

FOR SALE

2620 S US Highway 1

Fort Pierce, FL 34982

Freestanding Building - NEW PRICING



PROPERTY OVERVIEW

Fully built-out bank facility with 2 drive-thru lanes under canopy*. Interior includes lobby area, 2 private offices, open work space, teller line, vault, kitchen/breakroom and 2 restrooms. Ideal for a medical or professional office, veterinarian, retail sales and service or restaurant. Located at a signalized intersection with excellent visibility and signage. Undeveloped land area provides opportunity for expansion or additional parking.

*Canopy requires repairs.

LOCATION OVERVIEW

Highly visible location at the southeast corner of US Highway 1 & Gardenia Avenue, a signalized intersection.

OFFERING SUMMARY

Building Size:	2,452 SF
Land Size:	0.66 Acres
Zoning:	C3 - General Commercial, City of Fort Pierce
Utilities:	City of Fort Pierce
Traffic Count:	28,500 AADT

SALE PRICE REDUCTION

\$495,000

Carol Bush

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SLC Commercial

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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.

Freestanding Building

SALE PRICE **\$495,000**

Building Information

Building Size	2,452 SF
Year Built	1973
Number Of Parking Spaces	17
Parking Type	Surface
Utilities Description	Water/Sewer - City of Fort Pierce
Building Class	B

Location Information

Building Name	Freestanding Building
Street Address	2620 S US Highway 1
City, State, Zip	Fort Pierce, FL 34982
County/Township	Saint Lucie

Zoning / Land Use Details

Zoning	C3 - General Commercial, City of Fort Pierce
Permitted Use	See Below

Utilities & Amenities

Utilities	Water/Trash - City of Fort Pierce
Sewer	City of Fort Pierce
Electricity	City of Fort Pierce

Parking & Transportation

Parking Type	Surface
Number Of Spaces	17

Property Details

Property Type	Office
Property Subtype	Retail
Lot Size	0.66 Acres
APN#	2422-601-0015-000-5
Flood Zone	Flood Zone X
Traffic Count	28,500 AADT
Traffic Count Street	US Highway 1
Utilities & Amenities	City of Fort Pierce
Taxes	\$10,796.33 (2017)
Assessed Value	\$382,118 (2017)
Assessed Just/Market Value	\$481,000 (2017)

[CLICK HERE FOR PERMITTED USES](#)

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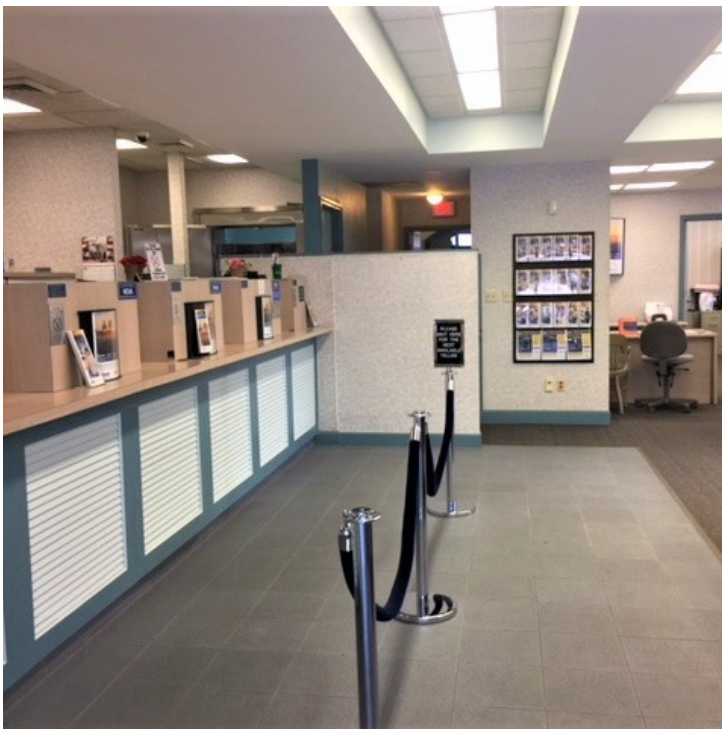
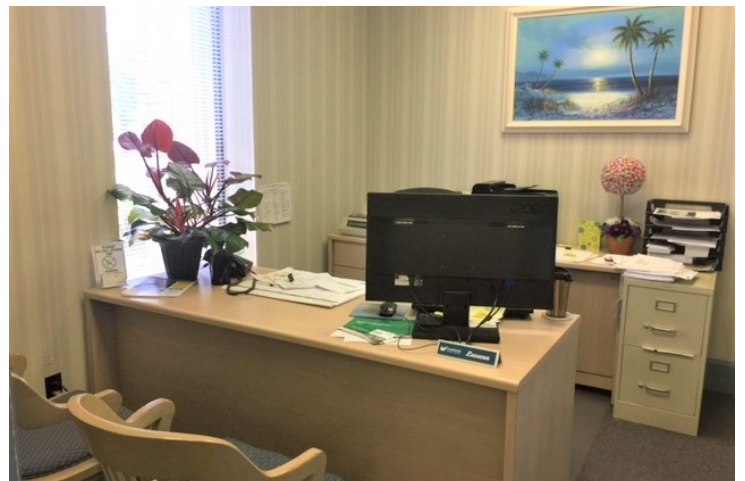
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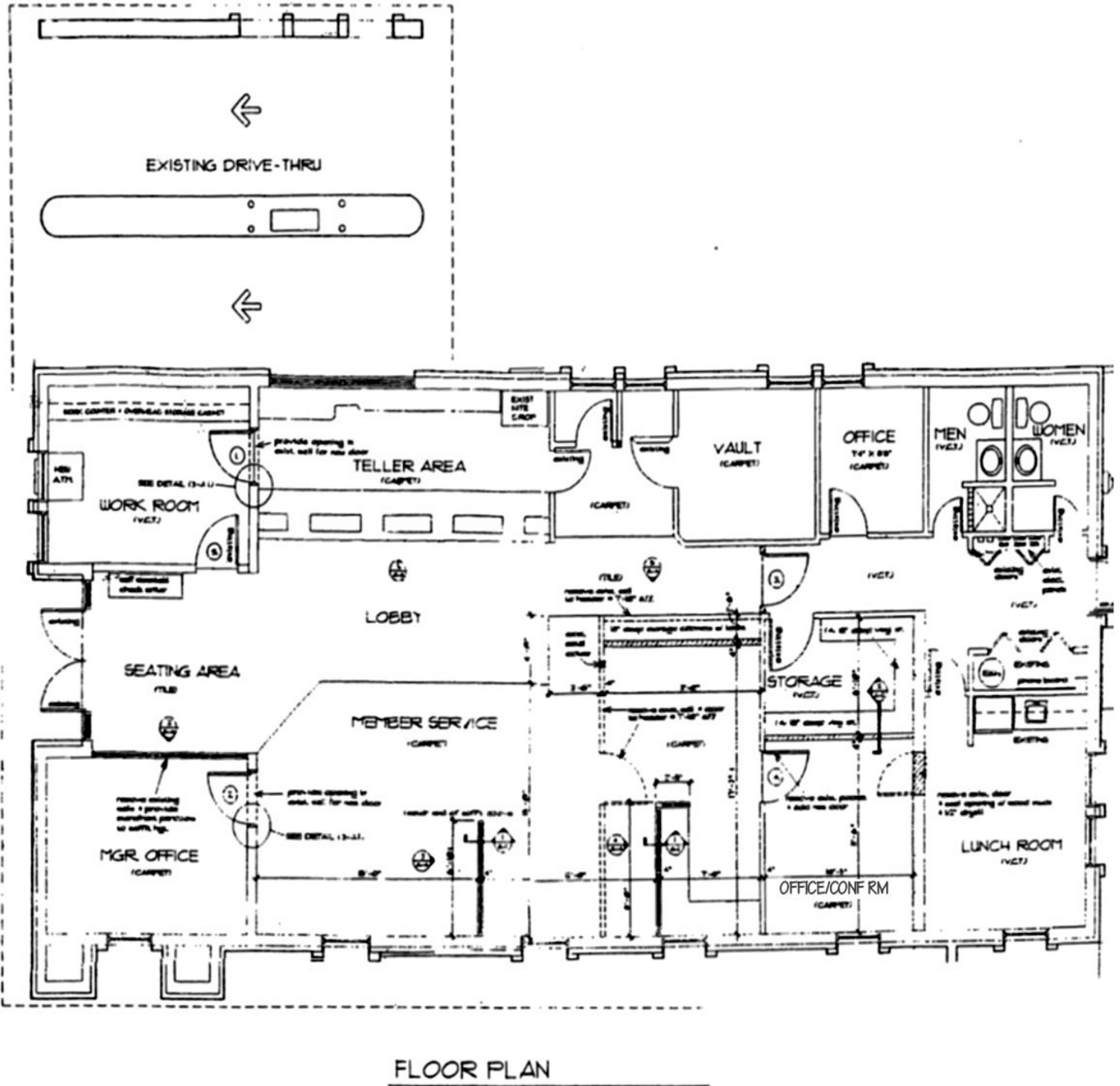


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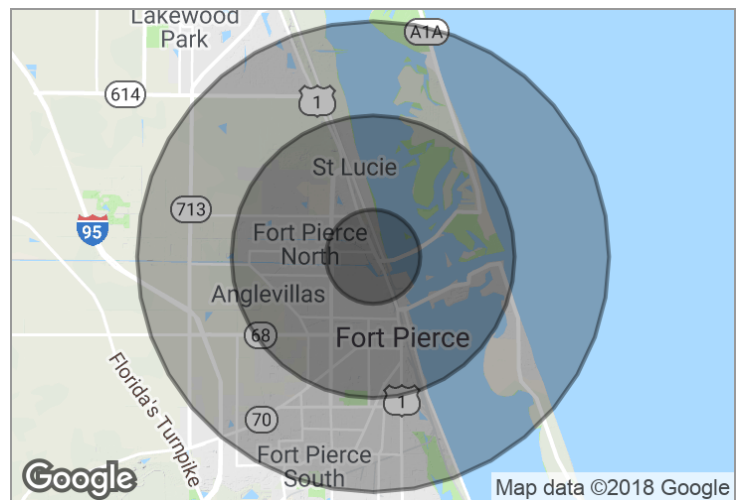
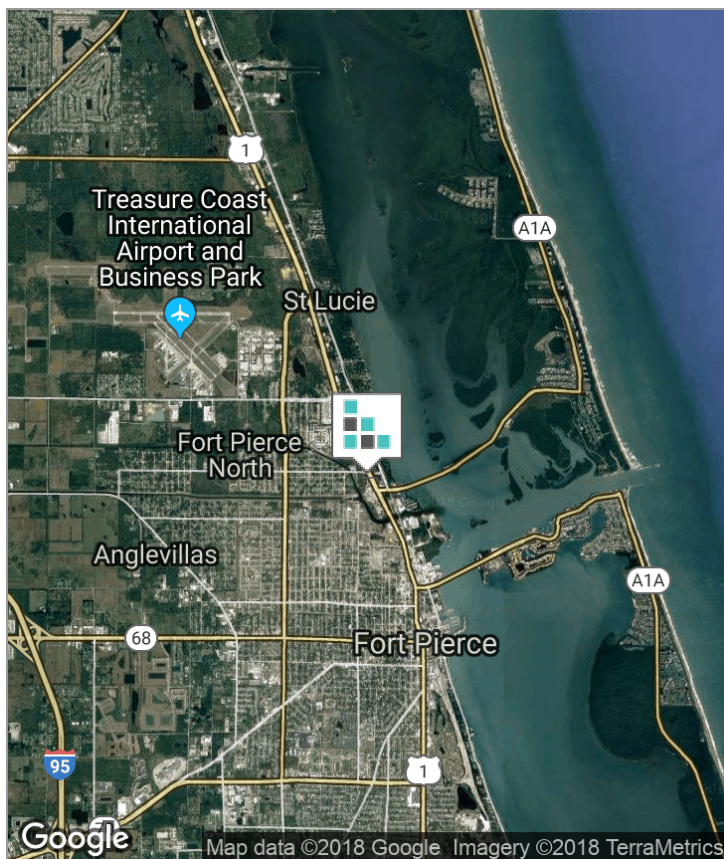
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	8,283	39,936	78,229
Total Households	2,569	14,009	28,574
Average HH Income	\$56,937	\$44,615	\$48,227
Average Age	31.1	34.8	38.5

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Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.

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