Tire & Auto Service Center | For Sale





Ideal for Investor or Owner-Occupier

CBRE is pleased to present this opportunity on South US Hwy 1 in Fort Pierce. Located just .25 miles south of the intersection of Virginia Ave and S US Hwy 1, the property's 150 feet of highway frontage provides access to S US Hwy 1 in both directions. Additionally, the property is located directly across from a Publix-anchored shopping center.

2604 S US Hwy 1 Fort Pierce, FL 34982 FortPierceAutoServiceCenter.com

Please Note: Do not disturb, approach, or inturrupt business operations at the property.

Property will be sold:

- either as a "turn-key' fully-operational tire & auto service center,
- or "as is" and will not include any existing auto service equipment, tire raking, furniture, etc. Signage will be taken down. Above-ground lifts and alignment equipment will be removed but in-ground lifts will remain

Property Highlights

+ Building Size: 6,500 SF

+ Signage: Single-Tenant Pylon

+ Parking: 12 Regular, 1 Handicap

+ Year Built: 1971

+ Bays: 8

+ **Traffic:** 29,000 AADT

+ Parcel Size: .56 Acres

24,600 SF

+ Parcel Dimensions: 150' highway frontage x 164' depth

+ Property is not deed restricted for auto service and tire sales

Local Demographics

	1 Mile	3 Miles	5 Miles
2021 Population Estimate	10,185	45,859	75,990
2021-2026 Annual Population Growth Rate	0.76%	0.58%	1.07%
2026 Population Projection	10,578	47,211	78,352
2021 Daytime Population	3,737	21,387	33,391
2021 Average Household Income	\$52,368	\$50,602	\$56,363
Median Age	34	37.4	40.4

Contact Broker

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