



## 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](http://FortPierceAutoServiceCenter.com)

**Please Note:** Do not disturb, approach, or interrupt 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
- + **Parcel Dimensions:** 150' highway frontage x 164' depth
- + **Property is not deed restricted** for auto service and tire sales
- + **Bays:** 8
- + **Traffic:** 29,000 AADT
- + **Parcel Size:** .56 Acres  
24,600 SF

### 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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