

13550 US Highway 1, Sebastian Florida 32958



Space Available: 14,129 s/f on 1.83 acres

Zoning: Commercial

71 onsite parking spaces, two covered drive through lanes. Traffic count: 30,800 AADT

Take the corner at the lighted intersection of Roseland Rd and US Hwy 1. Easy to see and excellent visibility on the SE corner.

For a strong Lessee, Seller is willing to accept a \$21.25NNN for 10 -20 years.

Sebastian is growing city and is well known as a premier fishing and surfing destination in Florida and nationally. This "big box" property can be facilitated as a Supermarket / Pharmacy / Grocery or Specialty Market. Many retailers have been waiting for a built property just like this to come on the market. Easy egress/ingress from Hwy #1 and Roseland Road.

Two drive-through lane for a pharmacy but could also be repurposed for a food delivery drop off or pick up. Rear drive up loading bay and loading doors plus rear storage area and hazmat sink clean ups. Customer and staff restrooms in rear portion of property.

Seller is/are willing to discuss Lease Hold Improvements.

