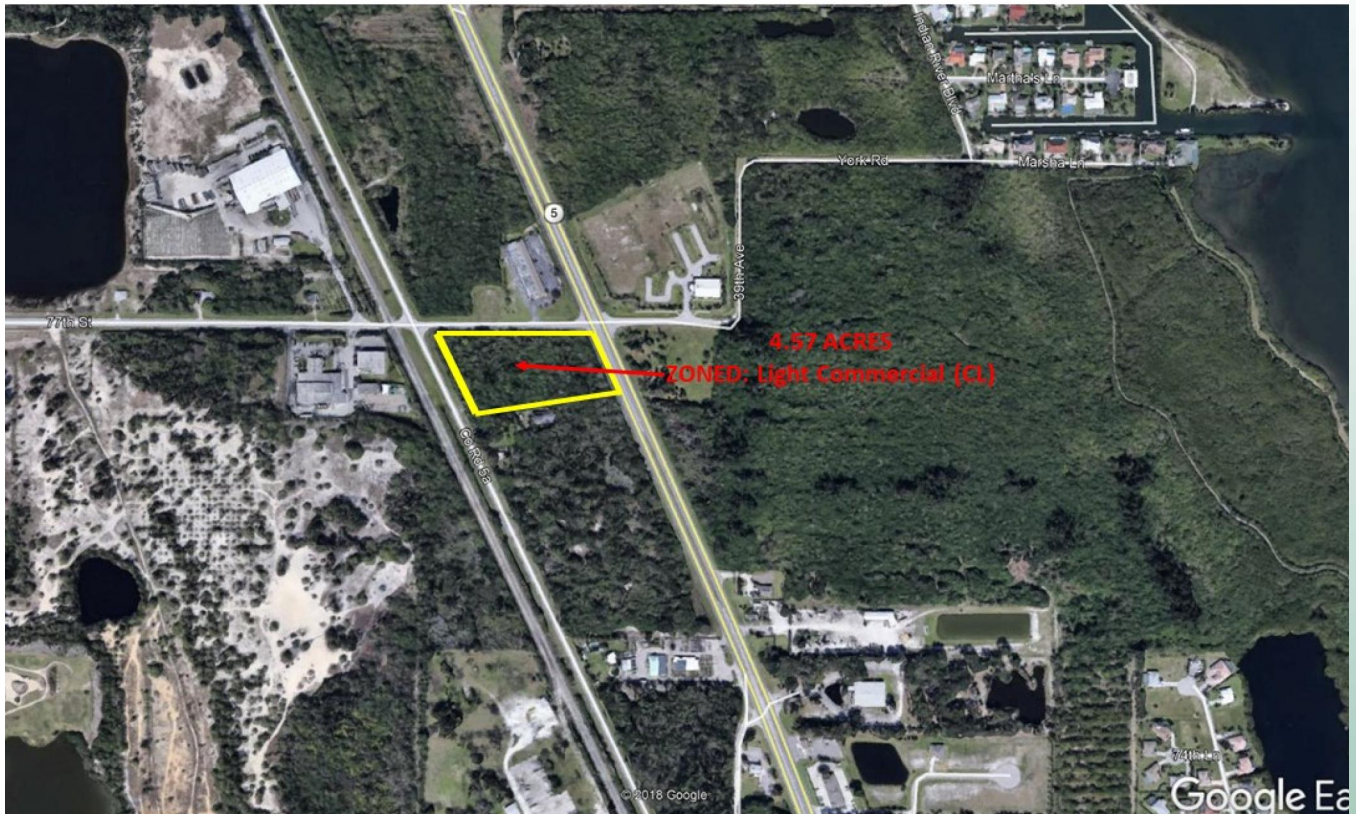


## 4.57 Acres FOR LEASE

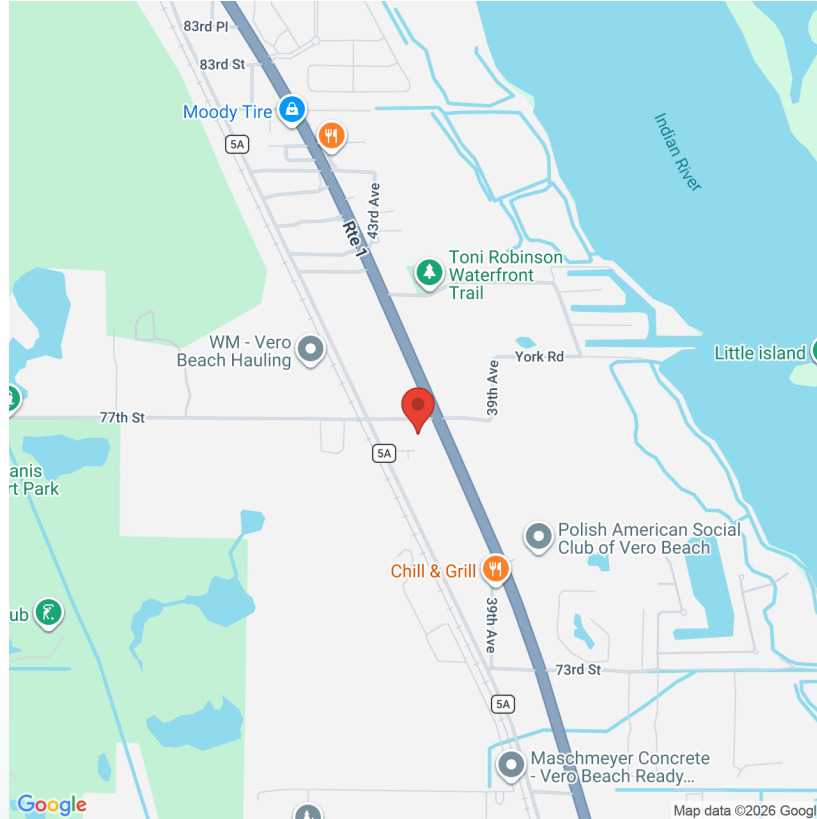


7685 US HWY 1  
VERO BEACH, FL 32967

Price  
\$2.00 PER SF PER YEAR

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- THIS PROPERTY CAN BE SUBDIVIDED OR WILL BUILD TO SUIT.
- US HWY #1, 77th Street and old Dixie HWY.

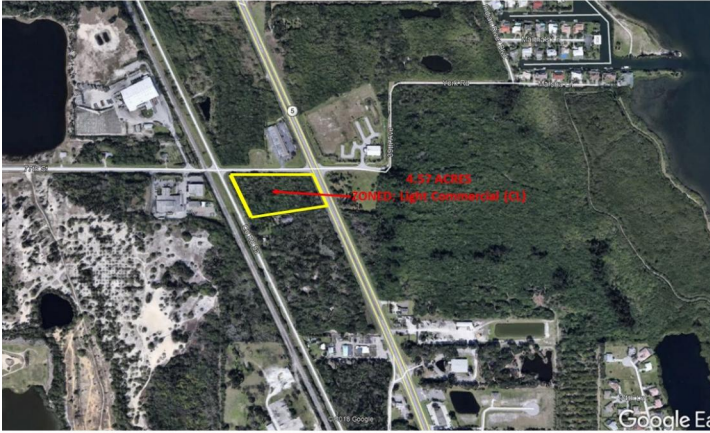


**Mills Commercial Real Estate Group, LLC.**

License Number CQ1054807

4731 Jimmy Buffett Memorial Highway, Suite 215, Vero Beach, FL 32963

Office: 772.562.0018 • Cell: 772.473.0018



<b>Status:</b>	Active
<b>Price:</b>	\$2.00 PER SF PER YEAR
<b>Type:</b>	Commercial - For Lease
<b>Square Footage:</b>	199,069
<b>Lot Size:</b>	4.57
<b>Zoning Type:</b>	LIGHT COMMERCIAL (CL)
<b>Flood Zone:</b>	X: AREA OF MINIMAL FLOOD HAZARD
<b>Taxes / Year:</b>	\$5,011.86 / 2018
<b>Traffic Volume:</b>	25,000
<b>Traffic Volume Year:</b>	2016