



## 1.96 ACRES FOR SALE OR GROUND LEASE



580 US HWY 1  
VERO BEACH, FL 32962

Price  
\$1,200,000.00 OR GROUND LEASE

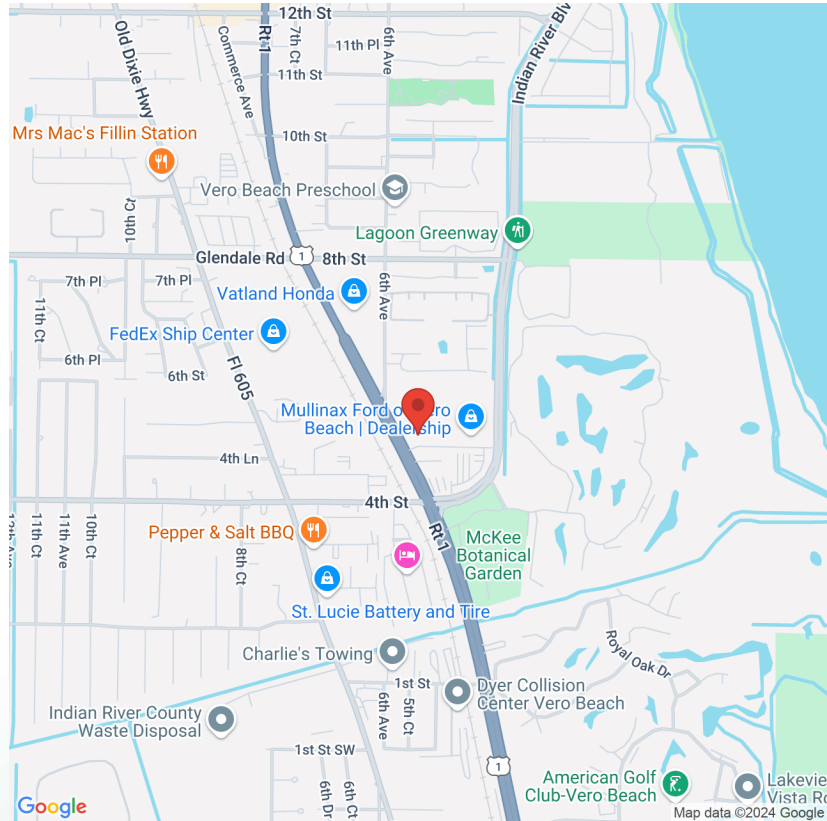
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October 18, 2024

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







<b>Status:</b>	Active
<b>Price:</b>	\$1,200,000.00 OR GROUND LEASE
<b>Type:</b>	Commercial
<b>Lot Size:</b>	1.96
<b>Parcel Number:</b>	33391300000100000012.0
<b>Type of Electric:</b>	FPL
<b>Zoning Type:</b>	CG- GENERAL COMMERCIAL
<b>Flood Zone:</b>	X : AREA OF MINIMAL FLOOD HAZARD
<b>Traffic Volume Year:</b>	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***