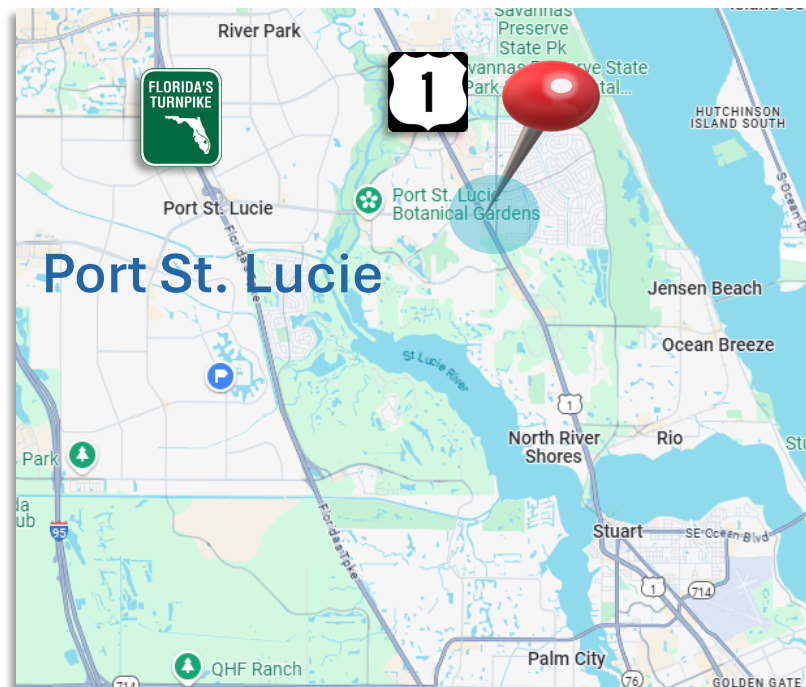


10753 S US Highway 1, Port St. Lucie, FL



DESCRIPTION:

This 11,202^{+/-} SF property offers an amazing opportunity for large retailers or restaurants looking to enter the rapidly growing Treasure Coast market. Located on the busy US 1 in Port St. Lucie, it has convenient access to Jensen Beach and Stuart, as well as a strong surrounding demographic. The owner plans to develop an additional 7,000^{+/-} SF of retail space on the same pad, which will naturally attract more traffic and potential customers to this location. Plus, this property shares an entrance and exit with a Walmart Supercenter, enhancing its visibility. Lastly, it features a lite pylon sign that can be shared with other tenants.



DETAILS:

- 11,202^{+/-} SF Building
- New Metal Roof
- New HVAC
- New Exterior Painting
- Interior is Gutted—Ready for Customization!
- 5.47 ^{+/-} Acres
- Zoning: General Commercial, St. Lucie County
- High Traffic Location on US Highway 1
- Adjacent to Walmart Supercenter
- Cross Access with Walmart
- High Traffic Counts 50,500 ADT
- Approximately 453.65' of frontage on US Hwy 1
- 144 Parking Spaces



CALL US

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