



FOR SALE

■ 14445 US Hwy 1

Sebastian, FL 32958

PROPERTY OVERVIEW

Strategically located along the high-traffic US Hwy-1 corridor in Sebastian, FL, this 2,676 SF stand-alone medical office building offers prime visibility with direct frontage to over 25,000 daily drivers. Positioned on a 0.55-acre parcel with 17 private parking spaces, the property is zoned CL (Commercial Light) by Indian River County, allowing for a wide range of professional and medical uses. The site is just a quarter mile north of Sebastian River Medical Center, enhancing its appeal to healthcare users and investors alike.

The building is fully leased to an established direct primary care and urgent care practice under a five-year agreement, generating stable income at a 6.5% CAP rate. Recent capital improvements include a new roof and upgraded electrical systems in 2023, along with a brand-new HVAC system installed in 2025, minimizing future maintenance expenses. This turnkey investment opportunity combines strong tenancy, excellent visibility, and proximity to major medical infrastructure in one of Indian River County's most active commercial corridors.

OFFERING SUMMARY

Building Size:	2,676 SF
Land Use:	Restaurant
Zoning:	CL - Commercial Light
Traffic Count:	25,000 AADT

SALE RATE

\$730,000



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SLC Commercial
Realty & Development

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Property Details

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Location Information

Street Address	14445 U.S. 1
City, State, Zip	Sebastian, FL 32958
County/Township	Indian River County
Road Type	Paved
Market Type	Medium
Nearest Highway	Us Hwy 1
Nearest Airport	Sebastian-Roseland Municipal Airport

Building Information

Building Size	2,676 SF
Occupancy %	100%
Tenancy	Multiple
Year Built	1962
Last Renovated	2023
Condition	Excellent
Roof	New 2023
Free Standing	Yes
Number Of Floors	1

Zoning / Land Use Details

Zoning	CL - Commercial Light
Land Use	Restaurant
Permitted Use	See Below

Property Details

Property Type	Retail
Property Subtype	Restaurant
Lot Size	0.55 Acres
APN#	30382500001004000009.0
Traffic Count	25,000 AADT
Traffic Count Street	US Hwy 1

Parking & Transportation

Parking Type	Surface
Number Of Spaces	17

Utilities & Amenities

Sewer	Indian River County Utilities
Water	Indian River County Utilities
Electricity	Florida Power and Light

Location Overview

Located half mile north of Roseland Rd and 175 feet south of Indian River Blvd (145th St) on the west side of US Hwy-1 .

Permitted Uses



Aerial Photos

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Exterior Photos

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Retailer Map

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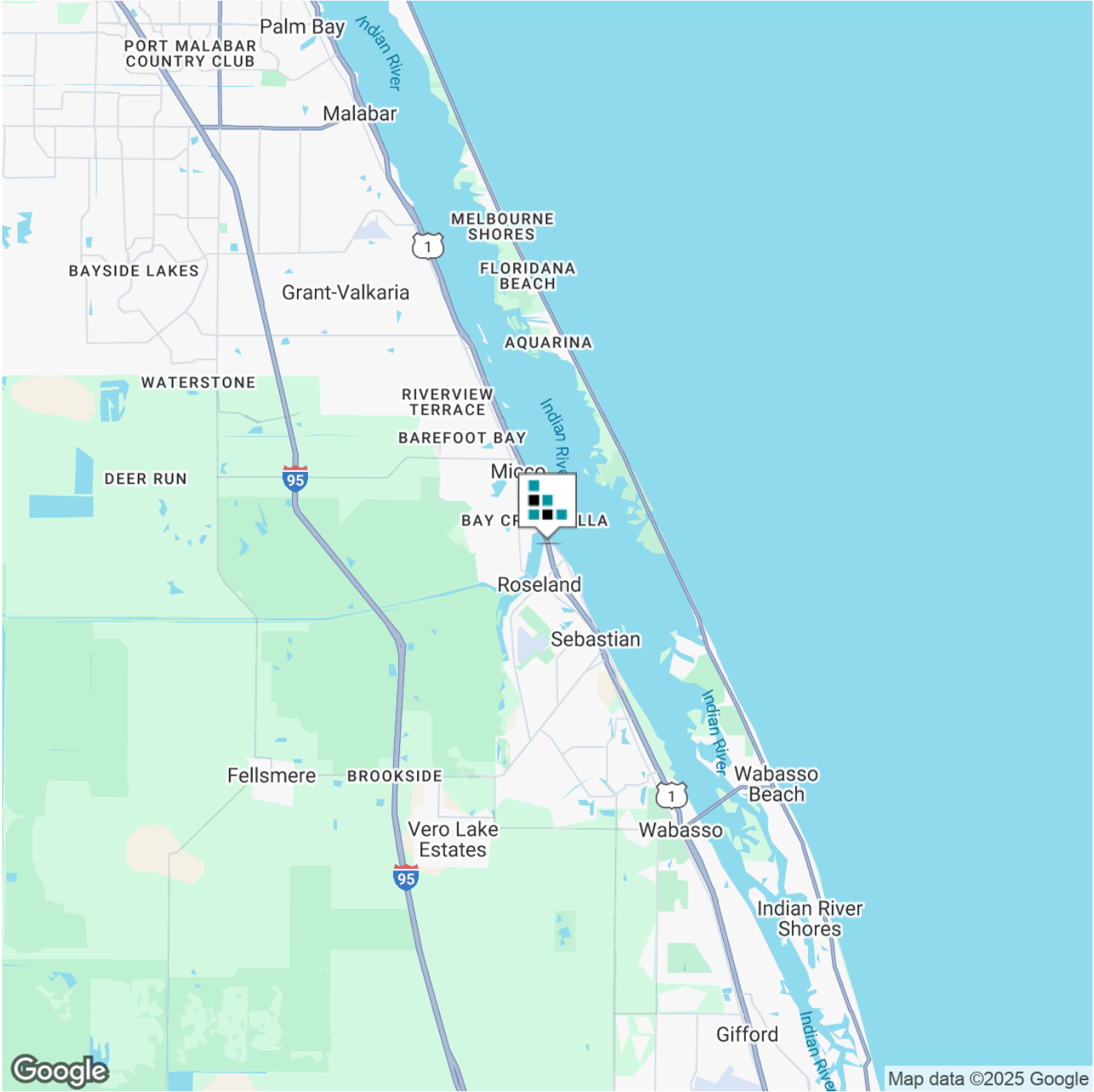


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Location Map

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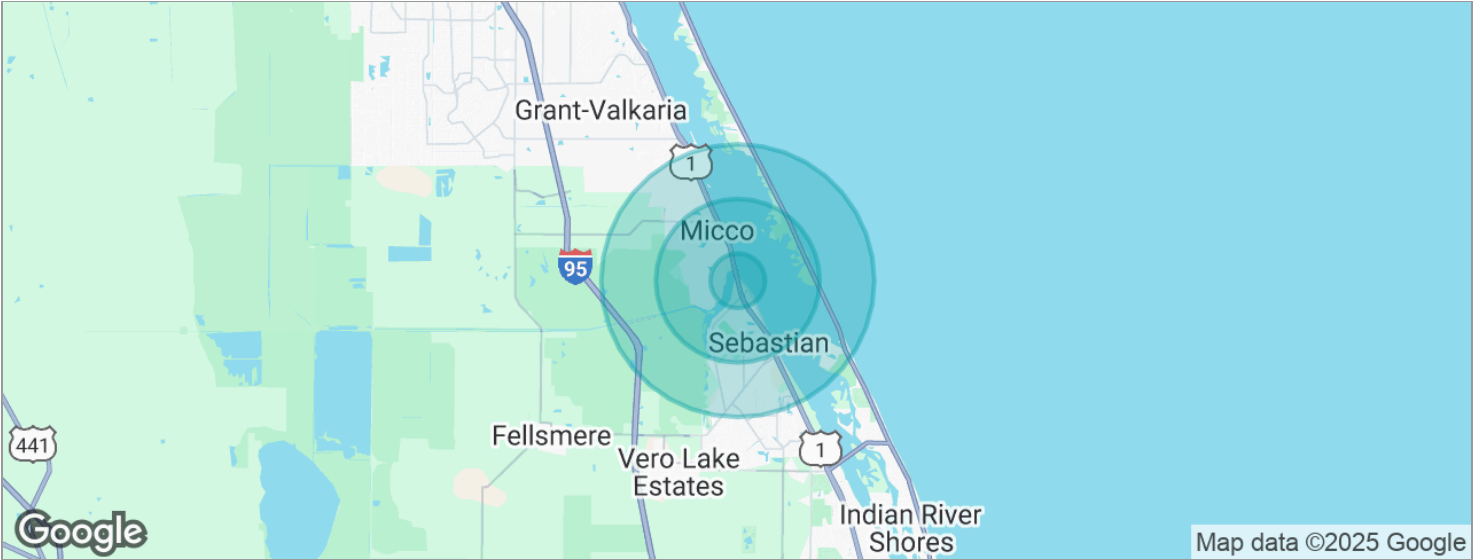


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Demographics Map

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	1,720	9,995	25,391
Median age	60	61	59
Median age (Male)	59	60	59
Median age (Female)	60	62	60
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	876	5,337	13,018
# of persons per HH	2	1.9	2
Average HH income	\$63,610	\$68,646	\$80,464
Average house value	\$429,959	\$315,743	\$319,077

* Demographic data derived from 2020 ACS - US Census

Disclaimer

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