MILLS COMMERCIAL
REAL ESTATE GROUP, LLC

Prime 12-acre Commercial Land Parcel on US #1, Vero Beach, FL

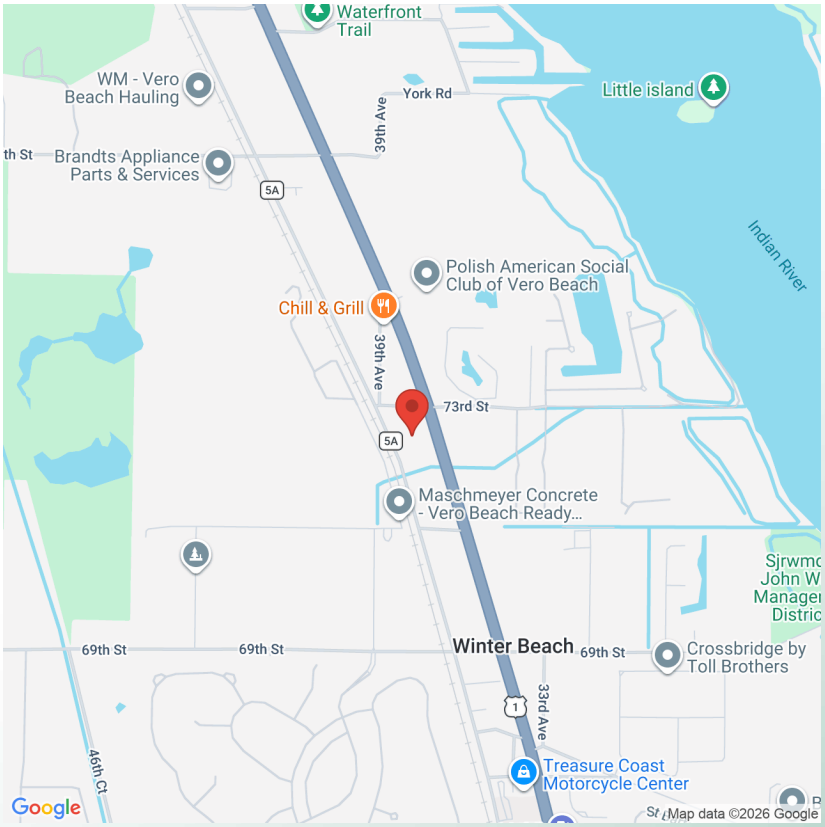


7255 US HWY 1
Vero Beach, FL 32967

Price
$2,800,000.00

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- Two Parcels:
- 7255 US Highway 1 North – 6 acres, zoned CG (General Commercial)
- 7155 US Highway 1 South – 6 acres, zoned CH (Heavy Commercial)
- For permitted zoning uses, please refer to the enclosed Indian River County, FL Code of Ordinances.



Mills Commercial Real Estate Group, LLC.
License Number CQ1054807
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Office: 772.562.0018 • Cell: 772.473.0018

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7255 US HWY 1
Vero Beach, FL 32967



Status:	Active
Price:	$2,800,000.00
Type:	Commercial
Lot Size:	(2) 6 Acres for total 12
Zoning Type:	Lot 7155 (CG) Lot 7255 (CH)
Flood Zone:	Zoned X
Taxes / Year:	11,794 For Both Parcels / 2024
Traffic Volume:	30,000
Traffic Volume Year:	2021

Prime 12-acre Commercial Land Parcel on US #1, Vero Beach, FL

Take advantage of this remarkable opportunity to invest in 12 acres of commercially zoned land prominently located on US Highway 1 in the heart of Vero Beach, Florida. Boasting over 1,306 feet of frontage on both US #1 and Old Dixie Highway, this property is truly a developer's dream with its exceptional visibility and accessibility.

This exceptional plot can be subdivided into two equally sized parcels of 6 acres each, offering an added flexibility for prospective investors. The location provides an extraordinary daily traffic count of 30,000, offering unparalleled exposure for any business that occupies the space.

Ideally situated just 2.35 miles north of 53rd Street, the property enjoys proximity to a commercial hub hosting an array of established businesses, including Publix, CVS, Walgreens, and a variety of other retail stores.

The property is strategically positioned between 71st and 73rd streets, offering hassle-free ingress and egress from Old Dixie to the west.

Capture the potential of Vero Beach's thriving commercial scene with this 12-acre plot, perfect for building your next commercial venture or real estate development project.

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