

CITGO GAS STATION & CONVENIENCE STORE

285 NW St James Dr Port St Lucie FL, 34983



BUSINESS FOR SALE | \$249,000

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

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PROPERTY OVERVIEW

- Terrific opportunity to purchase a high-volume branded gas station & convenience store in the heart of Port St. Lucie with very limited competition.
- The property features 4 pumps with a large canopy, 9 parking spaces, vacuum, excellent frontage and two points of entry.
- The purchase will include 3 employees and training for the operator. The business holds established vendors who are familiar with business volume adding to the ease of transition.
- The property is positioned 1.5 miles from Prima Vista Blvd and 3.5 to US -1 and is surrounded by mostly residential property. Inventory is available for purchase too.



PRICE	\$249,000
BUILDING SIZE	1,400 sf
BUILDING TYPE	Service Station
ACREAGE	0.52
FRONTAGE	179'
TRAFFIC COUNT	20,400 ADT
YEAR BUILT	1985
CONSTRUCTION TYPE	CB Stucco
PARKING SPACE	14
ZONING	Commercial Neighborhood
LAND USE	CL
PARCEL ID	3420-620-1930-000-8

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SITE PHOTOS



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DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	8,159	1 Mile	\$69,809	1 Mile	42
3 Mile	62,429	3 Mile	\$69,948	3 Mile	42
5 Mile	336,776	5 Mile	\$74,604	5 Mile	42

2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	9,416	1 Mile	\$59,035	1 Mile	41
3 Mile	71,948	3 Mile	\$56,237	3 Mile	40
5 Mile	390,106	5 Mile	\$60,454	5 Mile	41

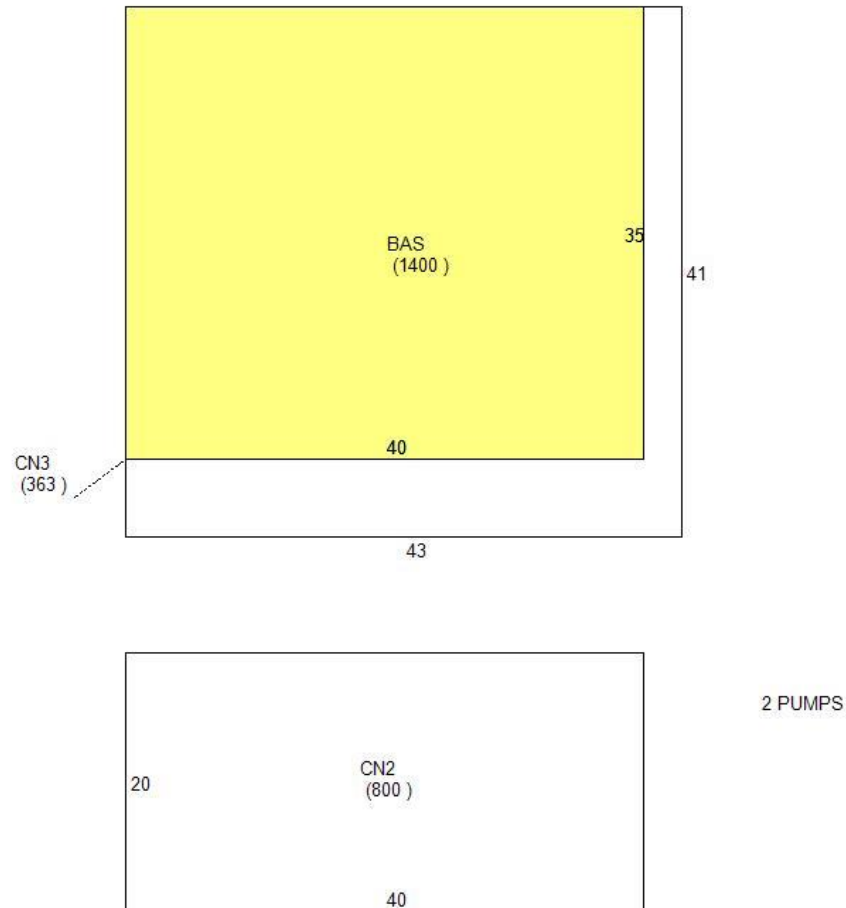
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FLOOR SKETCH



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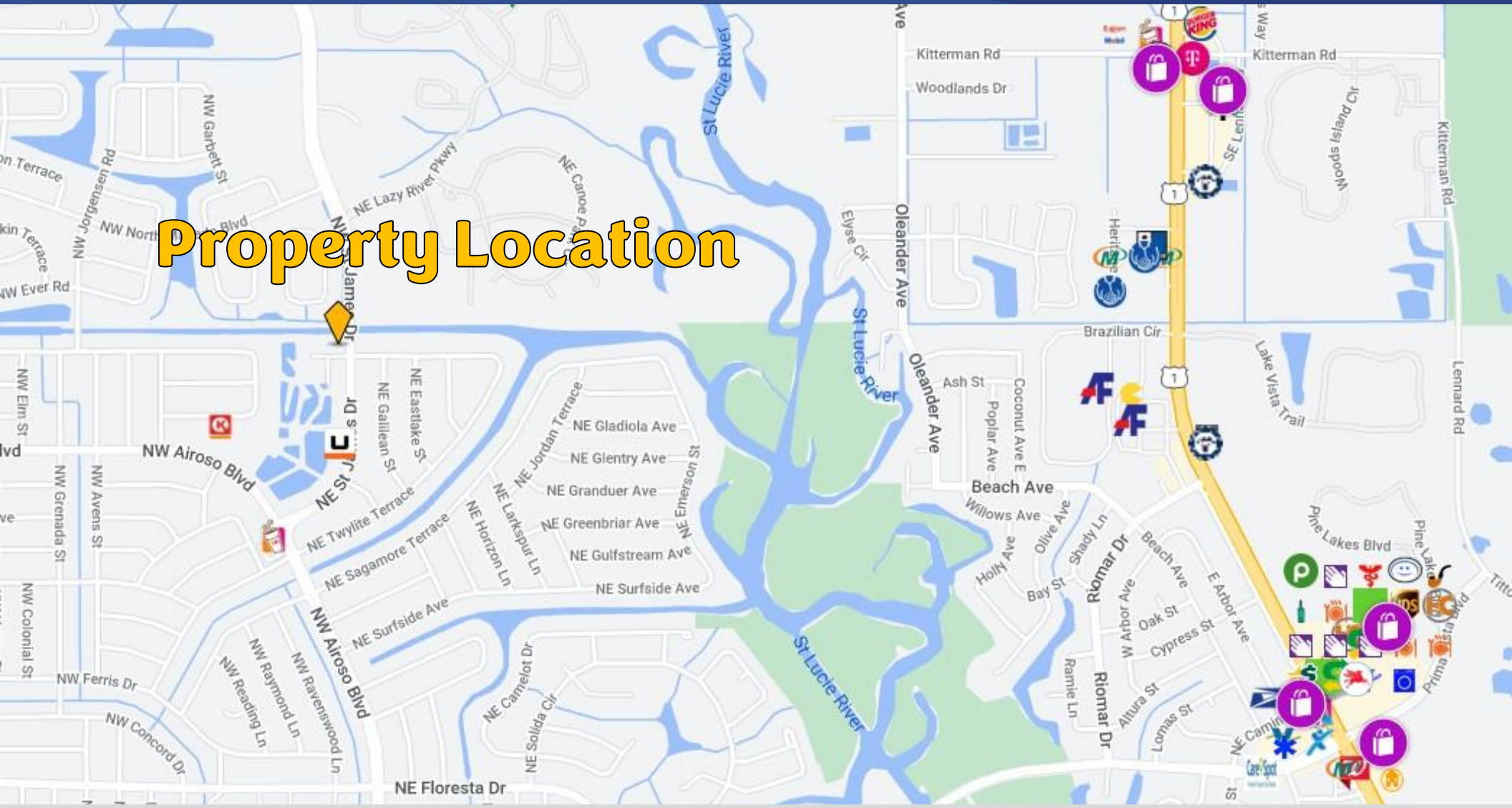
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TRADE AREA MAP



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