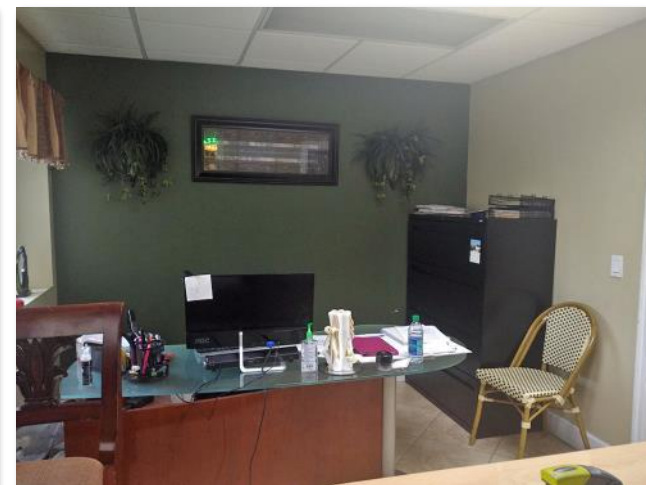
Jeremiah Baron | 772-236-7780 | jbaron@commercialrealestatellc.com

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

9,000 SF Bldg. Photos

Two Warehouse Buildings on US-1

7320 S US Highway 1, Port St. Lucie FL 34952



Jeremiah Baron
& CO.
Commercial Real Estate, LLC

Listing Contact:

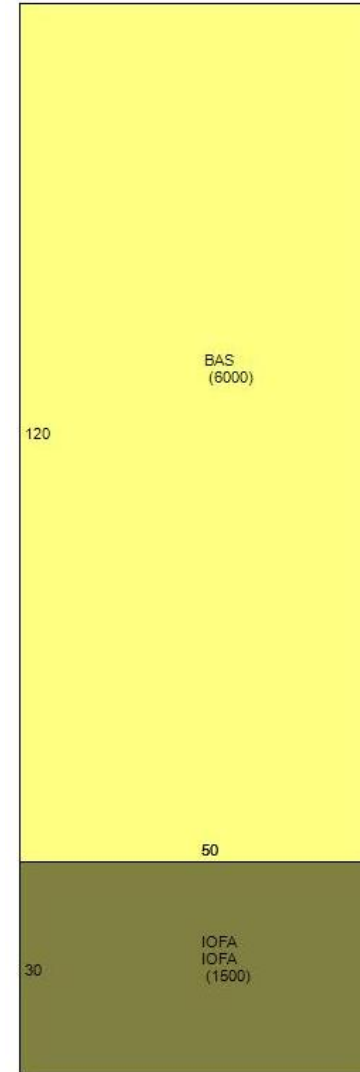
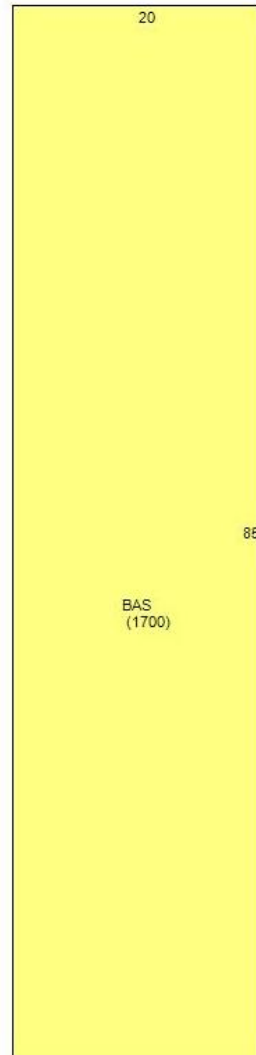
Jeremiah Baron | 772-236-7780 | jbaron@commercialrealestatellc.com

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

Floor Plan Sketch

Two Warehouse Buildings on US-1

7320 S US Highway 1, Port St. Lucie FL 34952



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Jeremiah Baron | 772-236-7780 | jbaron@commercialrealestatellc.com

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

Property Aerial

Two Warehouse Buildings on US-1

7320 S US Highway 1, Port St. Lucie FL 34952



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Jeremiah Baron | 772-236-7780 | jbaron@commercialrealestatellc.com

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744