

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

OFFERED AT
\$1,785,714

HIGH-VISIBILITY DIGITAL BILLBOARD INVESTMENT

Located along US-1 at a high-traffic corridor in Fort Pierce, FL, this double-sided digital billboard offers stable, contract-backed income with built-in annual increases.



5121 S US HIGHWAY 1, FORT PIERCE, FL 34982

Lease Schedule 5/5/25 - 5/5/32

Year 1: \$8,333.34/mo.

Year 2: \$10,416.67/mo.

Year 3: \$10,729.17/mo.

Year 4: \$11,051.05/mo.

Year 5: \$11,382.58/mo.

Year 6: \$11,724.05/mo.

Year 7: \$12,075.78/mo.

Get in Touch

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Investment Highlights

- **Annual Income:** \$125,000.04
- **Escalations:** 3% annual increases
- **Tenant:** Clear Channel Outdoor
- **AADT:** 32,000 (2025)
- **Lease Term Remaining:** 6 Years
- **Renewal Options:** None (future upside potential)
- **Passive Income Stream with National Tenant**