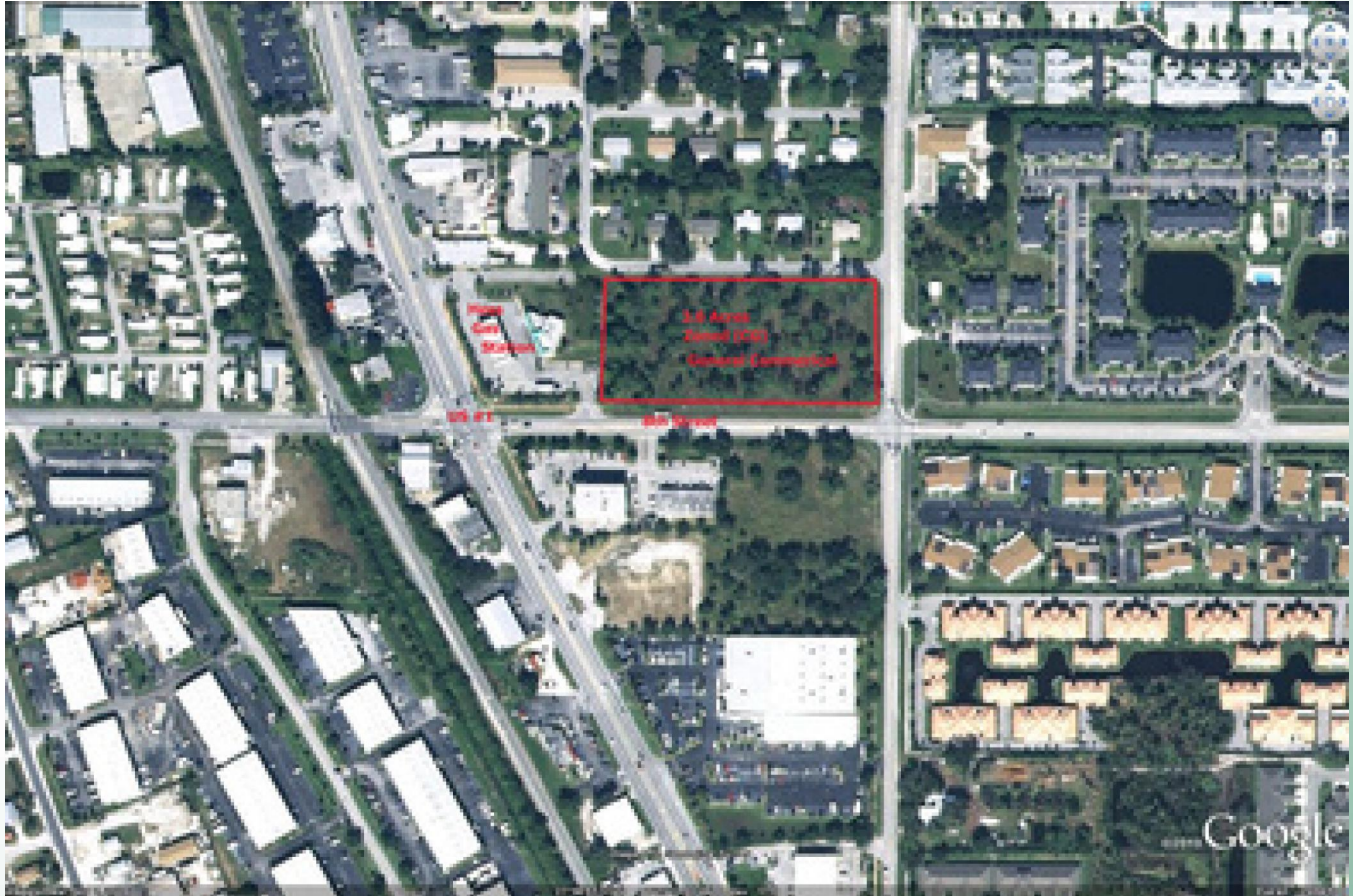




3.6 Acres, Commercial, Vero Beach



US #1 & 8th Street
Vero Beach, FL 32960

Price
\$1,400,000.00

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 Florida Agri Properties and should not be made available to any other person or entity without the express written consent of Florida Agri Properties. 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. Florida Agri Properties 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, Florida Agri Properties has not verified, and will not verify, any of the information contained herein, nor has Florida Agri Properties 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.



LOCATION: US 1 AND 8TH STREET
VERO BEACH, FLORIDA 32962

LISTING AMOUNT: \$1,400,000

SIZE: 3.6 ACRES - 156,816 SF

ZONING: GENERAL COMMERCIAL

UTILITIES: WATER & SEWER AVAILABLE

REAL ESTATE TAXES: \$7,525 / 2010

PROPERTY DESCRIPTION

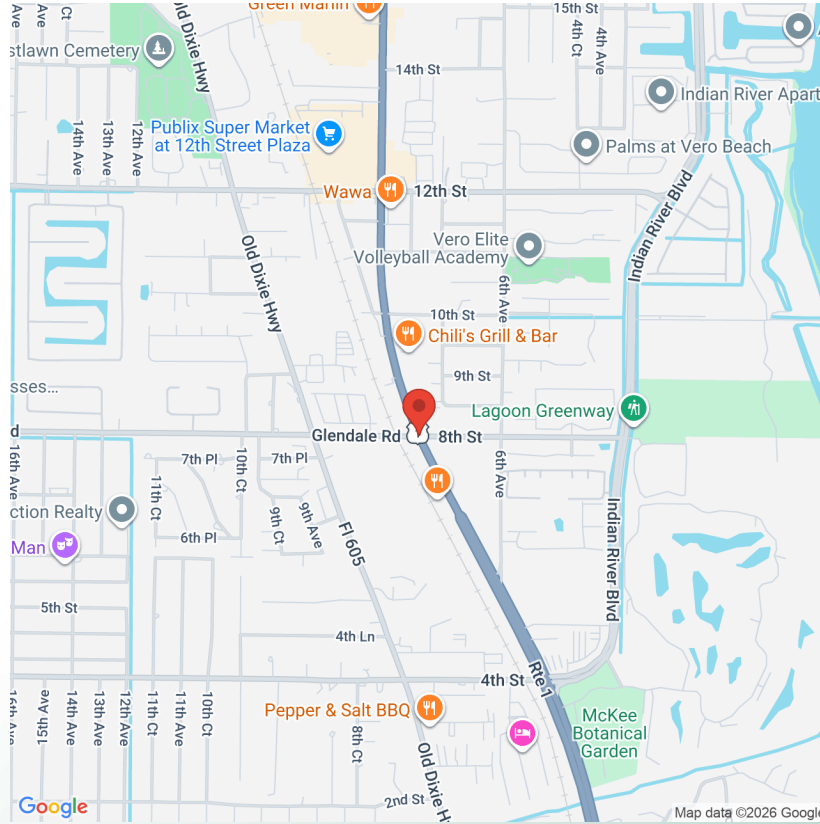
THIS LOT IS ADJACENT TO HESS GAS STATION AND HAS A EXTREMELY HIGH TRAFFIC COUNT. THIS SITE ALSO HAS AN EXIT ON TO US 1 FROM THE NORTH SIDE OF THE PROPERTY. THIS IS AN IDEAL LOT FOR RETAIL, RESTAURANT, MEDICAL AND BUSINESS OFFICE. THE EAST SIDE OF THE PROPERTY IS ADJACENT TO 8TH STREET AND 6TH AVENUE.

Florida Agri Properties

License Number SL3506728

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

Phone: 772-532-9494





LOCATION: US 1 AND 8TH STREET
VERO BEACH, FLORIDA 32962

LISTING AMOUNT: \$1,400,000

SIZE: 3.6 ACRES - 156,816 SF

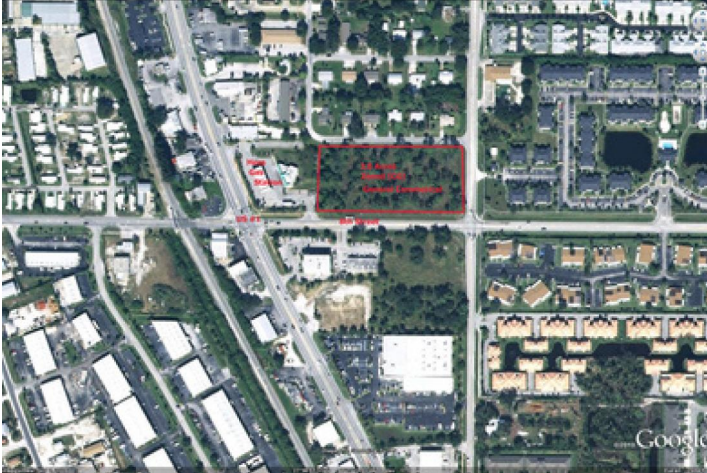
ZONING: GENERAL COMMERCIAL

UTILITIES: WATER & SEWER AVAILABLE

REAL ESTATE TAXES: \$7,525 / 2010

PROPERTY DESCRIPTION:

THIS LOT IS ADJACENT TO HESS GAS STATION AND HAS A EXTREMELY HIGH TRAFFIC COUNT. THIS SITE ALSO HAS AN EXIT ON TO US 1 FROM THE NORTH SIDE OF THE PROPERTY. THIS IS AN IDEAL LOT FOR RETAIL, RESTAURANT, MEDICAL AND BUSINESS OFFICE. THE EAST SIDE OF THE PROPERTY IS ADJACENT TO 8TH STREET AND 6TH AVENUE.



Status:	Active
Price:	\$1,400,000.00
Type:	Commercial
Lot Size:	3.6 Acres

Zone (GC) General Commercial: Property next to Speedway Gas Station.
584 FT on 8th Street & 289 6th Avenue.

Traffic count: