MILLS COMMERCIAL
REAL ESTATE GROUP, LLC

4.57 Acres COMMERCIAL US HWY 1, VERO BEACH, FL



7685 US HWY 1
VERO BEACH, FL 32967

Price
$1,200,000.00

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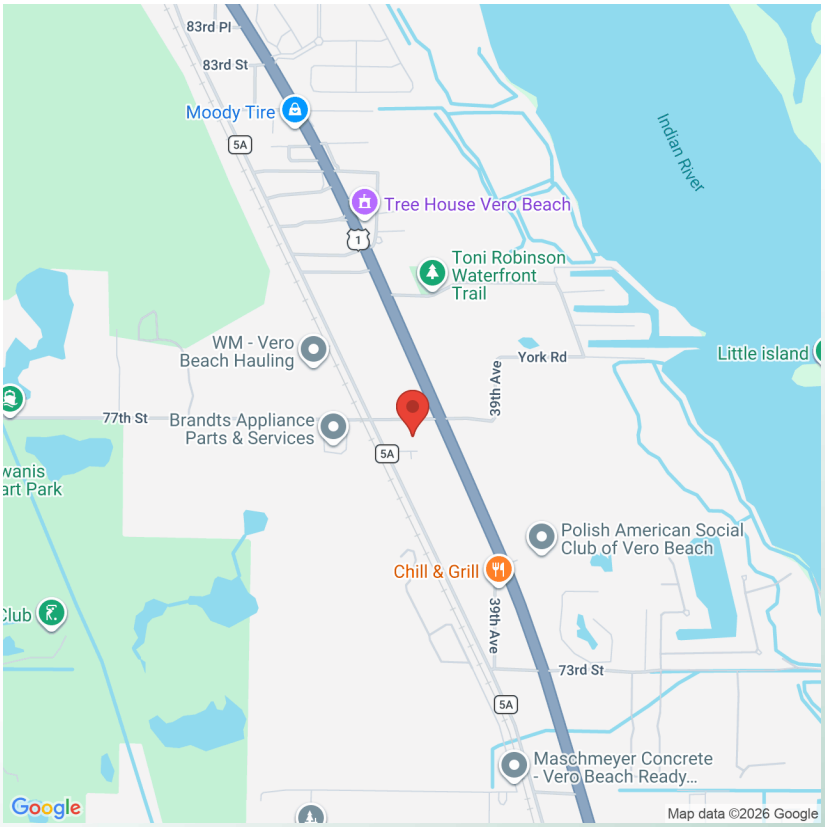
- Rare 4.57-acre commercial development opportunity located at US Highway 1, 77th Street, and Old Dixie Highway. The property is zoned CL (Limited Commercial), offers excellent visibility along a major north-south corridor, and benefits from a reported traffic count of 30,000 vehicles per day.



Mills Commercial Real Estate Group, LLC.
License Number CQ1054807
4731 Jimmy Buffett Memorial Highway, Suite 215, Vero Beach, FL 32963
Office: 772.562.0018 • Cell: 772.473.0018



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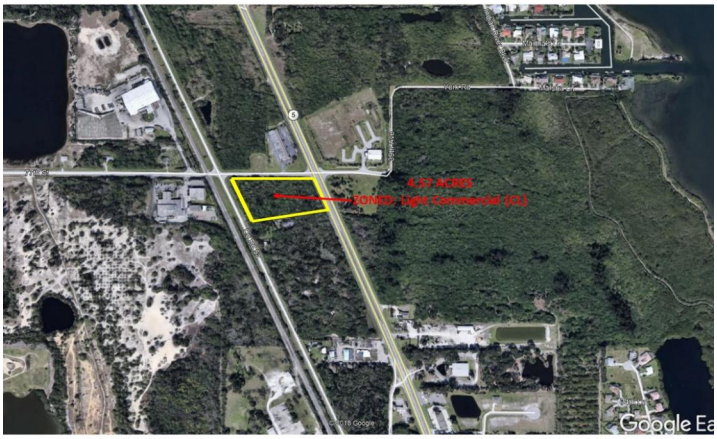

Status:	Active
Price:	$1,200,000.00
Type:	Commercial
Square Footage:	199,069
Lot Size:	4.57
Type of Electric:	FPL
Zoning Type:	LIGHT COMMERCIAL (CL)
Flood Zone:	X: AREA OF MINIMAL FLOOD HAZARD
Taxes / Year:	$5,011.86 / 2018
Traffic Volume:	30,000
Traffic Volume Year:	2025

4.57 Acres | US Highway 1, 77th Street & Old Dixie Highway

- 4.57-acre commercial site
- Frontage and visibility on US Highway 1
- Corner access from 77th Street and Old Dixie Highway
- Zoned CL – Limited Commercial
- Traffic count: 30,000 vehicles per day
- Flood Zone X – Area of Minimal Flood Hazard

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