MILLS COMMERCIAL
REAL ESTATE GROUP, LLC

# 1.88 ACRES FOR SALE OR GROUND LEASE




580 US HWY 1
VERO BEACH, FL 32962

## Price

## $1,200,000.00 OR GROUND LEASE

Disclaimer: This information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Mills Commercial Real Estate Group, LLC and should not be made available to any other person or entity without the express written consent of Mills Commercial Real Estate Group, LLC. The Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Mills Commercial Real Estate Group, LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial conditions of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Mills Commercial Real Estate Group, LLC has not verified, and will not verify, any of the information contained herein, nor has Mills Commercial Real Estate Group, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provide. All potential buyers must take appropriate measures to verify all of the information set forth herein.

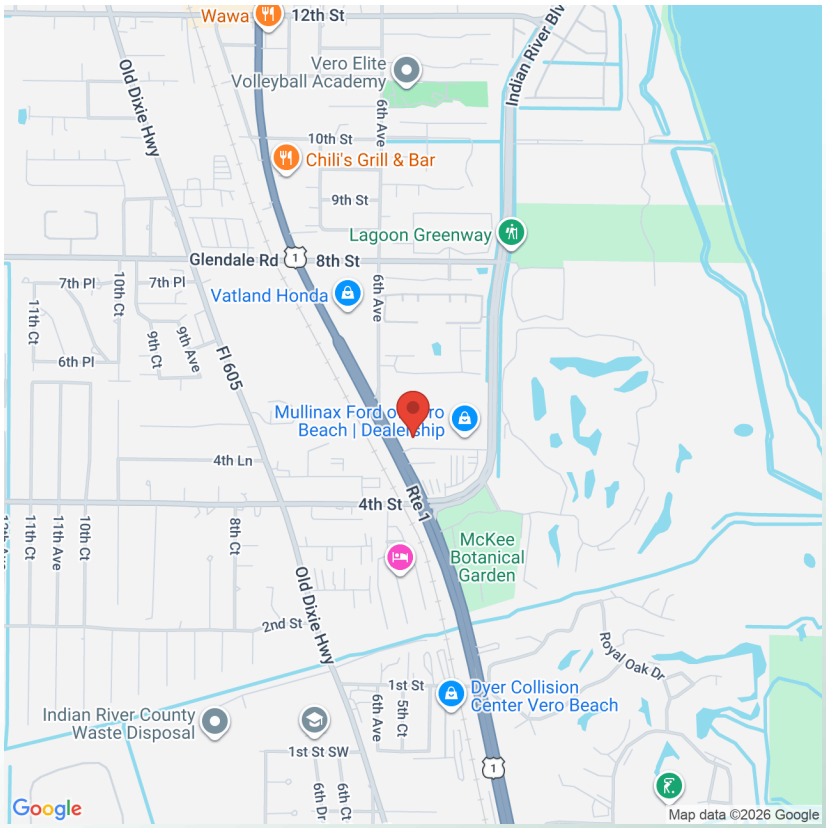
**Mills Commercial Real Estate Group, LLC.**
License Number CQ1054807
4731 Jimmy Buffett Memorial Highway, Suite 215, Vero Beach, FL 32963
Office: 772.562.0018 • Cell: 772.473.0018

- ALL THE INFRASTRUCTURE IS TO THE SITE.
- THE OWNER WILL BUILD TO SUIT.
- OWNER WILL DO A GROUND LEASE.

**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




**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




**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

MILLS COMMERCIAL
REAL ESTATE GROUP, LLC

# 580 US HWY 1
# VERO BEACH, FL 32962




| | |
|---|---|
| **Status:** | Active |
| **Price:** | $1,200,000.00 OR GROUND LEASE |
| **Type:** | Commercial |
| **Lot Size:** | 1.88 |
| **Parcel Number:** | 33391300000100000012.0 |
| **Type of Electric:** | FPL |
| **Zoning Type:** | CG- GENERAL COMMERCIAL |
| **Flood Zone:** | X : AREA OF MINIMAL FLOOD HAZARD |
| **Traffic Volume Year:** | 30,000 AADT / 2017 |

**The properties in a great location with a lot of residential condominiums and homes nearby.**

**With 398 FT on US HWY 1, with a high traffic volume.**

***Great and convenient location!!***

***GROUDN LEASE: 70,000.00 PER YEAR NNN***

**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