



LAND DEVELOPMENT FOR SALE

6717 - 6759 - 6779 South U.S. Highway 1, Port Saint Lucie, FL 34952

- 559.52 +/- SQ FT Frontage on US Highway 1
- Lot Size 352,375 +/- SQ FT / 8.09 +/- Acres
- Zoning CG (General Commercial by St. Lucie County)
- 4 Buildings / 15 Individual Retail Center Tenants
- City Water & Sewer

8.09 +/- ACRES

\$ 4,999,000

ANNUAL INCOME FROM:

Building 1 Bowling Family Entertainment Center
3 Strip Retail Centers

TRAFFIC COUNT DAILY:

US 1 Highway: 40,000 to 52,000 Vehicles

POPULATION:

1 Mile: 3,673 / 3 Mile: 44,406 / 5 Mile: 116,306

Income & Expenses with Confidentiality Agreement

Tax ID:

3415-501-0039-000-3
3415-501-0039-010- 6
3415-501-0039-020-9

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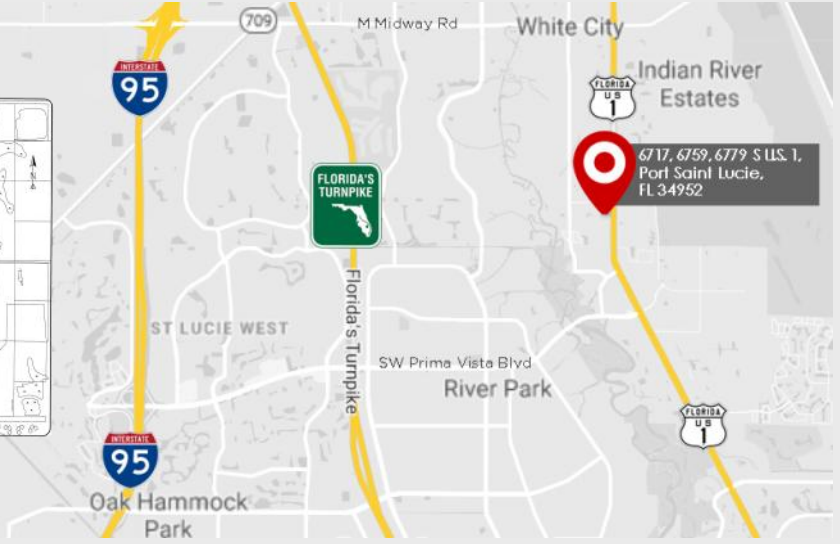


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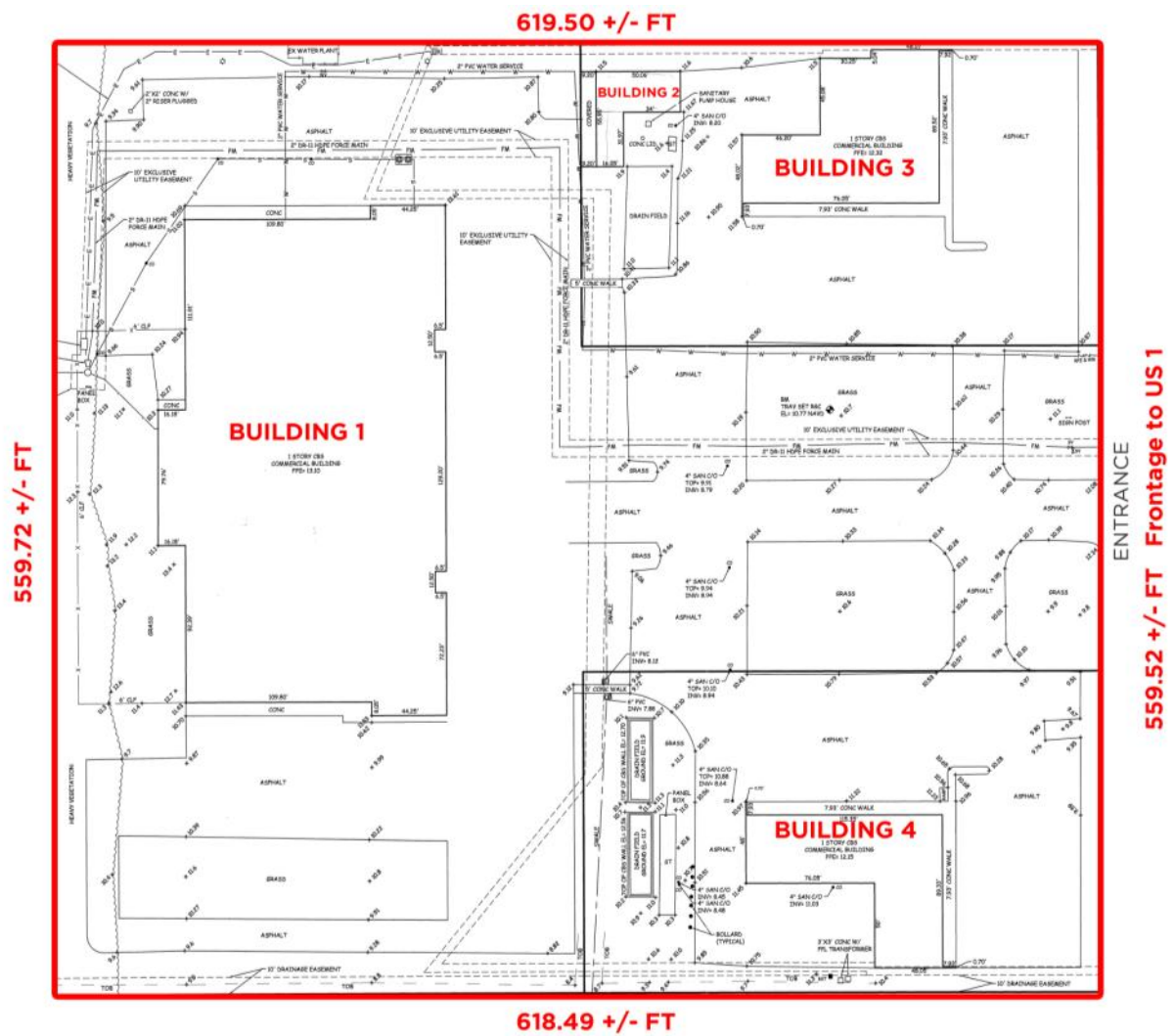


NOTE: This offering subject to errors, omissions, prior sales or withdrawal without notice



**6717-6759-6779 South U.S. 1,
Port Saint Lucie, FL 34952**

Located on Recently Widened U.S. 1 Across From
Newly Built Social Security Offices.
Minutes From Florida's Turnpike & I-95.



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BUILDING 1 : 6759

- Family Entertainment Center (FEC); 48 Lanes; Food Court; Billiards; Arcade & Bar
- Full 4 COP Liquor License
- Six Phase 1,200 AMPS
- Central A/C & Heat
- Florescent & Incandescent Lighting
- Building Is In Good Condition
- The County Used This Facility As a Shelter During Hurricanes
- No Economic or Functional Obsolescence

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BUILDING 3: 6779

- 8,000 +/- SQ FT South Strip Center Under Air
- Fully Rented Units



BUILDING 4: 6717

- 9,230 +/- SQ FT North Strip Center Under Air Includes Additional 1,710 +/- SQ FT Building at Northwest Corner, Marked #2 on Survey
- Fully Rented Units

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